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PROPERTY PEOPLE

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8 Gleneagles Court, Brighton Road, Crawley RH10 6AD

TO LET (MAY SELL): TOWN CENTRE OFFICE BUILDING - 1,485 SQ FT (137.85 SQ M)

# LOCATION



The property is located at the end of a terrace to the rear of Gleneagles Court, which is conveniently situated, off Brighton Road, close to Crawley town centre. The County Mall Shopping Centre, bus and railway stations are all within a few minutes walk.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

Junctions 10 (A264) and 11 (Pease Pottage) of the M23 are approximately 2 miles and Gatwick Airport is approximately 4 miles to the north.

## Description

The premises comprises a purpose built end of terrace (corner) two-storey office building, forming part of a 'courtyard' office scheme of 12 similar style buildings with designated parking for 6 cars.

Gleneagles Court is an attractive landscaped courtyard scheme located on Brighton Road, a few minutes walk to the town centre and railway/bus stations.

## Key Features

- Established Courtyard office development
- Crawley town centre close by
- Range of open plan cellular offices

## Accommodation

The approximate net internal floor area measured in accordance with IPMS3-Office under RICS Property Measurement 1st Edition is calculated as follows:

Ground floor 705 sq ft (65.46 sq m)

First floor 780 sq ft (72.39 sq m)

**Total 1,485 sq ft (137.85 sq m)**

## Amenities

- Air conditioning
- Gas fired central heating
- Double glazed windows

- Perimeter trunking
- Kitchenette
- LED lighting
- 6 designated car parking spaces

## Rent

£27,500 per annum exclusive

## Lease

Available on a new effectively full repairing and insuring lease, on other terms to be agreed.

Freehold - consideration may be given to a sale of the freehold interest with vacant possession. Further information on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 58

## Business Rates

Rateable Value: £15,250

Rates Payable: £7,609.75 (2024/25)



Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this  
information.

## VAT

VAT will not be payable.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

The tenant/purchaser will be required to satisfy all Anti Money  
Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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