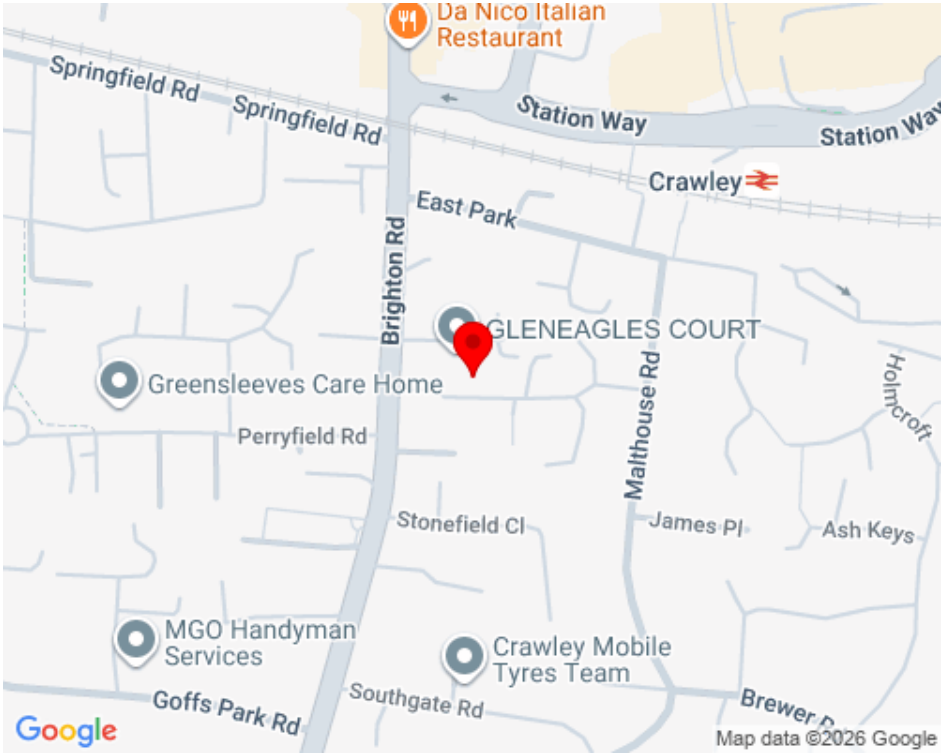
graves jenkins
PROPERTY PEOPLE

gravesjenkins.com

12 Gleneagles Court, Brighton Road, Crawley, RH10 6AD

FIRST FLOOR OFFICE SUITE

LOCATION



Gleneagles Court is an attractive 'courtyard' style of the development, which is conveniently situated, just 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.

Description:

The premises comprises a flexible, mainly open plan, first floor office suite within a purpose built end of terrace two-storey office building. With designated parking for 5 cars.

The accommodation includes 2 cellular offices created by demountable partitioning/kitchenette and male & female wcs.

Key Features:

- Established Courtyard office development
- Crawley town centre close by
- 5 car parking spaces
- New lease - flexible terms

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMFirst Floor1,379128.11Total1,379128.11

Rent:

£28,950 per annum

Terms:

Available on a new internal repairing and insuring sub-lease. Terms to be agreed. 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.

Service Charge:

A service charge will be payable on a proportionate basis, to cover a fair share of rates payable, building insurance, Estate charges, utilities (unless separately metered) cleaning of common parts etc.

Business Rates:

To be confirmed

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are

instructed.

All Care
Care services
rdjw

GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.