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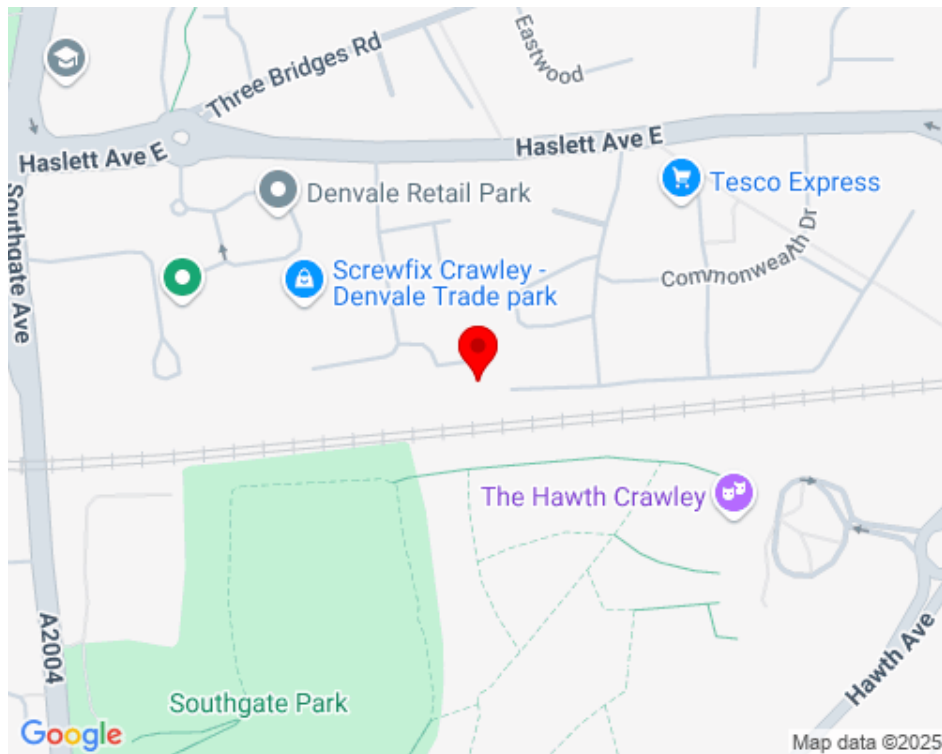
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International Business Centre, Spindle Way, Crawley RH10 1TG

FOR SALE: OWNER OCCUPIER OR CONVERSION/REDEVELOPMENT OPPORTUNITY

# LOCATION



The property is situated towards the southern end of Spindle Way on the eastern edge of Crawley town centre, just off Haslett Avenue (A2220) linking Crawley town centre with Three Bridges.

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



## Description

### Of interest to owner occupiers, investors and developers

The property comprises a two storey linked/detached former serviced office building within an established business Estate within walking distance of the town centre and railway station. There is site car parking for at least 17 cars.

## Key Features

- Freehold with vacant possession
- Prior approval granted for 10 flats - planning implemented
- Close to Denvale Trade Park & town centre
- Offers invited

## Accommodation

The net internal floor area is calculated as follows:

### Ground Floor

Reception: 160 sq ft (14.86 m<sup>2</sup>)  
Offices: 2,215 sq ft (205.78 m<sup>2</sup>)  
Kitchen: 80 sq ft (7.44 m<sup>2</sup>)  
Male & Female WCs

### First Floor

Offices: 2,350 sq ft (218.32 m<sup>2</sup>)  
Male & Female WCs

**Total: 4,805 sq ft (446.40 m<sup>2</sup>)**

The property presents an opportunity to refurbish/redevelop to create modern accommodation with a good parking ratio, to suit a variety of end users. See indicative floor plans.

## Terms

Unconditional offers are invited for the freehold interest with the benefit of vacant possession.

## Guide Price

Offers in the region of £600,000 (Six Hundred Thousand Pounds).

## Planning

The property falls within the administrative planning area of Crawley and is not within a Conservation Area.

Prior approval was granted on 26 October 2017 for change of use from Office (B1) to Residential (C3) for 10 flats (Ref: CR/2017/0748/PA3).

## 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.

## Business Rates

The property has been removed from the Rating List pending conversion works.

## VAT

VAT will not be payable.

## Legal Fees

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

## AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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