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PROPERTY PEOPLE

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3 Gleneagles Court, Brighton Road, Crawley RH10 6AD

FOR SALE: TOWN CENTRE OFFICE BUILDING - 2,652 SQ FT (246.38 M2)

OF INTEREST TO OWNER OCCUPIERS & INVESTORS

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 two-storey office building, forming part of a 'courtyard' office scheme of 12 similar style buildings with designated parking for 10 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
- Rarely available freehold opportunity

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: 1312 sq ft (121.89 m2)

First floor: 1340 sq ft (124.49 m2)

Total: 2,652 sq ft (246.38 m2)

Amenities

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

- Perimeter trunking
- Kitchen & kitchen/break out room
- Shower room
- LED lighting
- 10 designated car parking spaces

Terms

For sale freehold. Further information on application.

N.B. Potential for short term lease back option. Further information on application.

Price

Offers invited. Guide price 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

EPC to follow

Business Rates

Rateable Value: £28,250

Rates Payable: £14,096.75 (2025/26)



Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or www.crawley.gov.uk to verify this
information.

VAT

VAT will be applicable.

Legal Fees

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

AML

The 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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