

REDUCED RENT £16 PER SQ FT



**COMPUTACENTER HOUSE, GATWICK ROAD, CRAWLEY,
WEST SUSSEX, RH10 9RD**

DETACHED OFFICE / TECH BUILDING WITH 43 CAR PARKING SPACES SUITABLE FOR
VARIETY OF COMMERCIAL USES - TO LET

Approx. 5,000 TO 10,409 SQ FT (464 TO 967 SQ M)



Summary

DETACHED OFFICE / TECH / R&D BUILDING WITH 43 CAR PARKING SPACES - TO LET

Available Size	5,000 to 10,409 sq ft
VAT	VAT may be chargeable on the rents, interested parties are advised to confirm VAT status.

- Self Contained Two Storey Building
- Suitable for offices, tech/lab space, health, leisure, education, light manufacturing (STPC)
- Air Conditioning
- 43 Car Parking Spaces
- Outside green areas for staff break out/benches
- Flexible open plan space with number of private offices
- Ground floor reception area
- Ground and first floor WCs
- Two kitchen/canteen areas
- Full access raised flooring
- Prominent Manor Royal location close to amenities /transport link



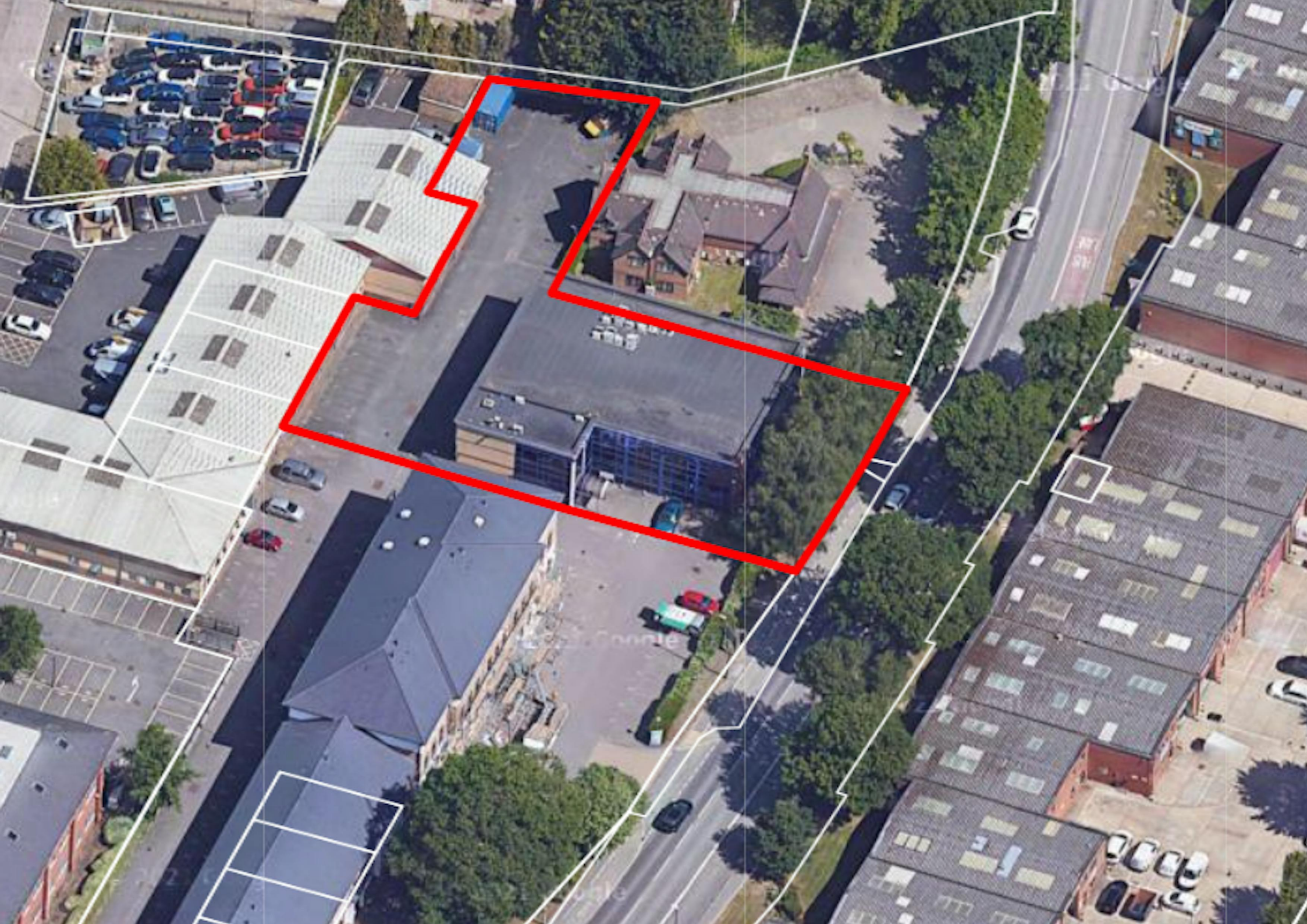
Location



Computacenter House
Gatwick Road, Crawley, West
Sussex, RH10 9RD

The building is prominently located on the Manor Royal on Gatwick Road, close to its junction with Fleming Way. Three Bridges and Gatwick Airport rail stations provide access to London Victoria & London Bridge and the South Coast. Gatwick Airport is the UK's second-largest airport. The Fastway bus service is in regular operation and runs directly along Gatwick Road providing access to town centre, Manor Royal, and onto the airport. The M23 is within 5 mins drive via junction 10 providing access to M25 and A23 to Brighton.





Further Details

Description

Computacenter House is a flexible detached office building arranged over the ground and first floors with a full-height reception area. The building is self-contained and externally there are 43 car parking spaces located immediately in front and behind the building along with grassed areas for staff breaks and space for picnic benches. The current accommodation provides an open plan and some private office /meeting rooms.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,280	490.53
1st	5,129	476.50
Total	10,409	967.03

Planning

The current use is offices although it is felt Lab and Tech Space, as well as medical uses, would be suitable along with several other commercial uses such as education / training / gym / leisure uses, subject to any required consent.

Agent Note

The building works well as a single/self-contained occupier. However, consideration will be given to splitting the ground and first floor subject to terms and timing.

Rent

An attractive initial rent of £16 per sq ft. (Our client will be topping up any difference paid in rent.)

Business Rates

The Rateable Value for the property as of April 2023 is £163,000 with rates payable of £83,456 per annum.

Tenure

Available to let on assignment of the existing lease. Potential for a longer new lease.

EPC

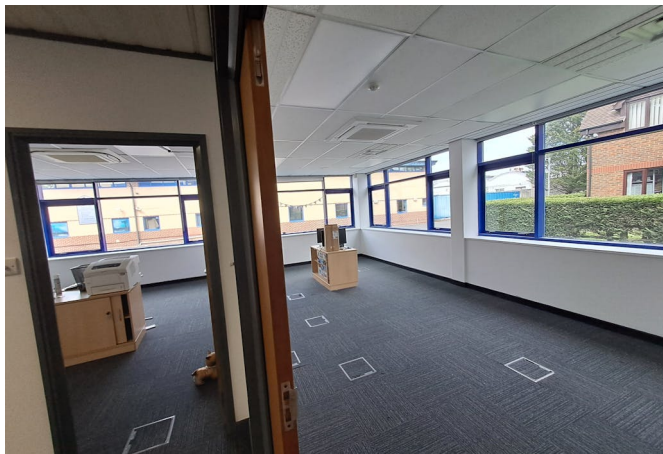
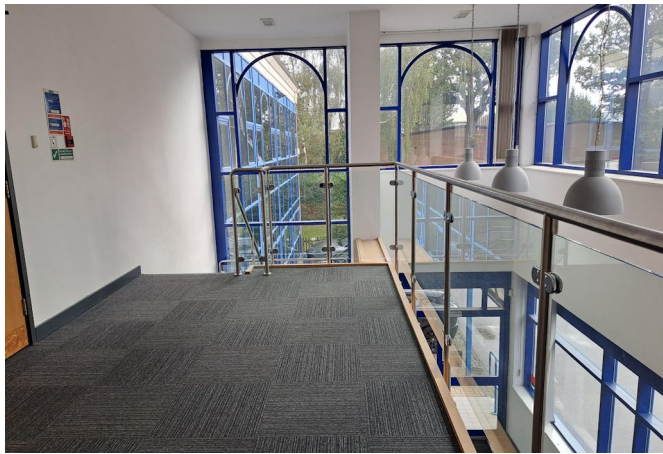
Rating D92. Valid until July 2028.

Viewings

Strictly by appointment via sole agent Vail Williams LLP.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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