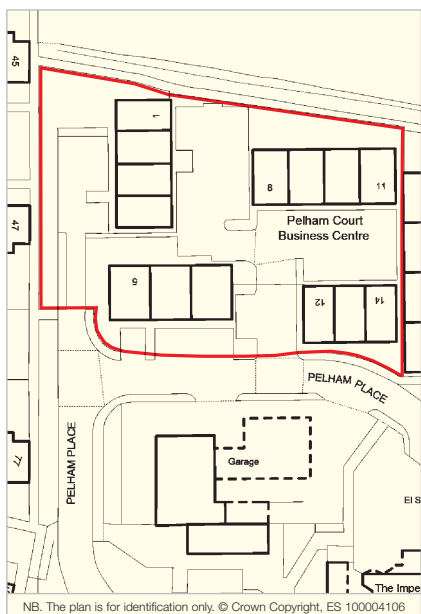
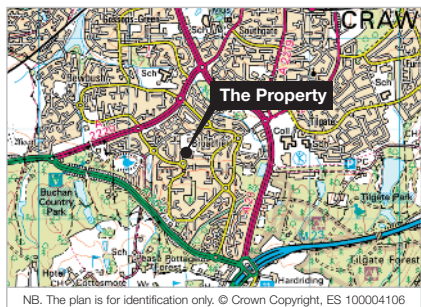


Crawley Pelham Court Broadfield West Sussex RH11 9AZ

- **Freehold Office Investment and Development Opportunity**
- Comprises 22,179 sq ft in 14 suites with parking for 69 cars
- Located 3 miles south of the town centre
- Rent Reviews and Reversions from 2013
- Total Current Rents Reserved

£230,090 pa
(Including Car Parking Monthly Income)

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Crawley is one of the major south-east commercial centres located between Croydon and Brighton with a population in excess of 80,000. The town is situated 30 miles to the south of London, 3 miles from Gatwick Airport and in close proximity to the M23 (Junctions 9, 10A and 11). There are regular rail services to Brighton, London Victoria and London Bridge. The town will benefit from the recent news that Nestlé are relocating from Croydon to Crawley. The property is situated to the north of Pelham Place close to Broadfield Barton Shopping Centre in a mixed residential and commercial area.

Description

The property is arranged on ground and one upper floor to provide 14 self-contained office buildings with parking for 69 cars.

Development

Prior approval has been granted from change of use from B1 (Offices) to C3 (Residential). See Application Number CR/2013/0332/PA3. A full set of plans are available with the legal papers.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Unit	Floor	Accommodation	Tenant	Term	Current Rent £ p.a.	Next Review/ Reversion
1	Ground and First	Office 139.17 sq m (1,498 sq ft)	Vacant Possession		—	
2	Ground and First	Office 137.77 sq m (1,483 sq ft)	Vacant		—	
3	Ground and First	Office 133.69 sq m (1,439 sq ft)	Vacant		—	
4	Ground and First	Office 137.68 sq m (1,482 sq ft)	Powersoft Computer Services Limited	25 years from 25.03.1990	£23,000	Reversion 2015
5	Ground and First	Office 169.08 sq m (1,820 sq ft)	Bunzl Outsourcing Services UK Ltd (1)	25 years from 25.12.1989	£35,000	Reversion 2014
6	Ground	Office 83.15 sq m (895 sq ft)	Theradex (Europe) Ltd (2)	2 years from 25.12.2011	£14,180	Reversion 2013
	First	Office 90.95 sq m (979 sq ft)	Vacant Possession			
7	Ground and First	Office 166.76 sq m (1,795 sq ft)	Theradex (Europe) Ltd (1) (2)	2 years from 25.12.2011	£28,000	Reversion 2013
8	Ground and First	Office 155.33 sq m (1,672 sq ft)	Mainstream Data Ltd (2)	5 years from 25.03.2011	£18,750	Rent Review 2014 Reversion 2016
9	Ground and First	Office 160.07 sq m (1,723 sq ft)	SMC Pneumatics (UK) Ltd (1)	25 years from 25.03.1990	£26,200	Reversion 2015
10	Ground and First	Office 147.06 sq m (1,583 sq ft)	Theradex (Europe) Ltd (2)	2 years from 25.12.2011	£22,748	Reversion 2013
11	Ground	Office 78.69 sq m (847 sq ft)	Sponsor Football Limited	3 years from 01.11.2011	£5,750	Reversion 2014
	First	Office 75.81 sq m (816 sq ft)	Theradex (Europe) Ltd (2)	2 years from 25.12.2011	£12,649	Reversion 2013
12	Ground and First	Office 124.40 sq m (1,339 sq ft)	Hillcrest Ltd t/a Orange Grove Fostercare	5 years from 20.05.2010	£8,034	Rent Review 2013. Reversion 2015
13	Ground and First	Office 137.59 sq m (1,481 sq ft)	1Four1 Recruitment Limited	3 years from 23.06.2011	£9,250	Rent Review 2013
14	Ground and First	Office 123.28 sq m (1,327 sq ft)	HPAS Limited t/a Safestyle	6 years from 03/07/2007	£22,500	Tenant Holding over
		Eight Car Spaces	HPAS Limited t/a Safestyle	Monthly Tenancy at Will	£4,000 p.a.	
		Total		Total	£230,061 p.a.	

(1) The tenant is not in occupation.
(2) Tenants have served notice to quit.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

Seller's Solicitor Tehmina Yakoob, Blackstone Solicitors. Tel: 020 8971 9520 e-mail: t.yakoob@blackstonesolicitors.com

