

Ref 7254

Viewing strictly by appointment
with the above sole agentComputacenter House
Gatwick Road
Crawley
West Sussex
RH10 9RD

INVESTMENT FOR SALE OFFICE BUILDING

Approx 967 sq m (10,409 ft) NIA



ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

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LOCATION

Computacenter House is prominently located on Gatwick Road, Manor Royal. Three Bridges and Gatwick Airport rail stations provide mainline services (www.networkrail.co.uk) to London (Victoria and London Bridge) and the South Coast (Brighton).

The Fastway bus service linking Gatwick Airport, Manor Royal and Crawley town centre is in operation and runs along Gatwick Road (see www.fastway.info).

J10/M23	1.5 miles
M23/M25 (J7)	8.0 miles
J9/M23	3.5 miles
Gatwick Airport	2.0 miles
Three Bridges rail station	2.0 miles

DESCRIPTION

A detached office building arranged over ground and first floors with a full height feature reception. The accommodation provides open plan space with a number of private offices. There is a new air-conditioning throughout (2014), new carpeting (2017) and the WCs are to be refurbished this year.

Externally there are 43 car parking spaces and grassed areas.

ACCOMMODATION

	sq m	sq ft
Ground Floor	491	5,280
First Floor	476	5,129
	967	10,409

Note: All measurements are approximate net internal in accordance with the RICS Code of Measuring Practice.

AMENITIES

- Air-conditioned
- Full access raised floors
- Suspended ceilings with LED lighting
- 43 car parking spaces
- Canteen / kitchen facility

TENURE

The property is let to Interparcel Limited, Company Number 05243074 on a full repairing and insuring lease to expire 31.12.2023 at a rent £170,000 (£16.33 psf). There is a tenant option to break in January 2021. The lease is excluded from Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

There is a schedule of condition attached to the lease.

PROPOSAL

£2,195,000 subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of 7.47% and a low capital value of £211 psf assuming standard purchasers costs.

VAT

The property is elected for VAT and it is envisaged that the transaction will be treated as a TOGC.



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