



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

**DETACHED OFFICE / TECH BUILDING WITH 43 CAR PARKING SPACES - TO LET**  
**10,409 SQ FT (967.03 SQ M) - MAY SPLIT**



# Summary

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

**Available Size** 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
- Suit Office / Tech / Lab / Medical Use (STP)
- 10,409 sq ft (may split )
- 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



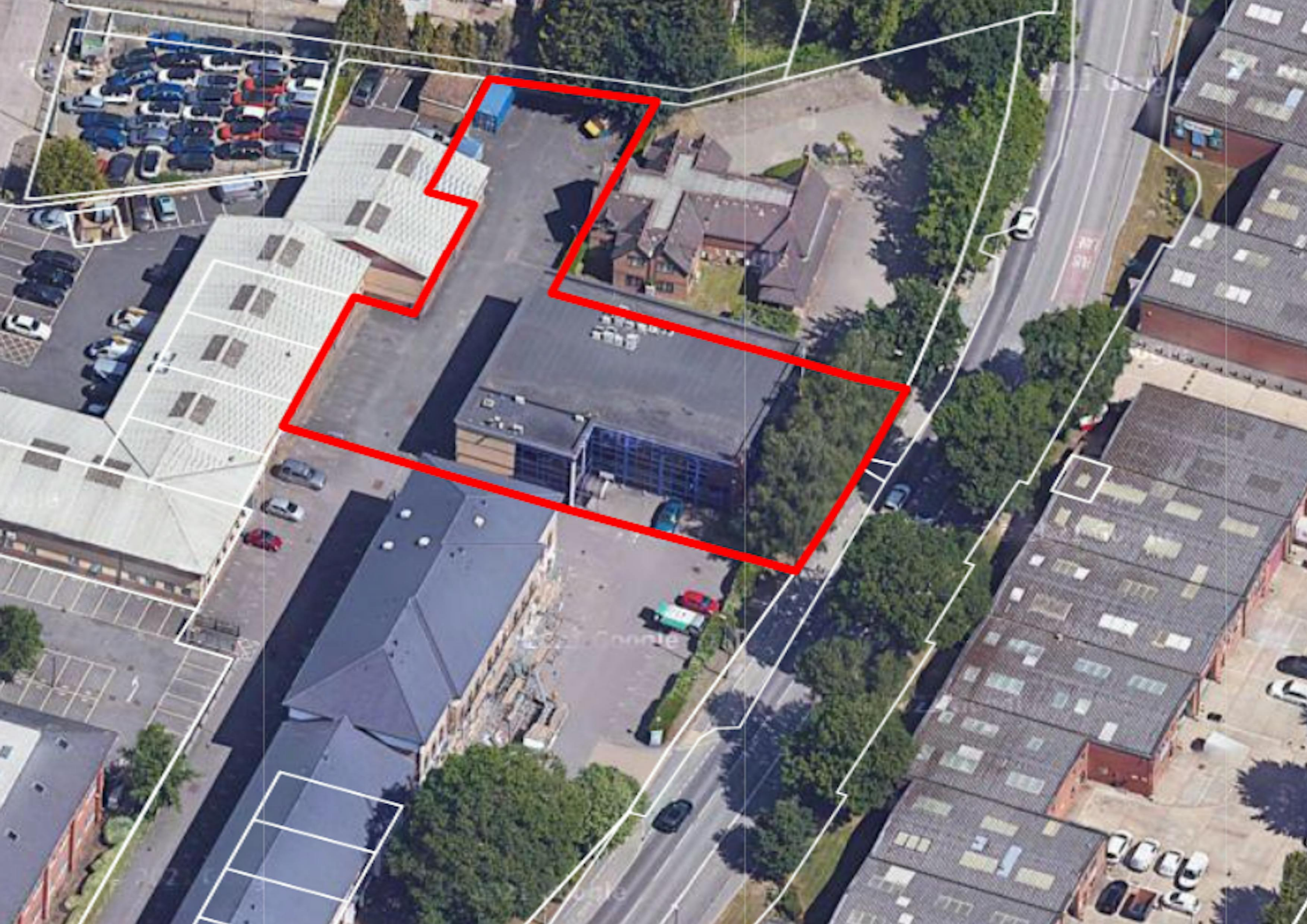
# Location



**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
<b>Total</b>	<b>10,409</b>	<b>967.03</b>

## 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 subject to any required planning 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.

Initial rent of £16 psf. Our client will be topping up any difference between the above quoting rent and that currently paid under the terms

## Business Rates

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

## Alternative Uses

Considering alternative uses for the space, covering education, day nursery, gym, medical services, and a community hall could greatly benefit the community at large.

## Tenure

Available to let on assignment of the existing lease. Potential for a longer new lease. Terms and rents upon application.

## EPC

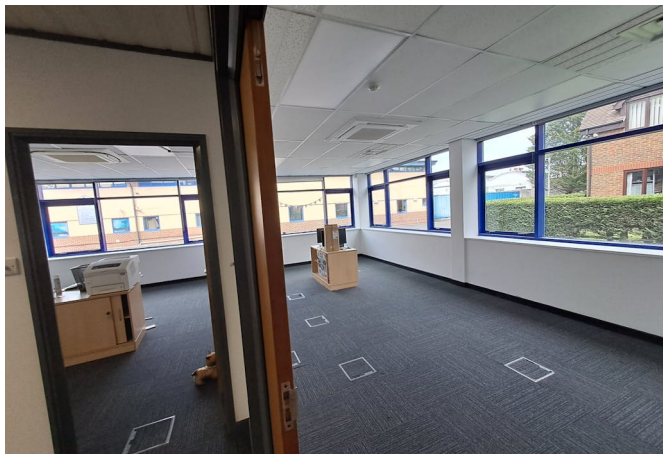
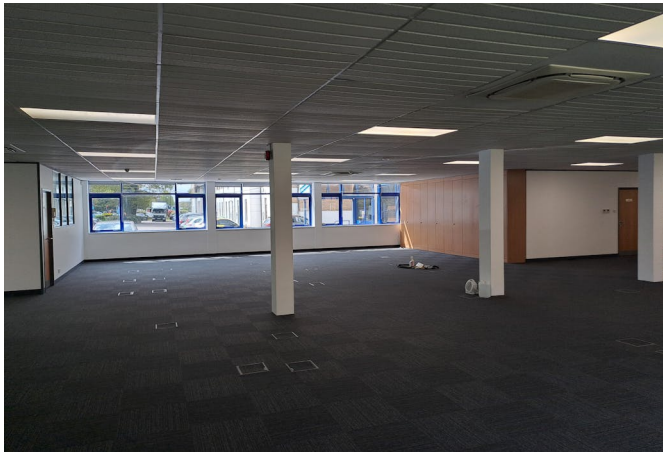
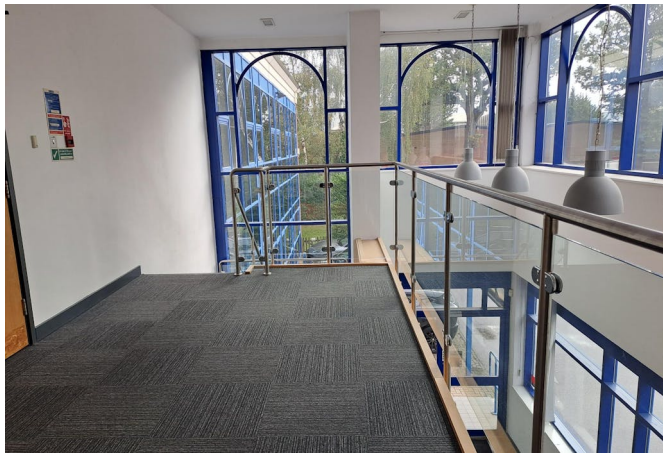
Rating D92. Valid until July 2028.

## 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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