

lot 37

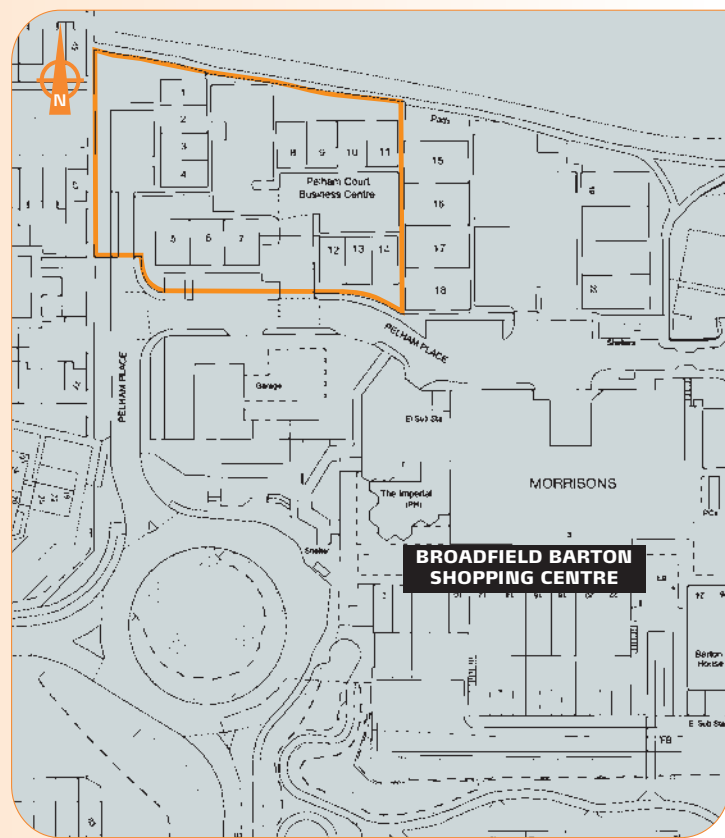
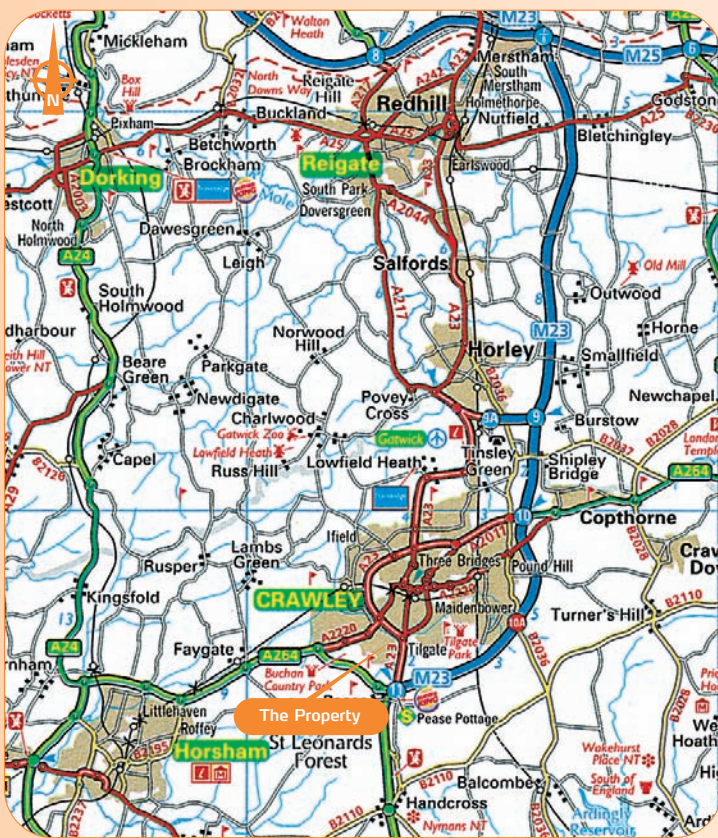
# Pelham Court, Pelham Place Broadfield, Crawley, West Sussex RH11 9AZ

Rent  
**£225,061**  
per annum  
exclusive

**Freehold Business Park Investment**

- Fourteen self-contained office units
- Tenants include Hillcrest Ltd, Theradex (Europe) Ltd, Mainstream Data Ltd, SMC Pneumatics (UK) Ltd and HPAS Ltd, t/a Safestyle
- Close to Broadfield Barton Shopping Centre
- On-site car parking
- Further letting opportunities
- Six Week Completion Available





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**Location**

Miles: 2.8 miles south of Crawley  
21 miles north of Brighton  
33 miles south of London  
Roads: A23, A264, M23 (Junction 11)  
Rail: Crawley Railway Station  
Air: London Gatwick

**Situation**

The property is situated to the north of Pelham Place close to Broadfield Barton Shopping Centre and 3 miles south of Crawley. Nearby occupiers include Morrisons, Superdrug and Total Garage.

**Description**

The property comprises 14 self-contained modern office buildings over ground and first floors. The property also benefits from on-site car parking for approximately 69 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Viewings**

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversions)
1	Ground and First	Office	139.17 sq m (1,498 sq ft)	<b>VACANT POSSESSION</b>			
2	Ground and First	Office	137.77 sq m (1,483 sq ft)	<b>REVO RECRUITMENT (1)</b>	5 years from 26/09/2008		(26/09/2013)
3	Ground and First	Office	133.69 sq m (1,439 sq ft)	<b>REVO RECRUITMENT (1)</b>	5 years from 26/09/2008		(26/09/2013)
4	Ground and First	Office	137.68 sq m (1,482 sq ft)	<b>POWERSOFT COMPUTER SERVICES LIMITED</b>	25 years from 25/03/1990	£23,000	(24/03/2015)
5	Ground and First	Office	169.08 sq m (1,820 sq ft)	<b>BUNZL OUTSOURCING SERVICES UK LTD (2)</b>	25 years from 25/12/1989	£35,000	(24/12/2014)
6	Ground	Office	83.15 sq m (895 sq ft)	<b>THERADEX (EUROPE) LTD</b>	2 years from 25/12/2011	£14,180	(24/12/2013)
	First	Office	90.95 sq m (979 sq ft)	<b>VACANT POSSESSION</b>			
7	Ground and First	Office	166.76 sq m (1,795 sq ft)	<b>THERADEX (EUROPE) LTD</b>	2 years from 25/12/2011	£28,000	(24/12/2013)
8	Ground and First	Office	155.33 sq m (1,672 sq ft)	<b>MAINSTREAM DATA LTD</b>	5 years from 25/03/2011 (3)	£18,750	24/03/2014/(24/03/2016)
9	Ground and First	Office	160.07 sq m (1,723 sq ft)	<b>SMC PNEUMATICS (UK) LTD (4)</b>	25 years from 25/03/1990	£26,200	(24/03/2015)
10	Ground and First	Office	147.06 sq m (1,583 sq ft)	<b>THERADEX (EUROPE) LTD</b>	2 years from 25/12/2011	£22,748	(24/12/2013)
11	Ground	Office	78.69 sq m (847 sq ft)	<b>SPONSOR FOOTBALL LIMITED</b>	3 years from 01/11/2011 (5)	£5,750	(31/10/2014)
	First	Office	75.81 sq m (816 sq ft)	<b>THERADEX (EUROPE) LTD</b>	2 years from 25/12/2011	£12,649	(24/12/2013)
12	Ground and First	Office	124.40 sq m (1,339 sq ft)	<b>HILLCREST LTD</b>	5 years from 20/05/2010	£8,034	20/05/2013/(19/05/2015)
13	Ground and First	Office	137.59 sq m (1,481 sq ft)	<b>1FOUR1 RECRUITMENT LIMITED</b>	3 years from 23/06/2011	£8,250	23/06/2013/(22/06/2014) (6)
14	Ground and First	Office	123.28 sq m (1,327 sq ft)	<b>HPAS LIMITED t/a Safestyle</b>	6 years from 03/07/2007	£22,500	(02/07/2013)
<b>Totals</b>			<b>2,060.48 sq m (22,179 sq ft)</b>			<b>£225,061</b>	

- (1) The tenant is not in occupation and is not paying rent however the leases have not been surrendered.
- (2) The tenant is not in occupation.
- (3) The lease provides a tenant's option to determine on 24th March 2014. If the tenant does not exercise this break then the rental income will increase to £19,500 p.a.x.
- (4) The tenant is not in occupation.
- (5) The lease provides a tenant's option to determine on 1st November 2013, subject to 4 months' written notice.
- (6) There is a fixed rental increase to £9,250 p.a.x.

**For further details please contact:**

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