

lot 18

Oakfield Court, Consort Way Horley, Surrey RH6 7AF

Rent
£235,000
per annum
exclusive

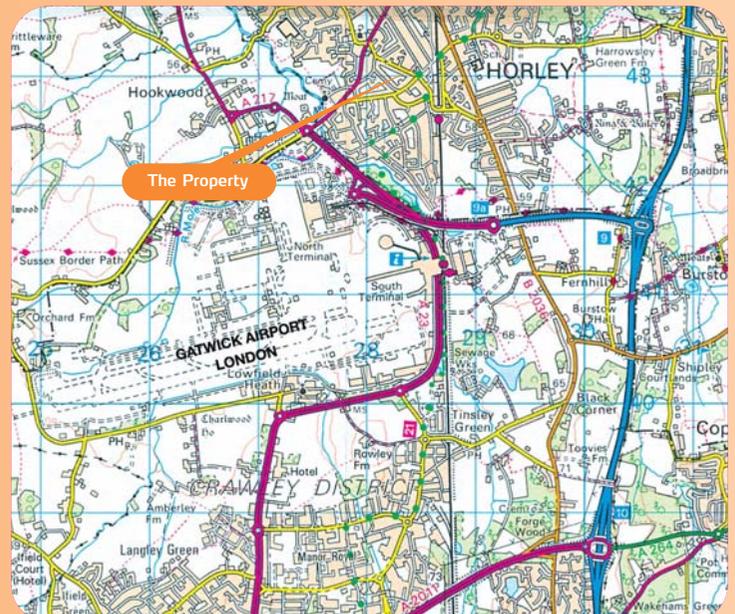
Freehold Modern Office Investment
close to Gatwick Airport

- Entirely let to Delta Airlines Inc
- Approximately 1,108.12 sq m (11,926 sq ft) with excellent car parking
- Prominently situated in an established office area in the town centre

- Conveniently situated approximately 3 miles from Gatwick Airport
- Nearby occupiers include Global Aviation Asset Management, Continental Airlines, Landmark Chartered Surveyors and Guinness South
- Six Week Completion Available



On behalf of
Aviva Investors



lot 18

Rent
£235,000
per annum
exclusive

Location

Miles: 5 miles north of Crawley
6 miles south of Reigate
35 miles east of Guildford

Roads: A23, M23 (Junction 9), M25 (Junction 7)

Rail: Horley Railway Station (London Victoria approximately 45 minutes)

Air: Gatwick International Airport (3 miles)

Situation

The property is situated on the prominent corner of Consort Way and Albert Road, immediately north of the town centre amenities at Princess Parade and High Street. Horley Railway Station is a short walk away being some 0.3 miles south of the property. Horley benefits from being conveniently situated immediately to the north-east of Gatwick Airport and offices are therefore predominantly occupied by the Aviation industry.

Nearby office occupiers include Global Aviation Asset Management, Continental Airlines, Landmark Chartered Surveyors and Guinness South.

Description

The property comprises OFFICE ACCOMMODATION on ground, first and second floors. The accommodation benefits from an 8-person passenger lift, raised floors, suspended ceilings and inset category II lighting. The property also benefits from CAR PARKING for some 31 cars accessed via a car park on Consort Way, diagonally opposite the property.

Tenure

Freehold.

The property is to be sold with the benefit of a deed relating to the use of the 31 car parking spaces. The right is for a duration ending on 23rd June 2012. Further information is available on request.

VAT

VAT is applicable to this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	383.18 sq m	(4,124 sq ft)	DELTA AIRLINES INC (1)(2)	25 years from 24/06/1989 on a full repairing and insuring lease	£235,000	23/06/2014
First	Office	383.18 sq m	(4,124 sq ft)				
Second	Office	341.79 sq m	(3,679 sq ft)				
Totals		1,108.15 sq m	(11,927 sq ft)			£235,000	

- (1) Delta Air Lines serves more than 160 million customers each year. With its unsurpassed global network, Delta and the Delta Connection carriers offer service to more than 350 destinations in nearly 70 countries on six continents. Delta Airlines operates services to more worldwide destinations than any airline. Between its mainline operation and subsidiaries, Delta employs approximately 75,000 people. (Source: www.delta.com)
- (2) Please note, the tenant is not currently occupying the property. The tenant has sub-let part of the first floor to Northwest Airlines Inc and the second floor to American Express Europe Limited. The sub-tenants are not currently occupying the property.

For further details please contact:

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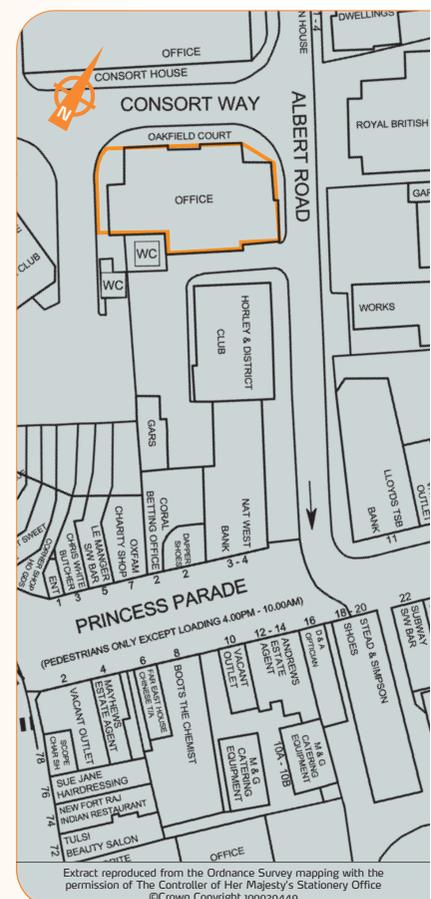
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