

# Lot 25

£70,000 per annum exclusive

## Units 2 & 3 Baird Close, Crawley, West Sussex RH10 9SY Freehold Industrial Investment



### Key Details

- Let on a new 10 year lease to Dyer and Butler Limited
- Strategic location 0.5 miles south of Gatwick Airport
- Adjacent to Meadow Brook Industrial Estate within 1 mile of M23 (Junction 10)
- Nearby occupiers include Dreams, Mercedes Benz Car Dealership and Air Atlanta

On the instructions of



### Location

**Miles:** 0.5 miles south of Gatwick Airport  
29 miles south of London  
**Roads:** A2011, M23 (Junction 10)  
**Rail:** Gatwick Airport Rail & Three Bridges Rail  
**Air:** Gatwick International Airport

### Situation

Crawley is an affluent and popular London and Brighton commuter town some 29 miles south of London. The property is situated on Baird Close, off Gatwick Road some 0.5 miles south from Gatwick Airport, occupying a strategic position less than a mile from the M23 (Junction 10). The surrounding area is predominantly industrial, with the Meadow Brook Industrial Estate located adjacent to the property. Other nearby occupiers include Dreams, Mercedes Benz Car Dealership and Air Atlanta.

### Description

The property is a standalone light industrial building comprising two self-contained units providing internal access between units at first floor. Both units comprise a ground floor warehouse with ground and first floor office accommodation. The property benefits from 18 marked car parking spaces, a yard area and roller shutter doors. The site has an approximate area of 0.21 hectares (0.52 acres).

### Tenure

Freehold.

### VAT

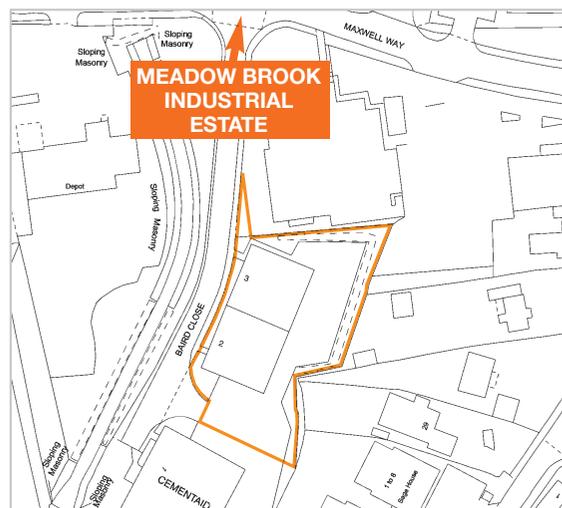
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
2	Ground	Warehouse/Office	325.95 sq m (3,508 sq ft)	DYER AND BUTLER	10 years from 30/04/2016 on	£70,000	30/04/2021 (29/04/2026)
3	First	Office	77.51 sq m (834 sq ft)	LIMITED (1)	a full repairing and insuring lease (2)		
	Ground	Warehouse/Office	302.66 sq m (3,257 sq ft)				
	First	Office	55.37 sq m (595 sq ft)				
<b>Total</b>			<b>761.49 sq m (8,196 sq ft)</b>			<b>£70,000</b>	

- (1) For the year ending 31 October 2015, Dyer and Butler Limited reported a turnover of £113,105,076, pre-tax profits of £3,133,804 and a total net worth of £9,113,310 (Source: Experian Group 13/02/2017). Since 1979, Dyer and Butler build, maintain and renew infrastructure within both the public and private sector, delivering civil engineering and building projects of all sizes, throughout England and Wales (Source: www.dyerandbutler.co.uk/about-us 13/02/2017).
- (2) The vendor is holding a £21,000 rent deposit inc. VAT. The lease provides a tenant option to determine on 30/04/2021. The lease is full repairing and insuring subject to clause 24 in the lease.



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