

HIGH BEECH & OAKDALE

BROADFIELD PARK

CRAWLEY, WEST SUSSEX, RH11 9RT

A PAIR OF MODERN OFFICE BUILDINGS





EXECUTIVE SUMMARY

- Two adjoining detached office buildings in a unique setting less than 0.25 miles from J11 of the M25
- Buildings totalling approximately 26,710 sq ft (NIA)
- Buildings available individually or combined (held in separate titles)
- Excellent access to Crawley Station and Gatwick Airport
- The property will be sold with full vacant possession
- Prime office rents in Crawley stand at £37.50 per sq ft, with potential to take advantage of Crawley's ongoing £100 million Regeneration programme and excellent employment market to create an income producing asset
- Over 2,000 jobs are to be delivered in the next five years under Crawley's regeneration programme alone
- Crawley residential market is characterised by a distinct lack of new stock being delivered, with flats in the immediate vicinity selling in excess of £400 per sq ft
- EPC rating E valid until 2036
- The building benefits from 134 secure surface car parking spaces providing an excellent parking ratio of 1:199 sq ft
- Large, secure 1.22 acre site
- Significant residual value for alternative use:
 - Residential conversion under Permitted Development Rights, with precedent set at the adjacent buildings immediately North
- Leisure facilities nearby include Broadfield Park and the K2 Leisure Centre opposite
- Freehold.

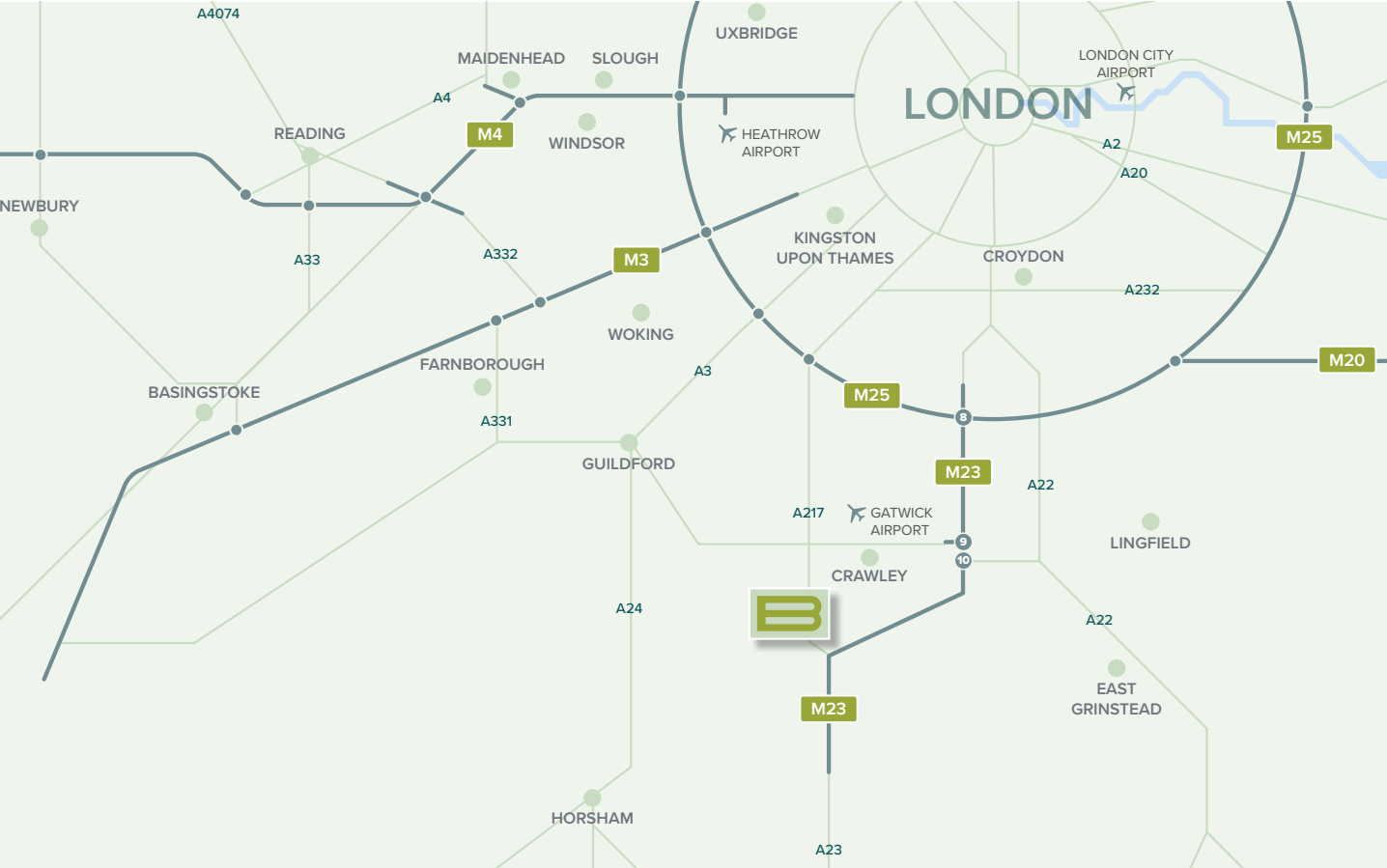
FREEHOLD SALE

We are instructed to seek offers in excess of

£3,000,000

Subject to Contract.

Outline for indicative purposes only.



LOCATION

Broadfield Park is situated 1.5 miles south of Crawley which is situated 30 miles south of Central London and 23 miles north of Brighton, and is one of the dominant commercial centres between London and the South Coast.

Crawley is a part of the Gatwick Diamond Area, which hosts c.45,000 businesses – including 500 international businesses. With 91,000 jobs in the borough, Crawley has the tenth highest jobs density in the country outside London, and the highest in West Sussex.



SITUATION

Broadfield Park is located on the Southern side of Crawley, some 1.5 miles from the Town Centre. Immediately to the North are 2 former office buildings now converted into residential.

The buildings have direct access to the A23 and are less than ½ mile from J11 of the M23 running north-south providing direct access to Gatwick Airport, the M25 and Central London to the north, as well as Brighton and the South Coast to the south.

Crawley Station is 1.5 miles to the North providing good rail connections to London Bridge, St Pancras International, Victoria and Brighton and the South Coast, via Three Bridges.

Gatwick Airport is some 9 miles to the North. The Fastway bus service (24 hours) has stops within a few yards of the building.

Leisure facilities nearby include Broadfield Park and K2 Leisure Centre opposite.



MAJOR OCCUPIERS INCLUDE:



CONNECTIVITY





Site outline for illustrative purposes only.



SPECIFICATION



26,710 sq ft
total area (NIA)



Modern,
largely
open plan
accommodation



Detached
office building



Excellent
natural light
on all
elevations



Two x
passenger lifts



134 surface
car parking
spaces



Raised
access flooring
(600mm depth)



Air
conditioning



Male & Female
WC's





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PLANNING

High Beech and Oakdale are understood not to be subject to any Article 4 restrictions.

Planning permission was granted in 2015 to the adjacent buildings, Maple House and Ashburn House for change of use from B1 (Office) to C3 (Residential).

AREA SCHEDULE

Accommodation (Net Internal Area).

HIGH BEECH	SQ FT	SQ M
Third Floor	3,300	307
Second Floor	3,285	305
First Floor	3,299	306
Ground Floor (incl. rec)	3,303	307
TOTAL	13,188	1,225

OAKDALE	SQ FT	SQ M
Second Floor	4,412	410
First Floor	4,591	426
Ground Floor (incl. rec)	4,518	419
TOTAL	13,522	1,255
GRAND TOTAL	26,710	2,480

TENURE

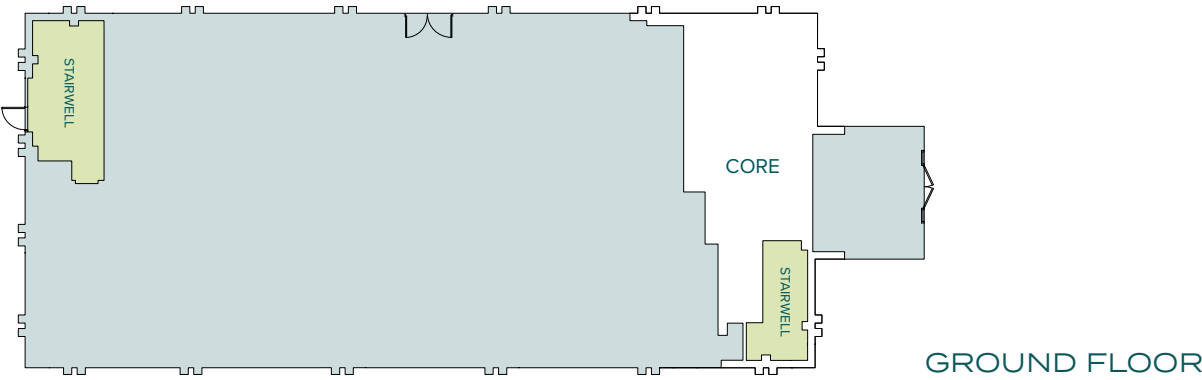
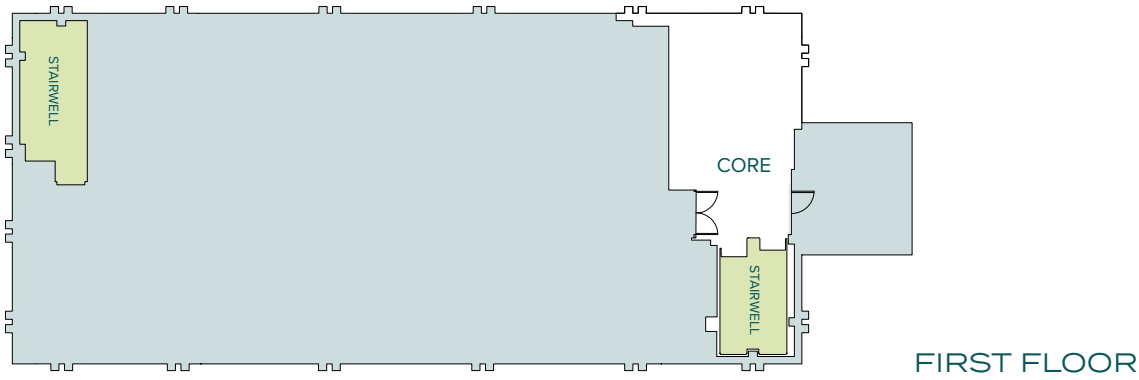
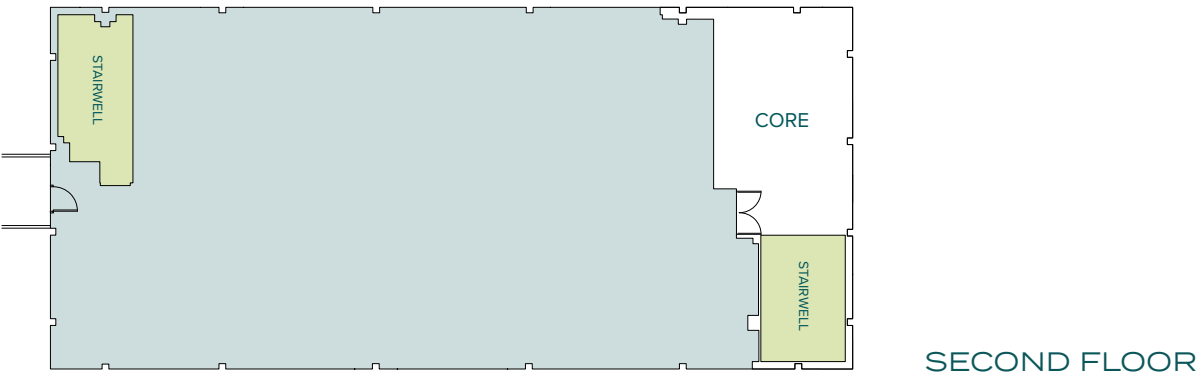
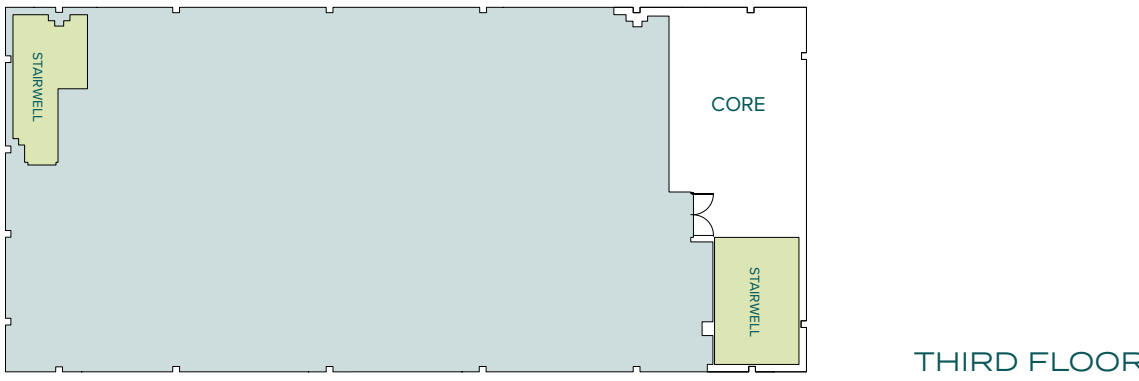
Both buildings available Freehold.

SITE AREA

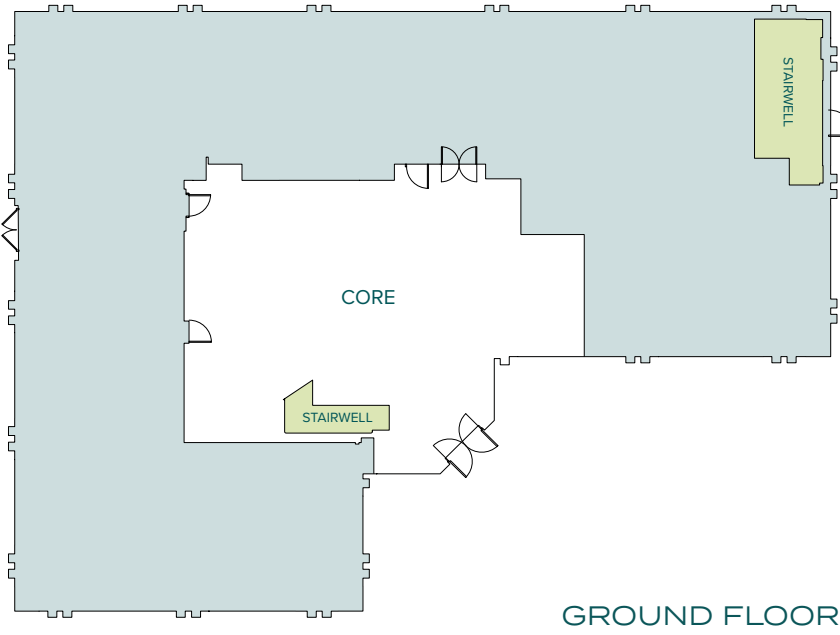
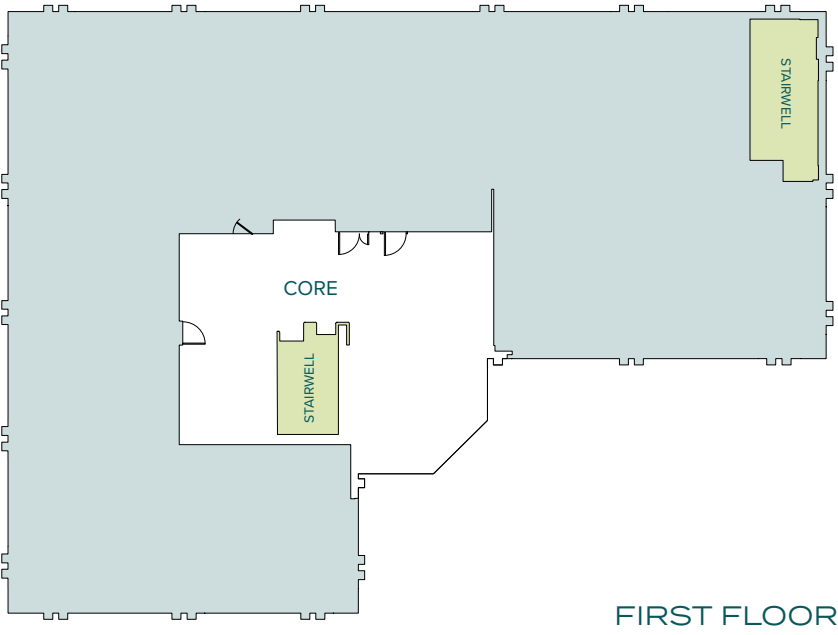
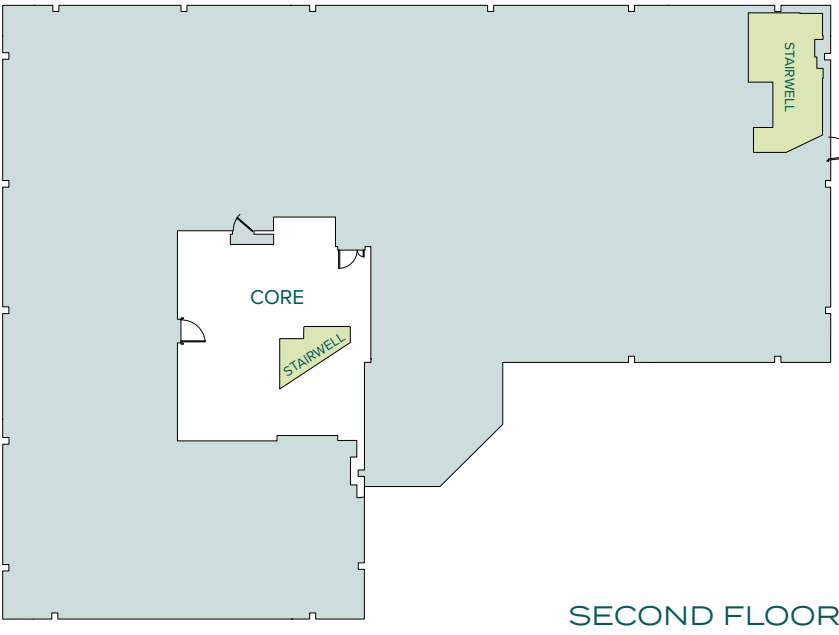
Site area 1.22 acres.

FLOORPLANS

HIGH BEECH



OAKDALE



INVESTMENT RATIONALE



Flats in Crawley
have sold for
£400psf



Only 3 units per 1,000 of house stock added in
2023-2024 vs national average of 8 per 1,000
means there is a distinct lack of new stock being
delivered against a growing population



First time buyer mortgage sales stand at
14.6 per 1,000 units of housing stock vs the
national average of **10.5** characterising a liquid
residential market



No Article 4
directive preventing
change of use



Conversion
to residential
under Permitted
Development
Rights



Crawley is undergoing
a **£100m regeneration**
programme which will
see over 2,000 jobs
created



Potential to
increase massing
(STP)



Large
Freehold site



Significant repositioning potential to provide
residential, hotel and
self-storage accommodation



Modern
existing office
accommodation



Gatwick Airport
expansion is set to
deliver over **14,000**
new jobs to the
area



Excellent car
parking provision



Prominent
buildings adjacent
to Brighton Road
(A23)



Growing
population
and economy



Flood risk
mitigation design
solution



VAT

The property is not elected for VAT.

ANTI-MONEY-LAUNDERING

Satisfactory anti-money laundering and compliance information will be required when agreeing Heads of Terms.

DATA ROOM

The sales data room can be accessed via the following hyperlink:
CLICK HERE

PROPOSAL

We are instructed to seek offers in excess of £3,000,000.

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For further information or to make arrangements for viewing please contact:



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