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Bramber House, Unit 3 (1F LHS) Amberley Court,  
Whitworth Road, Crawley, West Sussex RH11 7XL  
TO LET: NEWLY REFURBISHED FIRST FLOOR OFFICE SUITE - 1,297 SQ FT (120.49 SQ M)

# LOCATION



The premises are situated within a modern high quality office Estate. Amberley Court is situated at the north western end of Crawley's main business area on Whitworth Road which is accessed from County Oak Way/London Road.

Amberley Court is within 500m of the A23 which provides excellent access to London Gatwick Airport, approximately 5km to the north and Crawley town centre, approximately 3.5km to the South.

The scheme is located close to County Oak Retail Park which provides Costa Coffee, Boots Pharmacy and Halfords amongst others and Acorn Retail Park which includes M&S Food, Aldi and Smyths Toys.

Public transport is available locally with the Fastway bus service available just a short walk away on County Oak Way.

## Description

The premises comprise a mostly open plan first floor office suite in a modern mid-terrace two storey office building in the ever popular Amberley Court. The space can be and fitted out to suit your requirements. The property includes a kitchen, two glazed partitioned offices and use of a passenger lift and WCs. The unit has the benefit of 4 allocated parking spaces.

## Accommodation

The approximate net internal floor area is **1,297 sq ft (120.49 sq m)**

## Amenities

- Suspended ceilings with inset air conditioning
- LED Lighting
- Comms network & cabinet
- Gas fired central heating / Perimeter trunking
- Passenger lift / Kitchenette
- 4 car parking spaces
- High speed broadband available

## Rent

£25,291.50 per annum exclusive  
£19.50 per sq ft

## Tenure

Available on a new effective full repairing and insuring lease for a term of 5 years. Other lease terms may be considered subject to negotiation.

## Service Charge

Service charge includes estate and building maintenance, cleaning, WCs and common areas. Charged at circa £4.50 per sq ft.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 66

## Business Rates

Rateable Value: £13,500  
Rates Payable: £6,736.50 (2024/25)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.



## VAT

VAT will be applicable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through Joint Agents:

Graves Jenkins (01293 401040); or  
Oldfield Smith (01825 762222)









GET IN TOUCH  
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