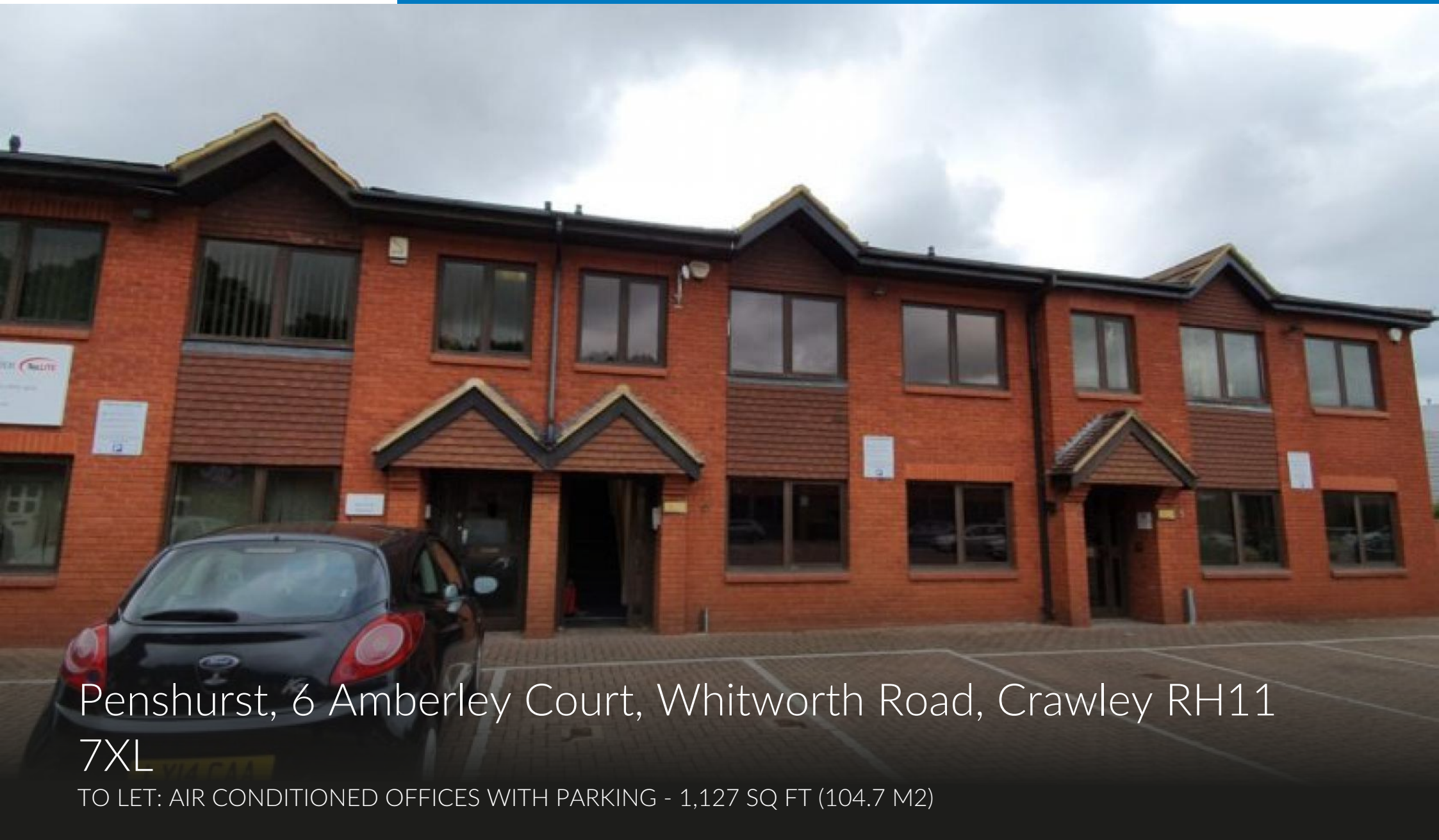




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Penshurst, 6 Amberley Court, Whitworth Road, Crawley RH11  
7XL

TO LET: AIR CONDITIONED OFFICES WITH PARKING - 1,127 SQ FT (104.7 M2)

# LOCATION



The premises are situated within a modern high quality development of two and three storey office units. 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 500ms of the A23 which provides excellent access to London Gatwick Airport, approximately 5kms to the north and Crawley town centre, approximately 3.5kms to the South.

The scheme is also located close to the newly completed Acorn Retail Park where M&S Food, Aldi and Smyths Toys and to County Oak Retail Park where occupiers include Costa Coffee, Next, Boots Pharmacy and Halfords amongst others. Public transport is available locally with the Fastway bus service available just a short walk away on County Oak Way.

## Description

An mid-terraced self-contained two storey purpose built office building forming part of a courtyard office development within a secure gated environment with a central parking area. The premises currently provide good quality air conditioned, partly partitioned offices and partly open plan space, over both floors.

Approached via its own entrance door with rain porch, the accommodation is arranged over two floors. These have been usefully partitioned, but could be adapted to fully open plan if required by an occupier. The ground floor contains a kitchen area/tea station and separate male and female cloakrooms. The remainder of the ground floor has been divided to provide a large office with glazed partitioning and dual aspect windows, allowing good levels of internal light.

The first floor has been partitioned to provide two private offices/meeting rooms and a larger open plan office. The space is air conditioned and has gas fired central heating as well as double glazed windows. There are fitted carpets and suspended ceilings throughout the office areas.

## Key Features

- Well established courtyard office development
- Excellent location convenient for Crawley & Gatwick
- 4 car parking spaces
- Available on flexible terms

## Accommodation

The approximate net internal floor area is calculated to be **1,127 sq ft (104.7 m2)**

## Amenities

- Air conditioning
- Gas fired central heating
- Kitchenette
- Separate male & female WCs
- 4 car parking spaces
- Quality internal partitioning installed
- Lease line broadband up to 100/100 available

## Lease

Available on a new effectively full repairing & insuring lease for a term to be agreed

## Rent

**£21,976.50 per annum exclusive (£19.50 per sq ft)**

## Service Charge

An Estate service charge is payable. Further details on application.

## 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 D - 85

## Business Rates

Rateable Value: £12,250

Rates Payable: £6,112.75 (2021/22)

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 payable 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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