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Unit 3 (1F LHS) Amberley Court, Crawley, RH11 7XL  
NEWLY REFURBISHED 1ST FLOOR OFFICE SUITE

# 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.

## 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.

## Key Features:

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

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
First Floor	1,297	120.50
Total	1,297	120.50

## Rent:

£19.50 per sq ft per annum

## Service Charge:

£4.5 per sqft

Service charge includes estate and building maintenance, cleaning, WCs and common areas

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs





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