



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



Unit 1, 2nd Floor Penthouse, Office 5, Amberley Court,  
Whitworth Road, Crawley, West Sussex RH11 7XL

TO LET: PENTHOUSE OFFICE SUITE - 1,320 SQ FT (122.63 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 Penthouse office accommodation in a modern end of terrace three storey office building in the ever popular Amberley Court with 'delightful' rural views at the rear of the site / building. The space can be and fitted out to suit your requirements. The suite is 'L' shaped open plan with glazed partitioned meeting room, shared kitchen and break-out room and use of a passenger lift and WCs. The unit has the benefit of 5 allocated parking spaces.

## Accommodation

The approximate net internal floor area is **1,320 sq ft (122.63 sq m)**

## Amenities

- Suspended ceilings with inset & wall mounted air conditioning
- LED Lighting
- Passenger lift
- 5 car parking spaces (and more available on license)
- High speed broadband available
- Penthouse
- Glazed meeting room

## Rent

£25,740 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 D -93

## Business Rates

Rateable Value: £13,250  
Rates Payable: £6,611.75 (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  
gravesjenkins.com



Alex Roberts

01293 401040  
07795 212798  
roberts@graves-jenkins.com



Stephen Oliver

01293 401040  
07786 577323  
oliver@graves-jenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE