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2 Oak Cottage, County Oak Way, Crawley RH11 7ST

FOR SALE: RARE FREEHOLD OPPORTUNITY - OFFICE BUILDING WITH VACANT POSSESSION - 1,495 SQ FT
(138.88 SQ M)

LOCATION



Oak Cottage is located off County Oak Road on the corner with Whitworth Road, just beyond the County Oak Retail Park, off the A23 London Road, at the north western end of Crawley's main business area. Crawley town centre is approximately 3km to the south and London Gatwick Airport is approximately 5km to the north. Junction 10 of the M23 is approximately 4 km to the east.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10km radius.

Description

A two-storey semi-detached office building comprising mostly open plan office space with ancillary accommodation. The building is of facing brick construction with a pitched tiled roof, situated in a popular business location, close to County Oak Retail Park. County Oak is located to the north of Crawley town centre and adjacent to the Manor Royal Business District.

Key Features

- Semi-detached Freehold office building
- Considered suitable for various uses (STP)
- Close to County Oak Retail Park and other amenities
- Attractive courtyard environment
- Flexible open plan space for subdivision if required

Accommodation

The net internal floor area is calculated as follows:

Ground Floor: 732 sq ft (68.0 sq m)

First Floor: 763 sq ft (70.88 sq m)

TOTAL: 1,495 sq ft (138.88 sq m)

Amenities

- 6 private car parking spaces
- Male & female WCs and kitchenette
- Gas fired central heating
- Security alarm system

Tenure

Freehold with vacant possession.

Price

Offers invited in excess of **£340,000** , exclusive of VAT

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 - 67

Business Rates

Rateable Value: £16,250

Rates Payable: £8,108.75 (2025/26)

Interested parties are advised to contact Crawley Borough Council
Tel: 01293 438000 or 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.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



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