



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**To Let: Refurbished first floor office suite**

'Bramber', 3A Amberley Court, Whitworth Road, Crawley, RH11 7XL



The premises comprise a first floor office suite in a mid-terrace two storey office building forming part of a courtyard office development, within a secure gated environment, with designated parking.

Immediately available on flexible terms.

**KEY FEATURES**

- Well established courtyard office development
- 5 designated car parking spaces
- Refurbished accommodation
- Available on flexible terms
- 1302 sq ft

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#### 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 County Oak Retail Park which provides Costa Coffee, Boots Pharmacy and Halfords amongst others. There is also a new development on the opposite side of County Oak Way 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.



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PROPERTY DETAILS	Suite 3A	1302 sq ft	(120.96 m2)	To Let: £19,500 pa
DESCRIPTION	Ready for immediate occupation, this open plan office suite is located on the first floor of a mid-terrace two storey building accessed from an entrance lobby/hall providing male/female & disabled W.C's and a lift. The office benefits from a fitted tea point/kitchenette, outstanding natural light with large windows to both front and rear, entryphone and newly fitted carpets. There is perimeter trunking for power with provision for data cabling and gas fired central heating.			
ACCOMMODATION	The approximate net internal floor area is <b>1,302 (120.96 m2)</b> .			
AMENITIES	<ul style="list-style-type: none"><li>• Suspended ceilings with recessed lighting</li><li>• Gas fired central heating (not tested).</li><li>• Perimeter trunking</li><li>• Passenger lift</li><li>• Open plan offices</li><li>• Kitchenette</li></ul>			
RENT	<b>£19,500 per annum exclusive</b>			
TENURE	Available on a new effective full repairing and insuring lease for a term of 5 years. Flexible terms will be considered. <b>Alternatively</b> , the landlord will offer a flexible agreement incorporating annual break options on giving not less than 6 months notice at a rent of <b>£22,500 per annum</b> .			
SERVICE CHARGE	An Estate charge will be 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	<a href="#">Rating C-64 - click to download EPC</a>			
FLOOR PLAN	<a href="#">Floor Layout - click here to download</a>			
BUSINESS RATES	Rateable Value: £13,450 Rates Payable: £6,603.95 (2019/20)  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 <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.			
VAT	VAT is applicable.			
LEGAL FEES	Each party to bear their own legal costs.			



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**VIEWING ARRANGEMENTS** Strictly via prior appointment through Joint Agents Graves Jenkins (01293 401040) or Smith Oldfield (01825 762222)

#### CONTACT



David Bessant MRICS  
[bessant@gravesjenkins.com](mailto:bessant@gravesjenkins.com)



Dominic Ryan  
[ryan@gravesjenkins.com](mailto:ryan@gravesjenkins.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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