



**graves
jenkins**
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let: Air Conditioned Office Building with Parking

'Chartwell', 5 Amberley Court, Whitworth Road, Crawley, RH11 7XL



An end of terrace two storey modern self-contained office building forming part of a courtyard office development within a secure gated environment with a central parking area. The premises have been newly refurbished to a good standard throughout and provides open plan space on the first floor and glazed partitioned offices and kitchenette on the ground floor.

KEY FEATURES

- Air conditioned & centrally heated
- 4 designated car parking spaces
- Available on flexible terms
- Refurbished throughout
- 1102 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	Whole Building	1102 sq ft	(102.38 m2)	To Let: £21,000 pa
DESCRIPTION	A purpose built end of terrace building with offices over ground and first floors, separate male & female (disabled) W.C's and a kitchenette, recently refurbished with new carpets throughout. The offices are open plan on the first floor, with cellular offices/meeting room created by demountable partitioning on the ground floor, and are air conditioned, with gas fired central heating in addition.			
ACCOMMODATION	Overall the property has a net internal floor area of approximately 1,102 sq ft (102.38 m2) .			
RENT	£21,000 per annum exclusive			
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.			
TERMS	A new 5 year lease on normally full repairing and insuring terms is available at a rent of £21,000 per annum exclusive.			
EPC	EPC has been commissioned.			
FLOOR PLAN	Floor Plan - click here to download.			
BUSINESS RATES	Rateable Value: £11,750 Rates Payable: £5,769.25 (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 www.crawley.gov.uk to verify this information.			
VAT	VAT will be payable.			
LEGAL FEES	Each party to bear their own legal costs.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Joint Agents Graves Jenkins (01293 401040) or Smith Oldfield (01825 762222)			
CONTACT		David Bessant MRICS bessant@graves-jenkins.com		



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Dominic Ryan
ryan@graves-jenkins.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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