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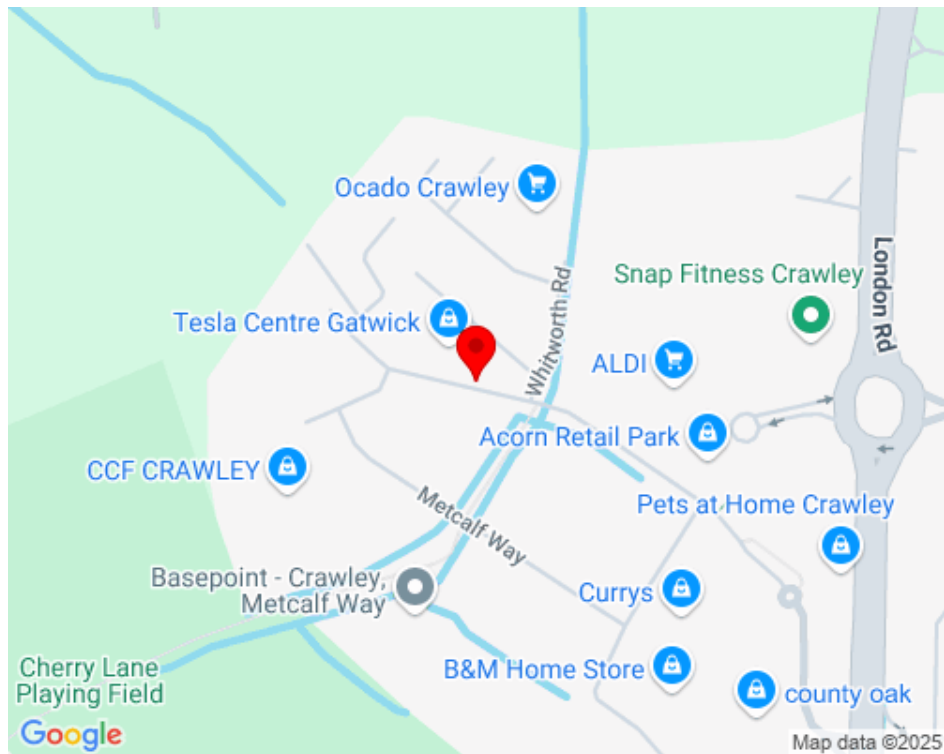


3 Oak Cottage, County Oak Way, Crawley RH11 7ST

FOR SALE / TO LET: CHARACTER OFFICE BUILDING - 1,660 SQ FT (154.2 SQ M)



# LOCATION



Oak Cottage is located in front beyond the County Oak Retail Park off the A23 London Road at the north western end of Crawley's main business area approximately 3kms north of Crawley town centre and 5kms south of London Gatwick Airport. Junction 10 of the M23 is approximately 4 kms 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 10kms radius.

## Description

A two-storey detached Grade II Listed office building tastefully modernised to create an excellent range of office space whilst preserving the character of the building. 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

- Detached 'character' office building
- Good range of accommodation
- Close to County Oak Retail Park

## Accommodation

The net internal floor area is approximately 1,660 sq ft (154.2 sq m)

## Amenities

- 7 private car spaces
- Male & female W.C's, Kitchen/staff room
- Gas fired central heating
- Cat 5 cabling with 2 separate hubs
- Security alarm system

## Tenure

Freehold with vacant possession.

Alternatively, available on a new full repairing and insuring lease on terms to be agreed. Further information on application.

## Price

Offers invited in excess of £375,000, 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 - 71

## Business Rates

Rateable Value: £13,500

Rates Payable: £6,736.50 (2025/26)

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 payable 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 sole Agents Graves Jenkins.









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