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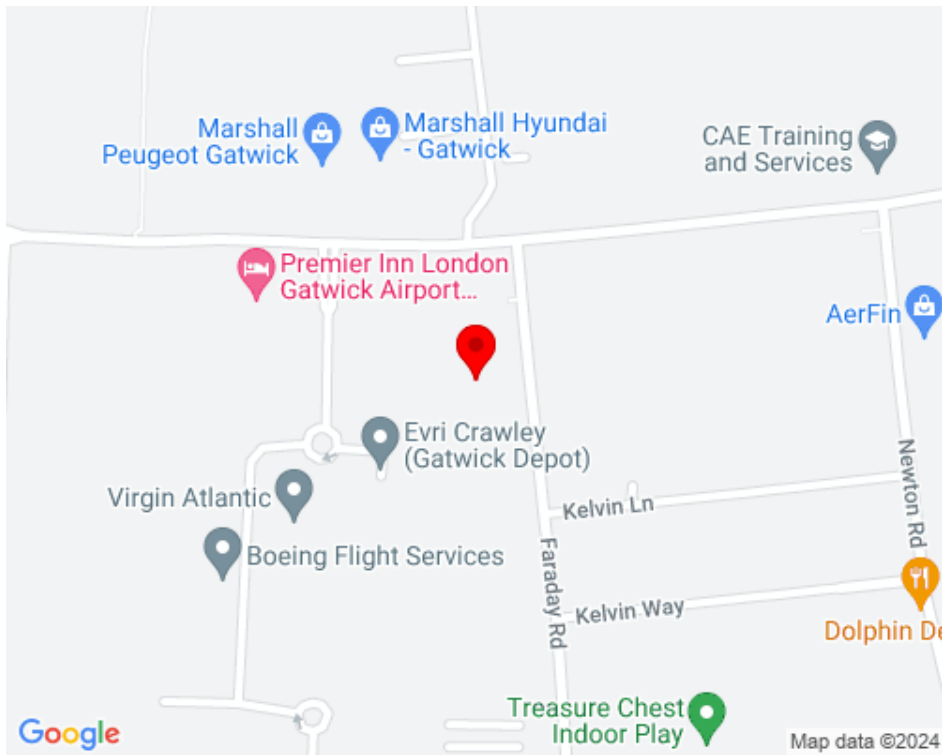
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Unit C Faraday Court, Faraday Road, Crawley RH10 9PU

NEW LEASE AVAILABLE: FIRST FLOOR OFFICES - 2,385 SQ FT (221.57 SQ M)

# LOCATION



The property is situated in Faraday Court, a high quality development of four similar two storey office units located in the heart of the Manor Royal Business District.

Transport links are excellent with Three Bridges railway station only 2km to the south, the M23 (Junction 10) located approximately 2 km to the south east and Gatwick approximately 3km to the north. Fastway bus service, linking Gatwick Airport, Manor Royal and Crawley town centre passes by Faraday Court.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton.

## Description

The premises comprise first floor air conditioned offices (entire floor) and ancillary accommodation including a kitchenette and private WCs within a two storey detached office building with large shared entrance lobby. The accommodation provides a range of open plan and cellular office accommodation created by demountable partitioning which could be removed or reconfigured. The Landlord occupies the ground floor offices. Faraday Court is situated in the heart of the Manor Royal Business District.

## Key Features

- Central Manor Royal location
- New lease on terms to be agreed
- 8 car parking spaces
- Flexible accommodation

## Accommodation

The property provides the following approximate net internal floor area of approximately **2,385 sq ft (221.57 sq m)**.

## Amenities

- Suspended ceiling with Cat II lighting
- Kitchenette facilities
- Allocated parking - 8 spaces
- Perimeter trunking
- Air conditioning

## Lease

A new effectively full repairing and insuring lease is available on terms to be agreed. Further details on application.

## Rent

**£41,750 per annum exclusive**

## Service Charge

An annual service charge will be payable (50%) to cover business rates, water rates, building insurance, maintenance of the heating and air conditioning systems, electricity consumed, the maintenance, repair and decoration of the exterior and common parts. Further details on request.

## 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 - 61

## VAT

VAT will be payable on the terms quoted.



## Legal Costs

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH  
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