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PROPERTY PEOPLE

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

TO LET: REFURBISHED GROUND FLOOR OFFICE SUITE - 1,274 SQ FT (118.36 M2)

# LOCATION



Amberley Court is a modern office Estate situated to the north west side of Manor Royal Business District on Whitworth Road which is accessed from County Oak Way/London Road.

Amberley Court is within 500m of the A23 which provides excellent access to London Gatwick Airport, approximately 5km to the north, and Crawley town centre, approximately 3.5km to the South. Manor Royal is the premier business location in the Sussex/M23 market.

Amberley Court is located close to County Oak Retail Park which includes Costa Coffee, Boots Pharmacy, Halfords, 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

## Description

The premises comprise an open plan ground floor office suite in a modern mid-terrace two storey office building in the ever popular Amberley Court. The space is fitted with kitchen, carpeted floors, suspended ceilings, LED lighting, air conditioning and heating, and includes a private store room and allocated parking.

## Accommodation

The approximate net internal floor area is **1,274 sq ft (118.36 m2)**

## Amenities

- Suspended ceilings
- LED lighting
- Air conditioning
- Kitchen newly fitted
- 5 car parking spaces
- Glazed partitioning
- High speed broadband available

## Tenure

Available on a new effective full repairing and insuring lease on terms to be agreed.

## Rent

**£24,843 per annum exclusive (£19.50 per sq ft)**

## 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

Rating C - 66

## Business Rates

Rateable Value: £13,750

Rates Payable: £6,861.25(2024/25)

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 Joint Agents:

Graves Jenkins 01293 401040

Agent: Thomas Neal (07402 029513) or

Oldfield Smith 01825 762222









GET IN TOUCH  
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