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8 Amberley Court, Whitworth Road, Crawley RH11 7XL  
TO LET: MODERN SELF-CONTAINED TWO STOREY OFFICE BUILDING 1,102 SQ FT (102.37 M2)

# 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 the newly completed Acorn Retail Park where M&S Food, Aldi and Smyths Toys and to County Oak Retail Park where occupiers include Costa Coffee, Next, Boots Pharmacy and Halfords amongst others. Public transport is available locally with the Fastway bus service available just a short walk away on County Oak Way.

## Description

An end of terrace two storey modern self-contained office building over ground and first floors forming part of a courtyard office development within a secure gated environment with a central parking area. The offices are open plan but could provide a range of cellular offices/meeting rooms if created by demountable partitioning.

## Key Features

- Gas central heating
- 2 WCs (1 disabled)
- Kitchen
- Double glazing
- Perimeter power

## Accommodation

The net internal floor areas are approximately as follows:

### Ground Floor

Office Area: 505 sq ft (46.86 m<sup>2</sup>)  
Limited Use Area: 28 sq ft (2.58 m<sup>2</sup>)

### First Floor

Office Area: 589 sq ft (54.76 m<sup>2</sup>)  
Limited Use Area: 28 sq ft (2.58 m<sup>2</sup>)

**Total Rentable Area: 1,094 sq ft (101.62 m<sup>2</sup>)**

**Total Area (IMPS 3): 1,102 sq ft (102.37 m<sup>2</sup>)**

## Lease

Available on a new effectively full repairing & insuring lease for a term to be agreed.

## Rent

£22,000 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.

## EPC

Ground Floor - Rating D - 81  
1st Floor - Rating C - 56

## 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

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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