



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



Unit 9, The Cottage, Amberley Court, Whitworth Road, Crawley  
RH11 7XL

TO LET: SELF-CONTAINED TWO STOREY OFFICE BUILDING - 2,963 SQ FT (275.27 SQ M)



# LOCATION



The premises are situated within a modern high quality office Estate. 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 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.

The scheme is located close to County Oak Retail Park which provides Costa Coffee, Boots Pharmacy and Halfords amongst others and Acorn Retail Park 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.

## Description

The property comprises a detached linked two storey listed office building providing a good range of open plan office areas. The property forms part of a courtyard office development within a secure gated environment with good parking ratio.

## Key Features

- 14 allocated parking spaces
- Suitable for variety of uses (STNC)
- Would suit medical use in current configuration
- There is the option to open up the floors

## Accommodation

The approximate net internal floor areas are as follows:

Ground: 1,609 sq ft (149.48 sq m)

First: 1,354 sq ft (125.79 sq m)

**Total: 2,963 sq ft (275.27 sq m)**

## Amenities

- Suspended ceilings with recessed lighting
- Perimeter trunking
- Open plan & cellular offices
- Gas fired central heating (not tested)
- Pleasant rural views from the rear offices

## Lease

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

## Rent

£19.50 per sq per annum exclusive

## Service Charge

Service charge includes estate roads, car park and landscape maintenance. Charged at £1.25 per sq ft.

## 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 D - 78

## Business Rates

Rateable Value: £31,500

Rates Payable: £15,718.50 (2024/25)

Interested parties are advised to contact Crawley Borough Council  
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.

## AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH  
gravesjenkins.com



Alex Roberts

01293 401040  
07795 212798  
roberts@graves-jenkins.com



David Bessant

01293 401040  
07767 422530  
bessant@graves-jenkins.com



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE