



First Floor LHS

Bramber House, 3 Amberley Court, Crawley, RH11 7XL

Newly refurbished first floor offices. Air conditioning, private kitchen, 2 glass partitioned offices. Structured cabling. 24 hour access

1,297 sq ft
(120.50 sq m)

- Recently refurbished
- 24 hour access
- Air conditioning
- Private kitchen
- Structured cabling

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Summary

Available Size	1,297 sq ft
Rent	£25,291.50 per annum
Rates Payable	£5.19 per sq ft
Rateable Value	£13,500
Service Charge	£4.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

Description

The suite is largely open plan but has two glass partitioned meeting rooms/private offices to the rear. There is also a private fitted kitchen area. Large picture windows to the front and rear elevations provide excellent levels of internal natural light as well as pleasant views over open countryside.

24 hour access is provided with shared WC facilities in the common areas. High speed broadband packages are available at additional cost if required. The suite has air conditioning and gas fired central heating, with perimeter trunking and structured cabling.

The suite has a net internal area of 120.49 sq metres (1,297 sq feet).

The property is available on a new 5 year lease on normal fully repairing and insuring terms, with a service charge to cover maintenance of shared areas. Other lease terms may be available by negotiation.

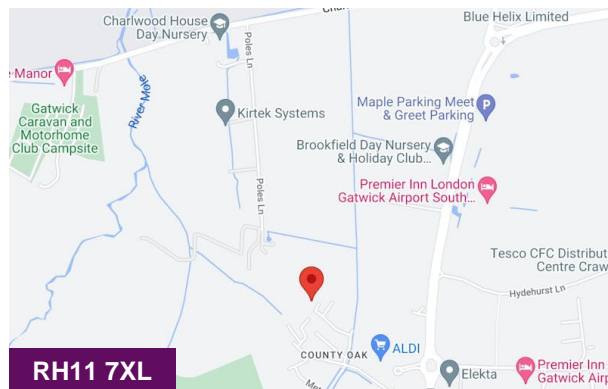
Location

This recently refurbished office suite is located on the first floor of the popular Amberley Court development. The site enjoys easy access to the Manor Royal trading estate and is well served by local bus routes. For added convenience, the suite benefits from 4 allocated parking spaces in a secure, gated car park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office - left hand side	1,297	120.50	Let
Total	1,297	120.50	



Viewing & Further Information



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