



## **Bramber House**

3a Amberley Court, Whitworth Way, Crawley, RH11 7XL

**Modern, purpose built  
offices. Air conditioning,  
LED lighting, allocated  
parking. Excellent location**

**1,274 sq ft**  
(118.36 sq m)

- Purpose built offices
- Allocated parking
- Air conditioning
- LED lighting
- Quality internal fit-out
- High speed broadband available
- Central location, convenient for Crawley, Gatwick and Manor Royal

## Summary

<b>Available Size</b>	1,274 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rateable Value</b>	£13,750
<b>EPC Rating</b>	C (66)

## Description

The suite is accessed through the common areas which have the benefit of an entryphone and cloakrooms. The suite has its own private kitchen area within the demise.

Internally the space is largely open plan but contains a partitioned store room which could be removed if not required. The fit out has been completed to a very high standard to provide a modern, clean and flexible space. There are large windows to both the front and rear elevations which are complemented by LED lighting panels in the suspended ceiling with excellent levels of natural light. The space has the benefit of both air conditioning and heating.

Allocated parking is provided just outside.

## Location

The popular Amberley Court development is located just off County Oak way, being particularly convenient for Manor Royal, Crawley and Gatwick.

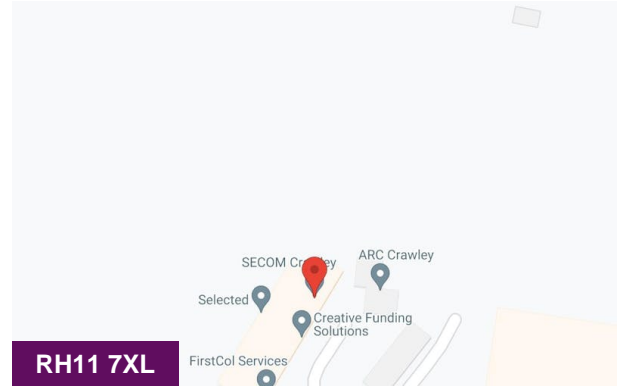
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Office	1,274	118.36	Let
<b>Total</b>	<b>1,274</b>	<b>118.36</b>	

## Specification

Recently refitted to a very high standard. Internal glass partitions, fitted carpets, LED lighting, gas central heating, newly fitted kitchen area.



## Viewing & Further Information



**Sue Collett**

01825762222 | 07792 303211

sue@oldfield-smith.co.uk



**Richard Oldfield**

01825762222 | 07860 634545

richard@oldfield-smith.co.uk