



8 Amberley Court

County Oak Way, Crawley, RH11 7XL

**Self-contained modern
office with parking.
Convenient for Manor Royal,
Crawley and Gatwick**

1,102 sq ft
(102.38 sq m)

- self-contained with kitchen and WC's
- allocated parking
- double glazing
- gas central heating

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Summary

Available Size	1,102 sq ft
Rent	£22,000 per annum
Rates Payable	£6,736.50 per annum
Rateable Value	£13,500
Service Charge	£1.04 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

Located in the heart of the Gatwick diamond, this end of terrace unit offers excellent office space on two floors. Accessed via its own entrance door, the property is constructed to provide open plan offices with the flexibility to sub-divide with partitioning to suit individual requirements.

There are two cloakrooms to the ground floor (one with disabled facilities) and a tea station. Large dual aspect windows provide exceptional natural light to both floors. There are fitted carpets and recessed lighting to all principle areas.

High speed broadband is available and the landlord is able to offer competitive terms for a leased line connection at extra cost if required.

Allocated parking is provided within a secure car park.

Location

Located in the heart of the Gatwick diamond, the site is well served by local bus routes, including the "Fastway" service with regular connections to Crawley, Gatwick and Horley.

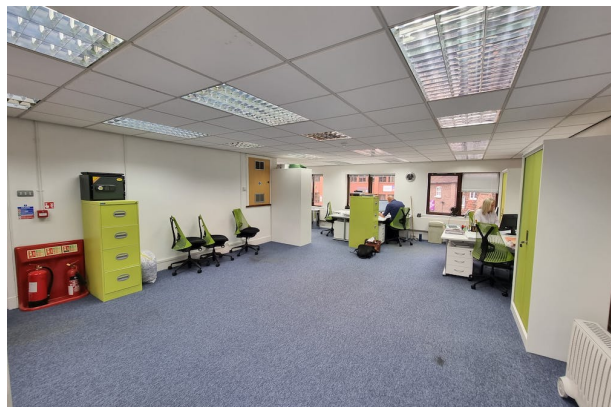
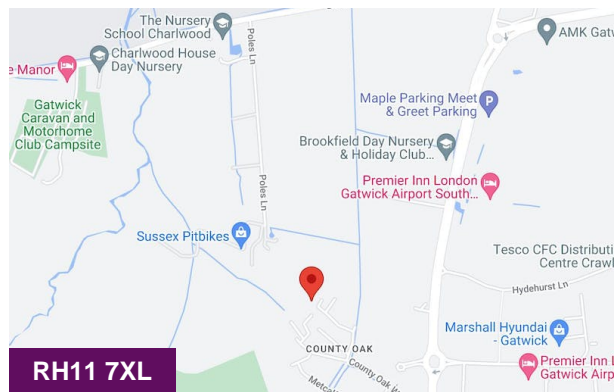
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - ground and first floors	1,102	102.38	Available
Total	1,102	102.38	

Terms

The suite is available on a new lease for a term to be agreed at a rent of £22,000 plus VAT. There is a service charge payable for the maintenance and upkeep of the car park and other common facilities, details on request.



Viewing & Further Information



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