



County Oak Cottage

9 Amberley Court, Crawley, RH11 7XL

Self contained two-storey building with allocated parking. Suitable for use as offices, clinic or medical centre

1,354 to 2,963 sq ft
(125.79 to 275.27 sq m)

- self contained
- allocated secure parking
- high speed broadband available
- range of open plan and private offices
- gas central heating
- excellent transport links

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Summary

Available Size	1,354 to 2,963 sq ft
Rent	£19.50 per sq ft
Rateable Value	£31,500
Service Charge	£1.25 per sq ft service charge is in relation to the maintenance of the car park and shared external facilities
VAT	Applicable. All figures are exclusive of but subject to VAT
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

Description

Self contained two-storey office building with generous allocated parking. Presently used as a day centre for adults with additional learning needs, the space would convert readily to a range of other uses including medical or clinic, subject to necessary consents. Alternatively, the accommodation is suitable for occupation as offices and provides a range of open plan and individual rooms, with scope for reconfiguration to meet individual needs. There are attractive views over open countryside to the rear.

Location

Located within the popular Amberley Court development, between Crawley Town centre and Gatwick airport. The location is convenient for Manor Royal and the main business estates and offers excellent transport links

Accommodation

The accommodation comprises the following areas:

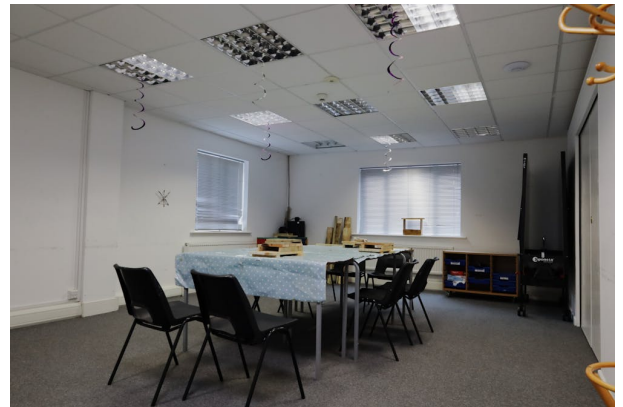
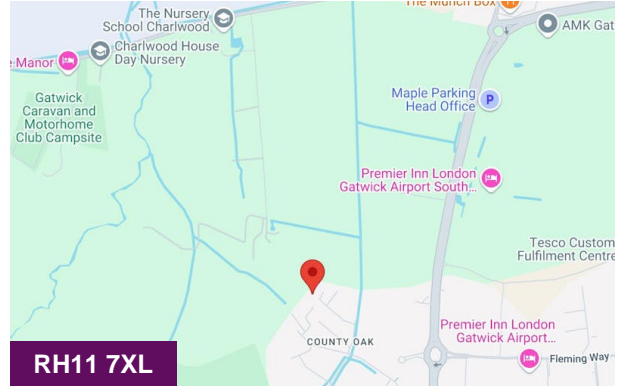
Name	sq ft	sq m	Availability
Ground - Office	1,609	149.48	Available
1st - Office	1,354	125.79	Available
Total	2,963	275.27	

Terms

The landlord adopts a flexible approach to lease terms and is happy to discuss individual requirements. The landlord can supply an optional high speed broadband package over a managed connection if required.

Rent

£19.50 per square foot per annum exclusive



Viewing & Further Information



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