



2nd Floor Offices

1 Amberley Court, County Oak Way, Crawley, RH11 7XL

Well fitted offices with parking

1,320 sq ft (122.63 sq m)

• well presented, modern office space

To Let

- air conditioning and central heating
- outstanding natural light
- LED Lighting
- high speed broadband available
- 24 hour access
- 5 allocated car spaces

www.oldfield-smith.co.uk

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Summary

Available Size	1,320 sq ft		
Rent	£25,740.00 per annum		
Business Rates	Upon Enquiry		
Service Charge	£4.50 per sq ft		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	D (93)		



Description

The suite is accessed via a common entrance on the ground floor which is fitted with an entryphone. There is a lift serving all floors and modern, well fitted cloakrooms shared with the other occupiers. The Penthouse also benefits from a dedicated kitchen and break-out room offering wonderful views over open land to the rear.

Suite 5 is located at the northern end of the development and offers large, dual aspect windows to provide a very light and airy feel. This is complemented by high quality glass partitions which add to the feeling of space. Internally the suite is largely open plan but has a partitioned meeting room to the front. There is a suspended ceiling with inset LED lighting, air conditioning and central heating.

Location

Situated on the second floor of the popular Amberley Court development, this suite is superbly located for easy access to Crawley, Gatwick and the manor Royal trading Estate. The site is well served by public transport including the "Fastway" guided bus service. For added convenience there are 5 allocated car spaces outside.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - 2nd floor right hand suite	1,320	122.63	Available
Total	1,320	122.63	





Viewing & Further Information



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