



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

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## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 1,320 sq ft                        |
| <b>Rent</b>           | £25,740.00 per annum               |
| <b>Business Rates</b> | Upon Enquiry                       |
| <b>Service Charge</b> | £4.50 per sq ft                    |
| <b>VAT</b>            | Applicable                         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | 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    |
| <b>Total</b>                     | <b>1,320</b> | <b>122.63</b> |              |



## Viewing & Further Information



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