



## Bramber House

Unit 3 (1F LHS) Amberley Court, Whitworth Road, Crawley, RH11 7XL

### Newly refurbished 1st floor office suite

**1,297 sq ft**  
(120.50 sq m)

- Suspended ceilings with inset air conditioning
- Comms network & cabinet
- LED Lighting
- Gas fired central heating / Perimeter trunking
- Passenger lift / Kitchenette
- High speed broadband available
- 4 car parking spaces

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## Summary

<b>Available Size</b>	1,297 sq ft
<b>Rent</b>	£19.50 per sq ft per annum
<b>Rates Payable</b>	£6,736.50 per annum
<b>Rateable Value</b>	£13,500
<b>Service Charge</b>	£4.50 per sq ft Service charge includes estate and building maintenance, cleaning, WCs and common areas
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (66)

## Description

The premises comprise a mostly open plan first floor office suite in a modern mid-terrace two storey office building in the ever popular Amberley Court. The space can be and fitted out to suit your requirements. The property includes a kitchen, two glazed partitioned offices and use of a passenger lift and WCs. The unit has the benefit of 4 allocated parking spaces.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Location

The premises are situated within a modern high quality office Estate. Amberley Court is situated at the north western end of Crawley's main business area on Whitworth Road which is accessed from County Oak Way/London Road.

Amberley Court is within 500m of the A23 which provides excellent access to London Gatwick Airport, approximately 5km to the north and Crawley town centre, approximately 3.5km to the South.

The scheme is located close to County Oak Retail Park which provides Costa Coffee, Boots Pharmacy and Halfords amongst others and Acorn Retail Park which includes M&S Food, Aldi and Smyths Toys.

Public transport is available locally with the Fastway bus service available just a short walk away on County Oak Way

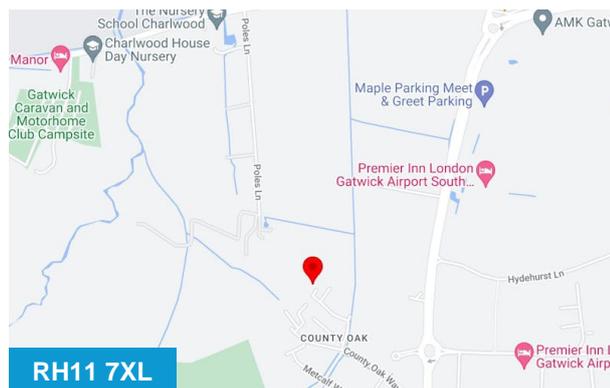
## Accommodation

The approximate net internal floor area is as follows:

Name	sq ft	sq m	Availability
1st	1,297	120.50	Available
<b>Total</b>	<b>1,297</b>	<b>120.50</b>	

## Terms

Available on a new effective full repairing and insuring lease for a term of 5 years. Other lease terms may be considered subject to negotiation.



## Viewing & Further Information



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## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

