



## Unit C Faraday Court

Faraday Road, Crawley, RH10 9PU

### Detached two storey offices

**4,770 sq ft**  
(443.15 sq m)

- 16 car parking spaces plus 2 EV spaces
- Rare freehold opportunity
- Branding options

# Unit C Faraday Court, Faraday Road, Crawley, RH10 9PU

## Summary

<b>Available Size</b>	4,770 sq ft
<b>Price</b>	£925,000 With full vacant possession
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	There is an annual estate charge.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (61)

## Location

The property is situated in Faraday Court, a modern office scheme comprising four similar two storey office units located in the heart of the Manor Royal Business District. Transport links are excellent with Three Bridges railway station only 2km to the south, the M23 (Junction 10) located approximately 2 km to the south east and Gatwick approximately 3km to the north.

Fastway bus service, linking Gatwick Airport, Manor Royal and Crawley town centre passes by Faraday Court. There are nearby food, drink and shopping facilities at the County Oak Retail Park including Costa, M&S Foods, Aldi and Next.

For exact location use: [///what3words: action.lime.tries](https://what3words.com/action.lime.tries)

## Description

Unit C Faraday Court comprises a modern detached two storey office with on site parking. The ground floor has been refurbished by our clients and provides good quality air conditioned office space with two meeting rooms, kitchen/staff room and open plan offices. There are male and female WCs plus a shower. The first floor offices are in need of refurbishment.

## 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.

## Specification

- Fitted kitchen
- Perimeter trunking
- Air conditioning
- Potential for furniture to be included
- Quality ground floor offices

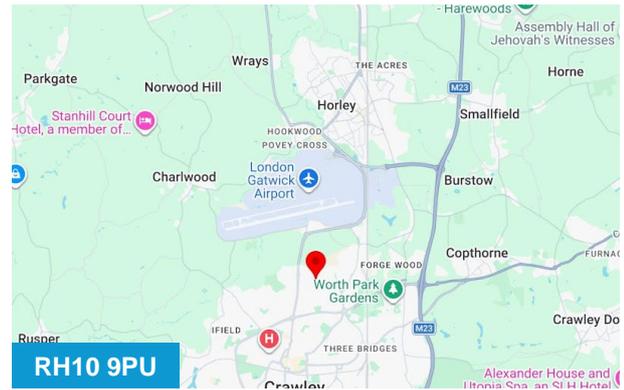
## Accommodation

The property provides the following approximate net internal floor area:

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	2,385	221.57
1st	Office	2,385	221.57
<b>Total</b>		<b>4,770</b>	<b>443.14</b>

## 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



## Viewing & Further Information



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purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



