



## 2 Oak Cottage

County Oak Way, Crawley, RH11 7ST

**Rare Freehold opportunity -  
Office building with vacant  
possession**

**1,495 sq ft**  
(138.89 sq m)

- Semi-detached Freehold office building
- Considered suitable for various uses (STP)
- Close to County Oak Retail Park and other amenities
- Attractive courtyard environment
- Flexible open plan space for subdivision if required

# 2 Oak Cottage, County Oak Way, Crawley, RH11 7ST

## Summary

<b>Available Size</b>	1,495 sq ft
<b>Price</b>	Offers in excess of £340,000
<b>Rates Payable</b>	£8,108.75 per annum Interested parties are advised to contact Crawley Borough Council Tel: 01293 438000 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.
<b>Rateable Value</b>	£16,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Location

Oak Cottage is located off County Oak Road on the corner with Whitworth Road, just beyond the County Oak Retail Park, off the A23 London Road, at the north western end of Crawley's main business area. Crawley town centre is approximately 3km to the south and London Gatwick Airport is approximately 5km to the north. Junction 10 of the M23 is approximately 4 km to the east.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10km radius.

## Description

A two-storey semi-detached office building comprising mostly open plan office space with ancillary accommodation. The building is of facing brick construction with a pitched tiled roof, situated in a popular business location, close to County Oak Retail Park. County Oak is located to the north of Crawley town centre and adjacent to the Manor Royal Business District.

## 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.

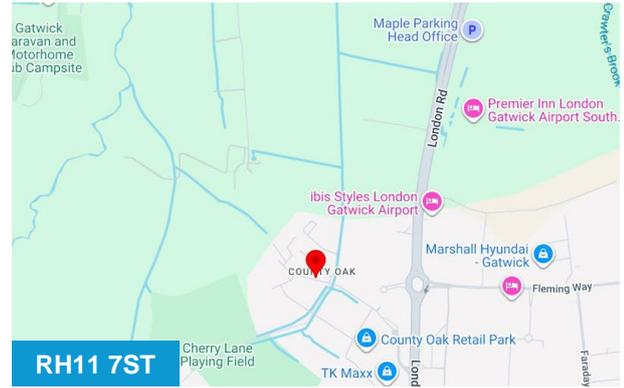
## Accommodation

The net internal floor area is calculated as follows:

Floor/Unit	Building Type	sq ft	sq m
Ground	Office	732	68.01
1st	Office	763	70.89
<b>Total</b>		<b>1,495</b>	<b>138.90</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 purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



## Viewing & Further Information



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