



UNIT D FARADAY COURT, CRAWLEY, RH10 9PU

OFFICE FOR SALE

4,778 SQ FT (443.89 SQ M)



Summary

Freehold office for sale in the heart of Manor Royal

Available Size	4,778 sq ft
Price	Offers from £930,000
Rates Payable	£48,007.50 per annum
Rateable Value	£86,500
VAT	To be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

- 12 parking spaces within title (potential to park more cars)
- Well presented offices
- Detached two storey building
- Freehold to be sold under Title No. WSX368562
- Ground and first floor offices with additional ground floor workshop space
- To be sold with vacant possession or alternatively existing tenant in ground floor



Location

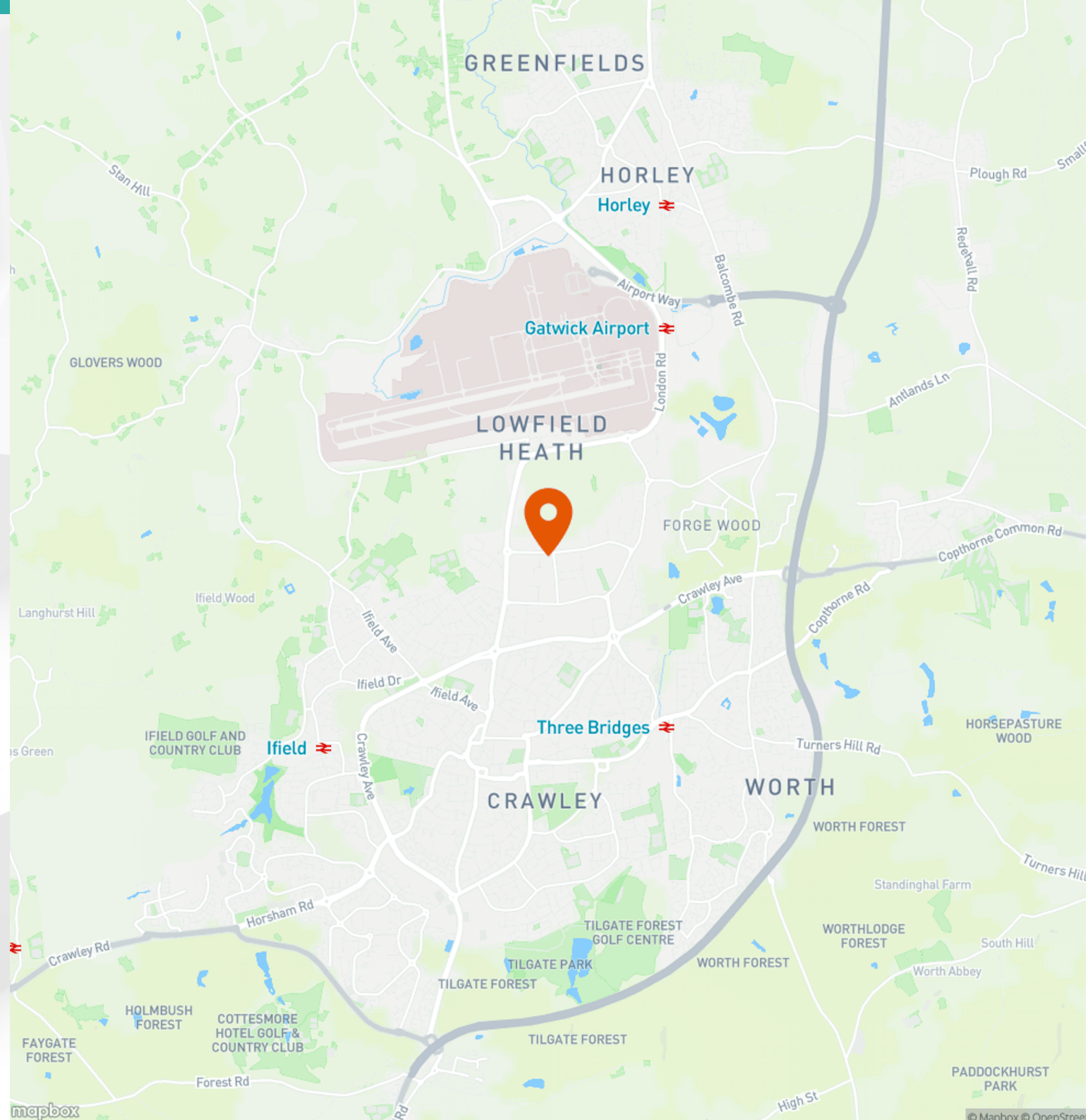


**Unit D Faraday Court,
Crawley, RH10 9PU**

The property is situated within Faraday Court, a modern office development comprising four similar two-storey office buildings, located in the heart of the established Manor Royal Business District.

The location benefits from excellent transport connections, with Three Bridges railway station approximately 2 km to the south, Junction 10 of the M23 approximately 2 km to the south-east, and Gatwick Airport approximately 3 km to the north. The Fastway bus service, providing regular connections between Gatwick Airport, Manor Royal and Crawley town centre, also passes close to Faraday Court.

A range of nearby food, retail and convenience amenities are available at County Oak Retail Park, including Costa, M&S Food, Aldi and Next.





Further Details

Description

The property comprises a two storey office building, including some workshop space on the ground floor, which is accessed via an external door to the rear of the building. The offices are presented in good condition, previously split into three separate offices with two occupiers on the first floor and one on the ground floor. There are 12 parking spaces included within the title, however the previous owner has taken back part of the pavement externally to make room for approximately 6 extra parking spaces. The property benefits from air conditioning throughout, an intercom system at the front door, a ground floor reception area and workshop space to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,238.89	208
1st	2,238.89	208
Total	4,477.78	416

Viewings

Viewings to be arranged via sole agents Vail Williams LLP

AML Documentation

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







Enquiries & Viewings



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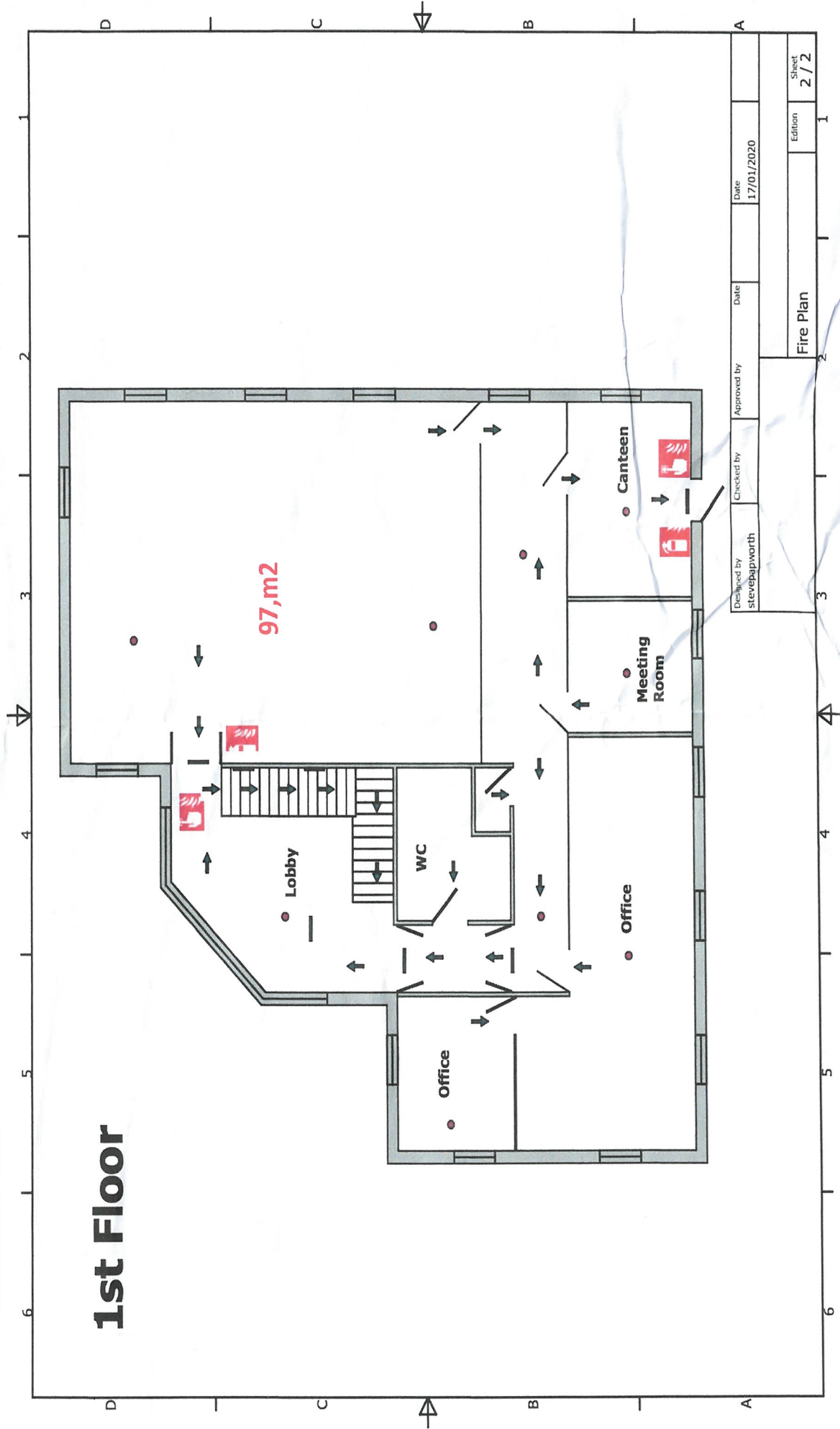
**Vail
Williams**

[View on our website](#)



INSTALRITEDESIGN

First Floor Size 97,m2



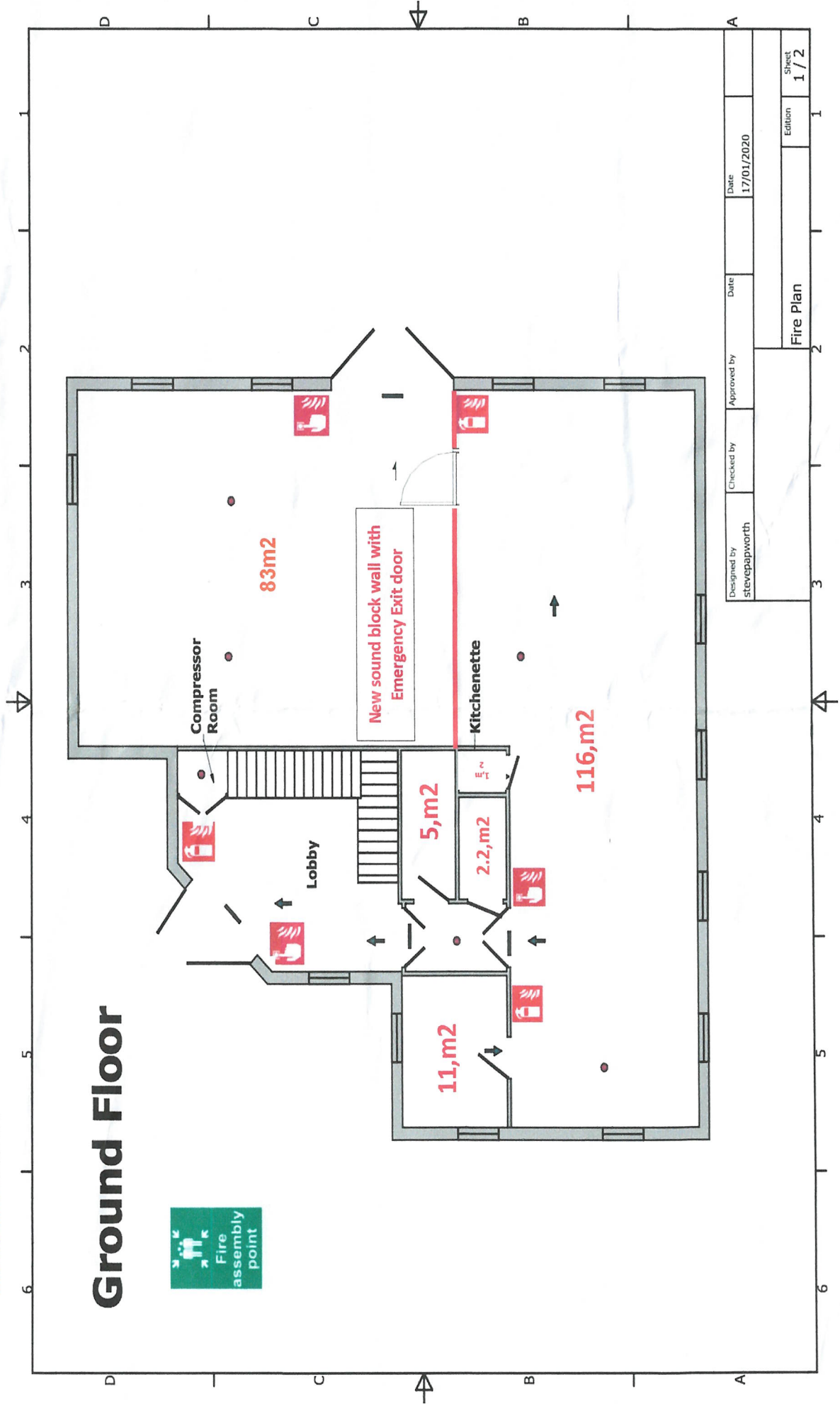
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Fire Plan			Edition	Sheet 2 / 2	



INSTALRITEDESIGN

Ground
Floor Size
217.2m²

Ground Floor



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			17/01/2020		
Fire Plan			Edition		
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