



## 9 AMBERLEY COURT, CRAWLEY, RH11 7XL

EDUCATION / HEALTHCARE / OFFICE TO LET

2,963 SQ FT (275.27 SQ M)





# Summary

## SELF CONTAINED TWO-STOREY COMMERCIAL BUILDING

Available Size	2,963 sq ft
Rent	£19.50 per sq ft
Business Rates	N/A
Service Charge	£1.25 per sq ft
EPC Rating	D (78)

- Allocated secure parking
- Suitable for office and other commercial uses (STPC)
- High speed broadband available
- Range of open plan and private offices
- Gas central heating
- Easy access to Gatwick Airport & M23/A23





# Location

 **9 Amberley Court, Crawley, RH11 7XL**

The location is convenient for Manor Royal and the main business estates and offers excellent transport links.

Crawley Town Centre and Gatwick Airport are close by, alongside an array of local amenities.







# Further Details

## Description

Self contained two-storey office building with generous allocated parking.

Presently used as a day centre for adults with additional learning needs, the space would convert readily to a range of other uses including medical or clinic, subject to necessary consents. Alternatively, the accommodation is suitable for occupation as offices and provides a range of open plan and individual rooms, with scope for reconfiguration to meet individual needs.

There are attractive views over open countryside to the rear. Location Located within the popular Amberley Court development, between Crawley Town centre and Gatwick airport.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,609	149.48	Available
1st	1,354	125.79	Available
<b>Total</b>	<b>2,963</b>	<b>275.27</b>	

## Terms

To let on new flexible lease terms. The landlord can supply an optional high speed broadband package over a managed connection if required.

## Service Charge

£1.25 per sq ft service charge is in relation to the maintenance of the car park and shared external facilities

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## AML

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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