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TO LET

REFURBISHED OFFICE – 1,528 SQ FT (141.95 SQ M)

First Floor, Unit 2 Charlwood Court, County Oak Way, Crawley, RH11 7XA

DESCRIPTION

Charlwood Court was built in the 1990s and comprises a terrace of 4 two-storey business units with storage at ground floor level and office space at first floor. The first floor of Unit 2 is carpeted, open plan office space with WCs in the common areas.

LOCATION

Gatwick Airport is approximately 3 miles away with Crawley Town Centre and Railway Centre 2 miles away as well as Three Bridges Station providing mainline services to London and Brighton. The M23 (Junction 10) is approximately 3 miles to the West which provides access to the M25 (Junction 7). Surrounding retailers include M&S Foodhall, Costa Coffee and Aldi at Acorn Retail Park and Snap Fitness and Tesco Express close by.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
First Floor	1,528	141.95

AMENITIES

- Gas Fired Central Heating
- Raised floor
- Suspended ceiling
- Cat II lighting
- Currently a kitchen
- Communal WCs
- 6 allocated parking spaces with visitor parking for the estate

RENT

£15.50 per sq ft (£23,500 per annum exclusive).

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £17,000 (2023)

VAT

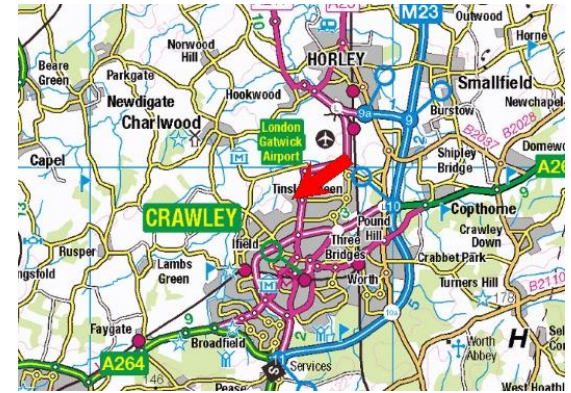
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of E.



VIEWINGS – 01293 441300

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