



FRY HEATH SPENCE  
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**TO LET**

**OFFICES WITH 9 PARKING SPACES – 2,252 SQ FT (209.23 SQ M)**  
GF A Faraday Court, Faraday Road, Manor Royal, Crawley, West Sussex RH10 9PU

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## Rent | £43,000 PAX Plus VAT

### DESCRIPTION

Faraday Court comprises a courtyard of four self-contained two storey offices built in the 1980s and are of a traditional brick construction with a pitched tiled roof. The ground floor of Unit A is available.

### LOCATION

The property is situated in the heart of the Manor Royal Industrial Estate, Crawley's principal commercial location comprising a mix of office and industrial uses. Faraday Court is 1.5 miles north of Crawley town centre, 2 miles from Junction 10 of the M23 and 1.5 miles from Three Bridges mainline railway station.

### ACCOMMODATION (NIA)

|             | SQ FT | SQ M   |
|-------------|-------|--------|
| First Floor | 2,252 | 209.23 |

### AMENITIES

- 9 Car Spaces allocated to the front of the building (1:250 sq ft)
- Air conditioning
- Suspended ceiling with LED lighting
- Kitchenette
- Potential for furniture to remain

### RENT

Rent of £43,000 PAX

### RATES

Rateable Value: £31,750 (1 April 2023 to present)

### SERVICE CHARGE

There is a service charge payable for the upkeep of the common parts.

### VAT

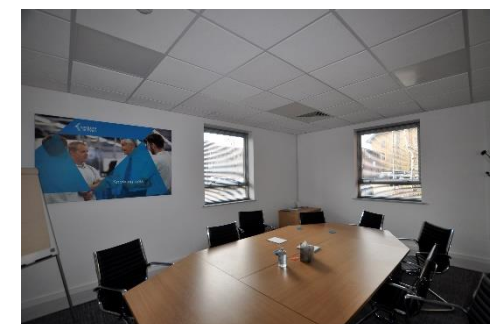
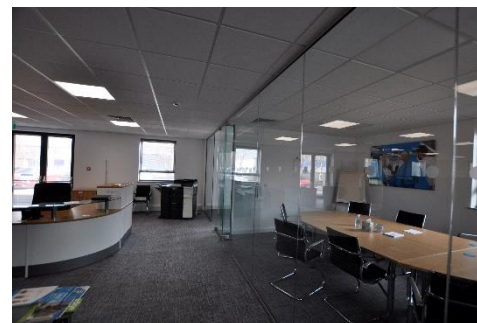
VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### EPC

The property has an EPC rating of C-73.



VIEWINGS – 01293 441300

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