

Ref 7095

1 Charlwood Court  
County Oak Way  
Crawley  
West Sussex  
RH11 7XA

# TO LET

## Refurbished Business Space

### 1,216 - 3,090 sq ft (113 – 287 sqm) NIA



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[www.ftdjohns.co.uk](http://www.ftdjohns.co.uk)

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## COMMUNICATIONS

- J10, M23 3.0 miles
- M23/M25 (J7) 8.5 miles
- J9, M23 5.0 miles
- Gatwick Airport (South Terminal) 3.5 miles
- Crawley 2.5 miles
- Three Bridges Rail Station 2.0 miles

Three Bridges and Gatwick Airport rail stations provide mainline services to London (Victoria and London Bridge) and the South Coast ([www.networkrail.co.uk](http://www.networkrail.co.uk) for details). Gatwick Airport has flights to domestic and international destinations ([www.baa.co.uk](http://www.baa.co.uk) for information).

## DESCRIPTION

Charlwood Court comprises a terrace of four self-contained, two-storey units constructed in the early 1990s. Unit 1 is an end of terrace building over ground and first floor. The offices have the ability to be split into two suites.

## AMENITIES

- Suspended ceiling with recessed lighting
- Kitchenette
- 10 car parking spaces
- Male & Female WCs
- Gas Fired Central Heating

## TERMS

A new full repairing and insuring lease is available for a term to be agreed.

## RENT

Ground Floor: £15,500pax  
First Floor: £23,990pax  
Whole Building: £39,500pax

## RATES

Rateable value £38,750 (2017).

## SERVICE CHARGE

The landlord will levy a service charge to cover the cost of maintenance and upkeep of the common areas.

## FURTHER INFORMATION

Please Contact:  
Hus Djevdet or joint agents Stiles Harold Williams  
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