



Ref 7095

First Floor
2 Charlwood Court
County Oak Way
Crawley
West Sussex
RH11 7XA

TO LET

Modern Office Suite

1,561 sq ft (145 sqm) NIA



ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

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 for details). Gatwick Airport has flights to domestic and international destinations (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 2 is a mid-terrace building arranged over ground and first floor. The available offices are on the first floor.

AMENITIES

- Suspended ceiling with recessed lighting
- Kitchenette
- 5 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

£21,000 per annum exclusive.

RATES

Rateable value £16,250 (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
01293 590994 01293 441300
hus@ftdjohns.co.uk



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