

**CRAWLEY**

**ANA House, Aviation Court,  
RH10 9RJ**



**FREEHOLD FOR SALE**

## **OFFICE FOR SALE**

**2,428 SQ FT**

- Grade A office accommodation
- Private forecourt with 10 parking spaces
- Reception, meeting rooms and open plan space
- Excellent road connections
- Prominent position in Manor Royal
- Air conditioning, raised floors, LED lighting
- Refurbished kitchen and WC facilities
- Suit variety of commercial uses (medical / health / training / etc) STPC

**DETACHED FREEHOLD OFFICE BUILDING WITH CAR PARK**

**vailwilliams.com**



## Summary

Available Size	2,428 sq ft
Price	£665,000
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
EPC Rating	D (76)

## Description

Detached two storey office building providing Grade A open-plan office accommodation. The specification includes air conditioning, suspended ceilings with LED lighting, raised floors, entry phone system and refurbished fittings to kitchens and WCs.

Ground floor - entrance area, meeting room, offices, kitchen point and WCs

First floor - offices, kitchen point and WCs

External - private forecourt providing 10 marked parking spaces

## Location

ANA House occupies a prominent position within the Manor Royal Business District, just 1.5 miles from Junction 10 M23.

Crawley town centre is located 2 miles to the south and London Gatwick Airport approximately 2 miles north.

## Accommodation

Name	Sq ft	Sq m
Ground	1,214	112.78
1st	1,214	112.78
<b>Total</b>	<b>2,428</b>	<b>225.57</b>

## Viewings

Strictly by appointment through the Sole agents Vail Williams LLP.

## Terms

Legal Costs – each party to pay their own costs incurred.

Services - Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Anti-Money Laundering Requirements

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.



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