

Ref 6009

Ground Floor  
7 Magellan Terrace  
Gatwick Road  
Crawley  
West Sussex  
RH10 9PJ

# TO LET

## GROUND FLOOR OFFICES

### 77 sq m (828 sq ft) NIA



**MANOR ROYAL** CRAWLEY GATWICK  
BUSINESS DISTRICT

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

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**COMMUNICATIONS** Magellan Terrace is prominently situated on Gatwick Road, adjoining its junction with Fleming Way, on Manor Royal. The Fastway bus service has stops close by regularly travelling to Crawley Town Centre and Gatwick Airport. For a map of the location go to [www.streetmap.co.uk](http://www.streetmap.co.uk) and insert postcode RH10 9PJ.

- J10, M23 1.5 miles
- M23/M25 (J7) 8.5 miles
- J9, M23 3.5 miles
- Crawley town centre 2.0 miles
- Gatwick Airport 2.0 miles
- Three Bridges mainline rail station 2.0 miles

**DESCRIPTION** Magellan Terrace comprises modern offices in a landscaped environment. Unit 7 is a three storey mid terrace building with predominantly open plan offices. There are private allocated parking spaces to the front and rear.

**AMENITIES**

- Recessed Category II lighting
- Private car parking spaces
- WCs
- Gas fired central heating
- Suspended ceilings
- Perimeter trunking
- Kitchenette
- Double glazed

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

**RENT** £10,500 plus VAT.

**RATES** Rateable Value £8,700 (2017 list)

**LEGAL COSTS** Each party is to be responsible for its own legal costs incurred within this transaction.

**VIEWING/FURTHER INFORMATION**

**FTDJOHNS**  
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