

Ref 7241

3G Magellan Terrace
Gatwick Road
Crawley
West Sussex

GROUND FLOOR OFFICE SUITE TO LET

79 sq m (855 sq ft) NIA

**MANOR ROYAL** CRAWLEY GATWICK
BUSINESS DISTRICT

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

www.ftdjohns.co.uk6 Magellan Terrace Gatwick Road Crawley West Sussex RH10 9PJ
Tel: 01293 552721 Fax: 01293 552800 Email: info@ftdjohns.co.uk
Registered Office as above. Regd No: 2568649

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 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 3 is a two 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
- 4 private car parking spaces
- WC
- Gas fired central heating
- Suspended ceilings
- Perimeter trunking
- Kitchenette
- Double glazed

TERMS Available on a new lease for a term to be agreed.

RENT £16,000 per annum inclusive of rent & service charge.

RATES Rateable Value £8,300 (2017 list)

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

VIEWING/FURTHER INFORMATION

FTDJOHNS
Hus Djevdet
hus@ftdjohns.co.uk
01293 590994

Compiled October 2017

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

Misrepresentation Act 1967 - FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby give notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions.

Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.