



Ref 7194

First Floor
2 Magellan Terrace
Gatwick Road
Crawley
West Sussex
RH10 9PJ

TO LET

FIRST FLOOR OFFICES

APPROX 77 sq m (810 sq ft) NIA



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LOCATION

Magellan Terrace is prominently situated on Gatwick Road, adjoining its junction with Fleming Way, on Manor Royal. For a map of the location go to www.streetmap.co.uk and insert postcode RH10 9PJ. The Fastway bus service stops within 50m.

- 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. The self-contained first floor office suite has been refurbished to a high standard and includes a glazed, partitioned office, kitchen as well as furniture if required.

AMENITIES

- Recessed LED lighting
- 3 car parking spaces
- Gas fired central heating
- Suspended ceiling
- Perimeter trunking
- Kitchen

TERMS

Available on a new full repairing and insuring lease for a term to be agreed.

RENT

£12,500 per annum plus VAT.

RATES

Rateable Value £7,700 (2017). With Small Business Rate Relief the liability is nil.

SERVICE CHARGE

Approx £1,620 per annum plus VAT.

LEGAL COSTS

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



Compiled January 2019

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