



TO LET

**MAKING
PROPERTY
WORK**

SHW.CO.UK

OFFICE –384-929 SQ FT (SIZE 36-86.3 SQ M)
First Floor, 53 Gatwick Road, Manor Royal, Crawley, RH10 9RD

SHW

Rent | £18,000 PAX PLUS VAT

DESCRIPTION

The available offices are located at the first-floor level and are accessed by a communal stairway. The available space is suitable for a variety of uses.

Office A, B and C can be combined. Alternatively, office A and B are available together and Office C individually.

LOCATION

The space is prominently located on Gatwick Road in the heart of the Manor Royal Industrial Estate, Crawley's principle commercial location comprising a mix of office and industrial uses. 53 Gatwick Road is 2.8 miles north of Crawley town centre, 2 miles from Junction 10 of the M23 and 1.8 miles from Three Bridges mainline railway station.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Office A	125	12
Office B	259	24
Office C	545	50
TOTAL	929	86

RATES

To be assessed.

RENT

Office A and B £8,000 pax plus VAT

Office C £10,000 pax plus VAT

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas

EPC

101-125

E

117 | E

AMENITIES

- Prominent
- Self-contained
- Close to Gatwick Airport

TENURE

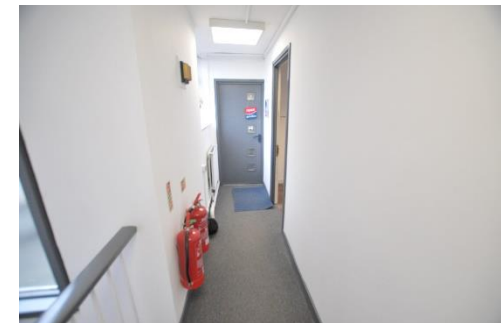
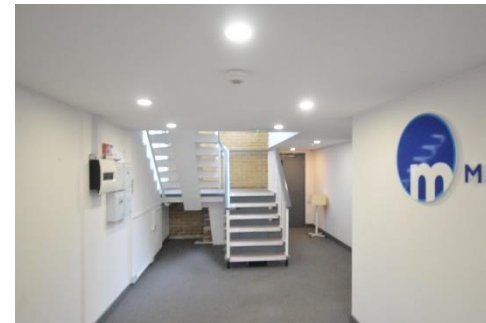
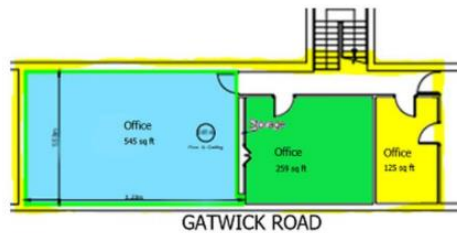
A new full repairing and insuring lease is available on terms to be agreed

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS – Office Tel No

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