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TO LET

HI-TEC UNIT – 1,909 SQ FT (177.35 SQ M)

Unit 6, Lloyds Court, Manor Royal, Crawley, West Sussex, RH10 9QU

DESCRIPTION

Self-contained unit arranged over two floors with first floor offices and ground floor production/storage.

LOCATION

Lloyds Court is located in the heart of the Manor Royal within Crawley's main commercial area. Junction 9 of the M23 is approximately 4 miles and Junction 10 approximately 2 miles providing access to the M23/M25.

ACCOMMODATION (GROSS INTERNAL AREA)

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

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

| | SQ FT | SQ M |
|--------------|--------------|---------------|
| Ground Floor | 1,119 | 103.96 |
| First Floor | 790 | 73.39 |
| TOTAL | 1,909 | 177.35 |

AMENITIES / OPPORTUNITY

- Double loading doors (2.475m(w) X 2.231m(h))
- Separate pedestrian doors
- 5 allocated parking spaces and a loading area
- Ground floor storage/production/office
- First floor offices
- Min eaves 2.53m
- Max eaves 2.85m
- Fluorescent lighting
- Cat II lighting

RENT

£24,500 PAX

RATES

The current 2023 Rateable Value of the property is £11,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.



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