



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Modern Office Suite With Parking To Let 2ND FLOOR 7 MAGELLAN TERRACE GATWICK ROAD, CRAWLEY RH10 9PJ



LOCATION

Situated in the northern part of Crawley where Fleming Way meets Gatwick Road. Magellan Terrace is accessed directly from Gatwick Road and is only 2 miles from Junction 10 of the M23. Gatwick airport and train station are 2.2 miles to the north and Three Bridges train station in approximately 2 miles to the south. Other businesses in the area include Knights estate agents, Prorec and Elina Homecare. Team Sport Go Karting is just across the road along with Stephen Eagell Toyota Gatwick.

ACCOMMODATION

The premises comprise a 2nd floor suite arranged as follows:

Ground Floor

Entrance door to shared hallway.
Stairs to upper floors.

2nd Floor

Landing. Door to:

2nd Floor Suite

Maximum dimensions
44'9" x 23' (13.6m x 7.0m)

872 sq ft (81.0 sq m)

Carpet tiles, suspended ceiling with inset LED lighting, 8 radiators + skirting trunking & floor boxes for cables.



Within this area is a cloakroom facility with lobby having Worcester boiler + low level w.c + handbasin with water heater over.

Net area 827 sq ft (76.8 sq m)

continued

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. 7 Magellan Terrace, Crawley

Outside	There are 4 spaces allocated to this suite.
TERMS	New 5 year lease on an internal repairing and insuring basis.
RENT	£11,371 per annum exclusive of rates.
RATES	Local Authority: Crawley SBR (23/24): 49.9p Rateable value : Being reassessed.
N.b.	Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief .
SERVICE CHARGE	A service charge is levied to include maintenance of the building and common areas of the estate + insurance. The annual contribution for this suite for the most recent year was £287.04.
VAT	Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
EPC	Energy performance certificate Band C (55).
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.

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Accred. No.A6545



Membership No.T01611

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