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Modern Office Suite With Parking To Let GRD FLOOR 10-11 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 ground floor interlinked suite arranged as follows:

Ground Floor

Entrance lobby leading to:

Entrance hall

3'6" x 8' (1.1m x 2.4m)

28 sq ft (2.6 sq m)

Door to:

Reception/office 1

Slightly L-shaped, 15' x 44'9" (4.6m x 13.6m) + 12'3" x 8' (3.7m x 2.4m)

778 sq ft (72.3 sq m)

Includes glass partition of front 15' x 4.6m) x 14'6" (4.4m). Door to:



Inner office 2/store 13'6" x 8'3" (4.1m x 2.5m) **111 sq ft (10.3 sq m)**

2 small alcoves with slightly restricted headroom, fire exit at rear,

Archway at rear to:

Rear office 3

Maximum dimensions 23'3" x 23' (7.1m x 7.0m)

Net area 501 sq ft (46.5 sq m)

continued

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2. 10-11 Magellan Terrace, Crawley

Front office 4 Door to:
23'3" x 14'6" (7.1m x 4.4m) **352 sq ft (32.7 sq m)**
Within this office is a small glass partitioned office - 103 sq ft (9.6 sq m).

Kitchenette 7'6" x 4'3" (2.3m x 1.3m) **32 sq ft (3.0 sq m)**
Stainless steel sink unit, space for appliance + cupboards & worktops.

Cloakroom Lobby with stainless steel sink unit + 2 separate low level w.c.s each with hand basin.

Overall Area 1,828 sq ft (169.8 sq m)

The suite benefits from carpet tiles, suspended ceilings with inset LED lighting + radiators. There is a gas-fired boiler.

Outside There are 8 spaces allocated to this suite.

TERMS New 5 year lease on an internal repairing and insuring basis.

RENT £25,245 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 £576.50 + VAT.

VAT VAT is charged on the rent and the service charge.

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 certificates:
Unit 10 Band C (51)
Unit 11 Band B (46)

continued



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. **10-11 Magellan Terrace, Crawley**



VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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10-11 Magellan Terrace, Crawley

