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**TO LET**

**MODERN OFFICES – 1,836 SQ FT (170.57 SQ M)**

**Magellan Terrace, Gatwick Road, Crawley, West Sussex, RH10 9PJ**

## DESCRIPTION

Magellan Terrace comprises modern offices in a landscaped environment. The offices are predominately open plan with a generous allocated parking provision.

## LOCATION

Magellan Terrace is prominently located on the Gatwick Road, at its junction with Fleming Way on the Manor Royal Industrial Estate. J10 of the M23 is 1.5 miles distant with the M23 / M25 (J7) being 8.5 miles distant. Gatwick Airport and Three Bridges rail station are approximately 2 miles away providing rail services to both London Bridge and London Victoria as well as to the South Coast.

## ACCOMMODATION

| UNIT (FLOOR) | FLOOR  | SQ FT       | SQ M   | PARKING SPACES |
|--------------|--------|-------------|--------|----------------|
| 10 & 11      | Ground | 1,836       | 170.57 | 8              |
| 7            | Second | UNDER OFFER |        | 4              |
| <b>TOTAL</b> | -      | 1,836       | 170.57 | <b>12</b>      |

## AMENITIES

- Suspended ceilings with recessed lighting
- Perimeter trunking
- Air conditioning (not tested)
- WC accommodation (male and female)
- On-site allocated parking spaces (1:221 sq ft)
- Double glazing
- Gas fired central heating
- Kitchen/tea points
- Self-contained offices
- Gatwick airport <2 miles away

## TERMS

New full repair and insuring leases are available for terms to be agreed.

## RENT

- Unit 7 - £11,371 per annum exclusive
- Units 10 & 11 - £25,245 per annum exclusive

## RATES

To be reassessed.

## VAT

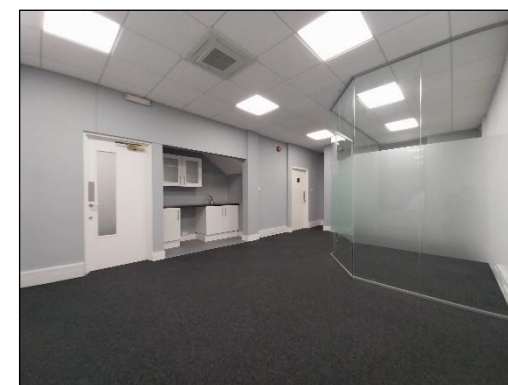
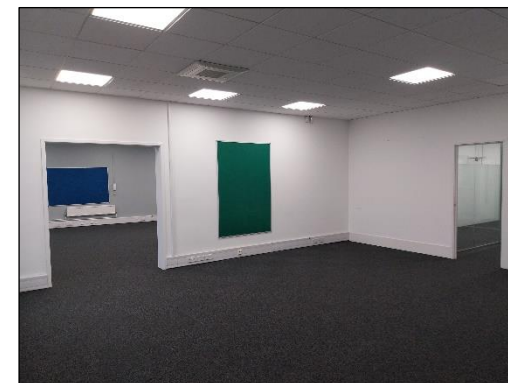
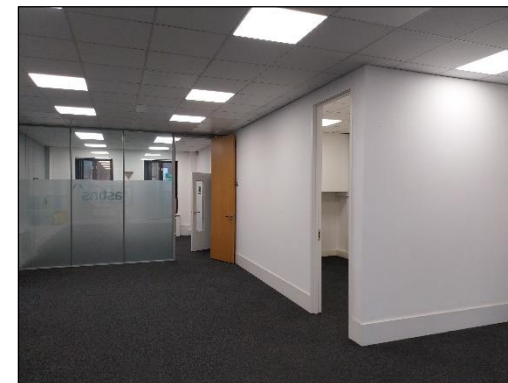
VAT will be charged on the quoting terms.

## LEGAL COSTS

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

## EPC

- Unit 7 has an EPC rating of C – 55
- Unit 10 has an EPC rating of C - 51
- Unit 11 has an EPC rating of B - 46



## VIEWINGS – 01293 441300

Laura Miles

t: 01293 441 339

e: [lmiles@shw.co.uk](mailto:lmiles@shw.co.uk)

James Clement

t: 01293 441 329

e: [jclement@shw.co.uk](mailto:jclement@shw.co.uk)



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