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TO LET

OFFICE – 2,787 SQ FT (258.91 SQ M)

First Floor, 19 Lloyds Court, Manor Royal, Crawley, West Sussex, RH10 9QX

DESCRIPTION

19 Lloyds Court is located at first floor level fronting Manor Royal Road. Access is through large double doors into a reception area leading up to the offices at first floor level. The offices are of brick construction with allocated parking and self-contained offices.

LOCATION

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

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Reception	355	32.98
First Floor Offices	2,432	225.93
TOTAL	2,787	258.91

AMENITIES / OPPORTUNITY

- Well presenting reception
- 9 allocated car parking spaces
- Carpeted with perimeter trunking
- Suspended ceiling
- WC accommodation
- Self contained

RENT

£38,000 PAX

RATES

The April 2023 Rateable Value of the property is £21,250.

VAT

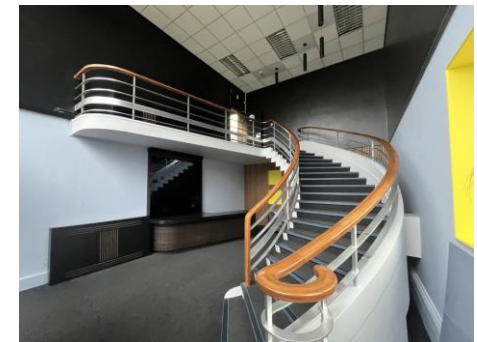
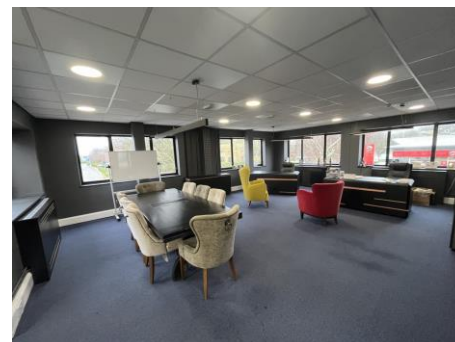
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01293 441300

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