

Regus, Victory House, 3 Churchill Court, Manor  
Royal, Crawley, West Sussex RH10 9LU  
Modern Serviced Offices



# TO LET



- Attractive, modern serviced offices in Crawley's commercial centre
- Crawley mainline train station just 1.8 miles to the South
- Excellent road connections with Junction 10 M23 approximately 1.6 miles to the East
- Wide variety of office sizes available
- Onsite parking available
- Inclusive rent from £208 + VAT per desk per calendar month

## 200 Years of Property Excellence

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## Location

The property is located on Manor Royal, to the north of Crawley's town centre. The town benefits from a wide range of national and independent restaurants, pubs, takeaways and shops as well as a popular leisure park.

Junction 10 of the M23 is located just 1.6 miles to the east whilst Gatwick Airport is 4.2 miles to the north. Crawley Train Station provides regular services to London Victoria and London Blackfriars.

## Description & Accommodation

The premises provides attractive, modern serviced office suites. The offices are all fully furnished and include internet and phone connections, cleaning of the communal parts, use of kitchen and toilet facilities as well as access to the conference/ meeting rooms, subject to availability. Regus have over 3000 locations in 900 cities and offer tenants the complementary use of meeting rooms worldwide.

Outside Parking available

## Terms

The premises are available to let on new flexible monthly rolling licences. The rent is inclusive of heating, cooling, electricity, maintenance and insurance. A schedule of available offices and rents is available upon request. **Subject to Contract**

## VAT

We understand that VAT is applicable to the rent

## Costs

Each party are to pay their own fees in relation to the new lease.

## EPC – B48

## Business Rates

Interested parties should note that each office is separately rated and so occupiers are responsible for their own business rates, subject to certain conditions, occupiers can potentially enjoy 100% rates relief.

## Viewings

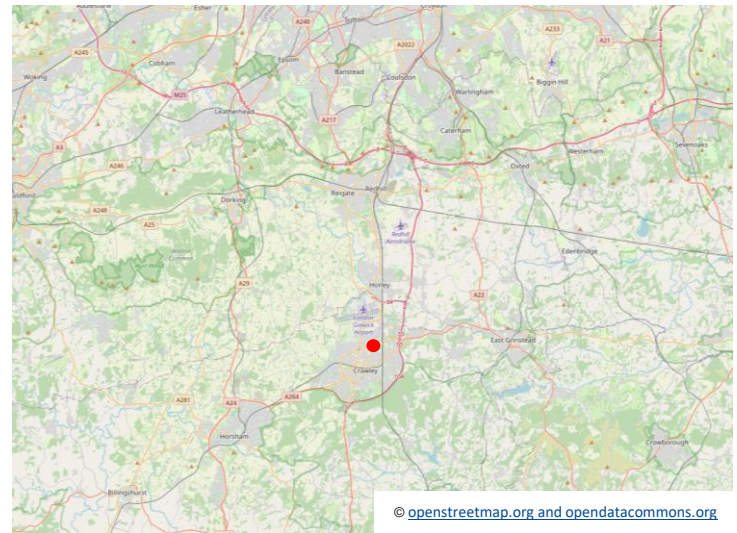
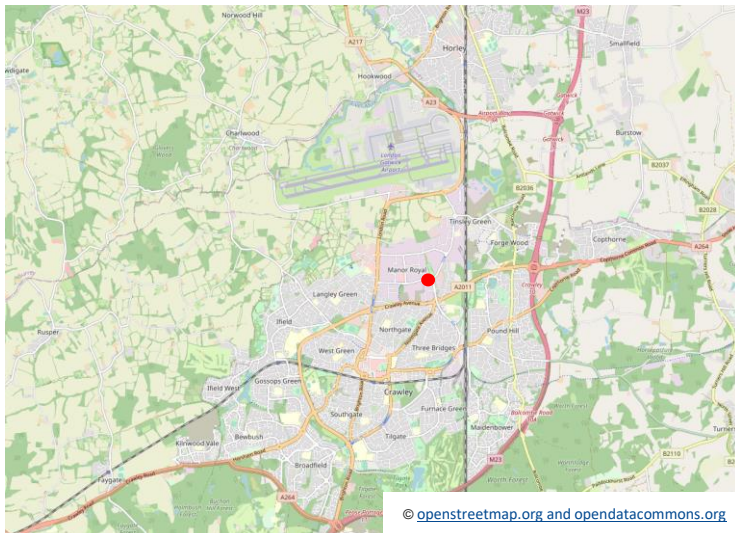
Strictly by appointment with White and Sons:

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