



FIRST FLOOR OFFICE TO LET

First Floor 5 Magellan Terrace

Gatwick Road, Crawley,
RH10 9PJ

OFFICE TO LET

800 sq ft

- Prominent office on Gatwick Road
- Partitioned office
- Kitchenette
- Meeting room
- 3 car parking spaces

First Floor 5 Magellan Terrace, Gatwick Road, Crawley, RH10 9PJ

Summary

Available Size	800 sq ft
Rent	£18,000 per annum inclusive of service charge and insurance, plus VAT.
Rates Payable	£6.71 per sq ft 1.4.2025-31.3.2026. The unit may benefit from Small business rate relief.
Rateable Value	£10,750
EPC Rating	C (55)

Location

Magellan Terrace is located on the Gatwick Road at its junction with Fleming Way.

Description

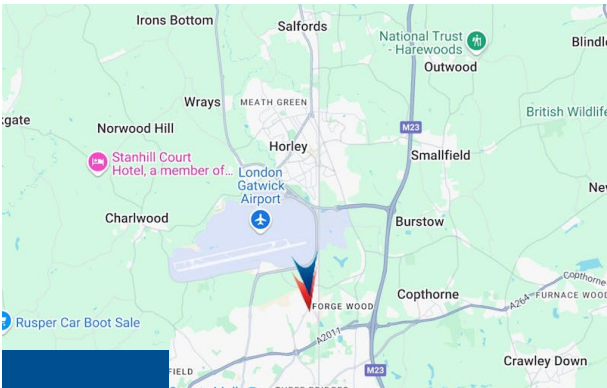
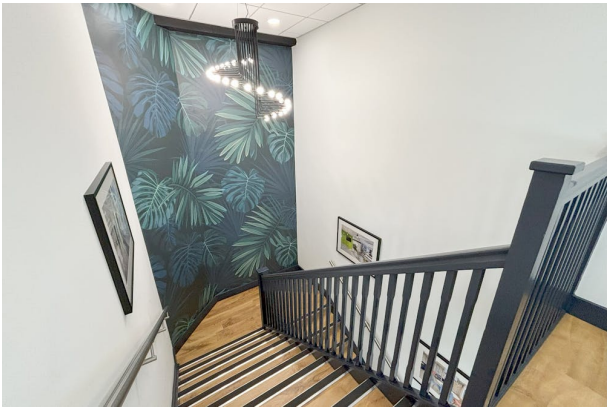
Unit 5 is a mid-terraced self contained office building over ground and first floors. The first floor is available. The unit is predominantly open plan with a fully glazed office and a meeting room. The unit benefits from a kitchenette and a WC. Externally there are 3 car parking spaces.

Specification

- LED lighting
- Kitchenette
- Perimeter trunking
- Partitioned office and meeting room
- 3 car parking spaces

Terms

A new full repairing and insuring lease is available for a term to be agreed.



Viewing & Further Information

Harry Deacon-Jackson

07907 483182

hdj@ftdjohns.co.uk

