



OFFICE SPACE TO LET

First and Second Floor, 8-11 Magellan Terrace

Magellan Terrace, Gatwick
Road, Crawley, RH10 9PJ

TO LET

901 to 7,495 sq ft

- LED lighting
- Units can be split
- 16 car parking spaces in total, 4 per unit

First and Second Floor, 8-11 Magellan Terrace, Magellan Terrace, Gatwick Road, Crawley, RH10 9PJ

Summary

Available Size	901 to 7,495 sq ft
Rent	£12 per sq ft plus VAT
Business Rates	To be reassessed upon occupation.
Service Charge	Upon Enquiry
EPC Rating	Property graded as B-C (B46-C61)

Description

Magellan Terrace comprises modern offices in a landscaped environment. An opportunity has arisen for an occupier to secure the first floor of units 8 to 11. Internally the offices are open plan space with some private offices. There are 16 allocated car parking spaces to the front and rear, there are 4 car parking spaces per unit.

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.

Accommodation

The accommodation comprises the following areas:

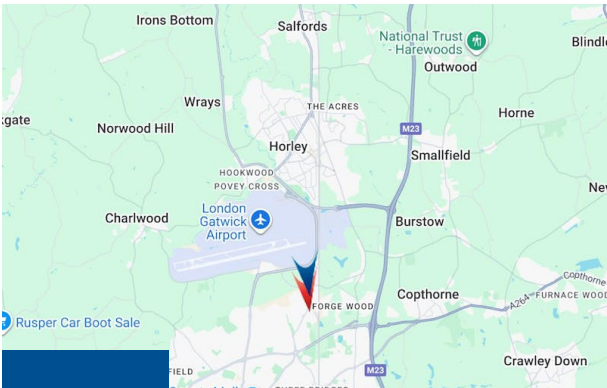
Name	sq ft
1st - 8	901
1st - 9	901
1st - 10-11	1,908
2nd - 8	976
2nd - 9	901
2nd - 10-11	1,908
Total	7,495

Specification

- LED lighting
- 32 car parking spaces in total, 4 per unit
- Gas fired central heating
- Tea point
- Kitchenette
- Suspended ceilings
- Perimeter trunking
- Double glazed
- Air con

Terms

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



Viewing & Further Information

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