



## SELF-CONTAINED OFFICE BUILDING

### 3 Magellan Terrace

Gatwick Road, Crawley,  
RH10 9PJ

## OFFICE TO LET / FOR SALE

784 to 1,639 sq ft

- Self-contained
- Kitchen on each floor
- LED lighting
- Some partitioned offices
- 7 car parking spaces

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## Summary

Available Size	784 to 1,639 sq ft
Rent	£14.50 per sq ft
Price	£325,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Location

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

## Description

Unit 3 is a self-contained office over ground and first floors. Each floor can be let separately if required. There is a kitchen to each floor and LED lighting and perimeter trunking throughout. There are 7 car spaces with the building.

## Accommodation

The accommodation comprises of the following

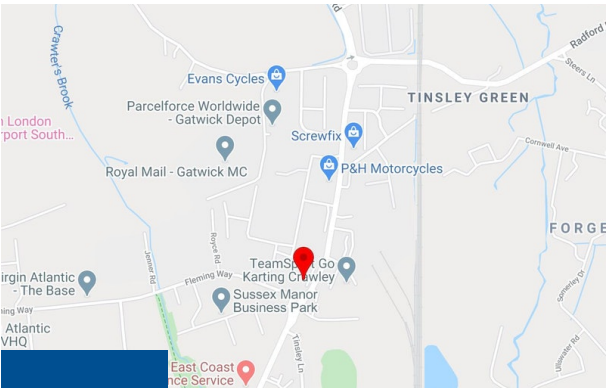
Name	Sq ft	Sq m	Availability
G	855	79.43	Available
1st	784	72.84	Available
<b>Total</b>	<b>1,639</b>	<b>152.27</b>	

## Specification

- Recessed LED lighting
- Kitchens
- Perimeter trunking
- Partitioned offices
- GFCH
- Suspended ceilings

## Terms

A new lease on either the whole of the building or on a floor by floor basis. The freehold is also available to be purchased.



## Viewing & Further Information

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