



FIRST FLOOR OFFICE

2 MAGELLAN TERRACE, GATWICK ROAD, CRAWLEY,
WEST SUSSEX, RH10 9PJ

FOR LEASE



£12,500 per annum + VAT

New Lease: Available by way of a proportionately full repairing and insuring lease, length to be agreed.

Modern first floor office in a prominent Gatwick Road location with allocated parking. Access is via a shared entrance lobby and stairs to the first floor office. The property benefits from private WC facilities and kitchenette. Double glazed units front and back offer good natural light. Carpet tiled flooring and suspended grid ceiling with LED light boxes.



DIMENSIONS

Internal Floor Area: 822 sqft (76 sq m)

23ft 1in (7.03m) wide by 41ft 10in (12.75m)

Within this area is a glass partitioned office/meeting room of 84 sq ft (7.8 sq m)

LOCATION



Magellan Terrace occupies a prominent position on Gatwick Road. Gatwick Airport and Station are 2.2 miles to the north and Three Bridges Station is 1.5 miles to the south. The M23 can be accessed 1.9 miles to the east via Crawley Avenue.

Gatwick Airport (North Terminal)	-	3.4 miles
M23	-	3.1 miles
Crawley Train Station	-	2.1 miles
M25	-	11.3 miles

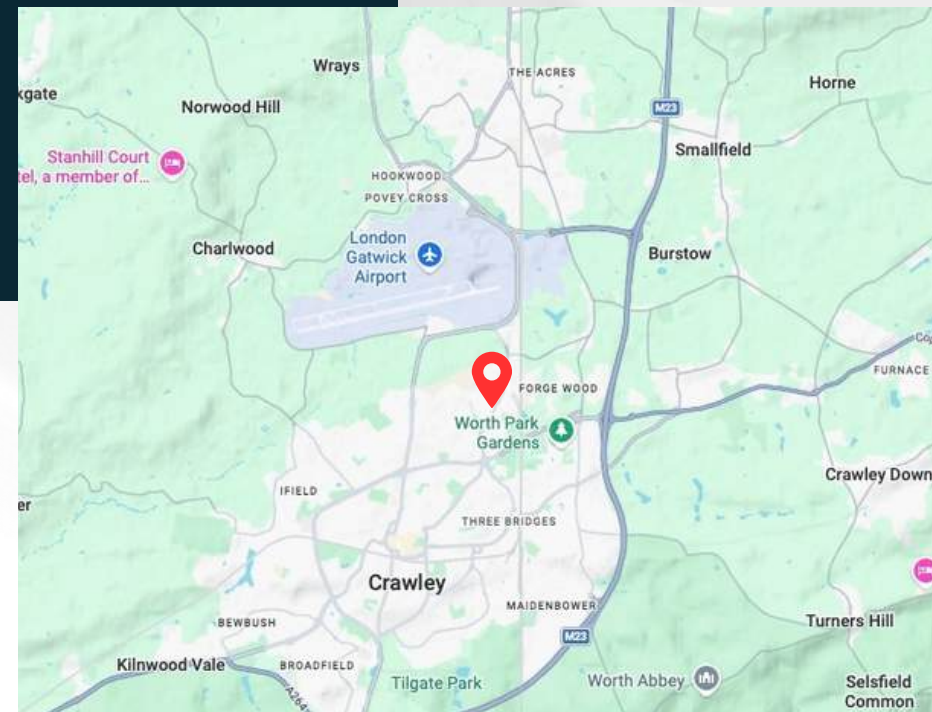
OUTGOINGS

Rent: £12,500 per annum + VAT

Service Charge: £125+VAT per month (approx.)

EPC: 67

Rateable Value: £11,000



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