



FIRST AND SECOND FLOOR OFFICES

8-11 MAGELLAN TERRACE, GATWICK ROAD, CRAWLEY, WEST
SUSSEX, RH10 9PJ

FOR LEASE



New Lease: 3 - 5 year internal repairing and insuring leases.

Modern office suites in a prominent Gatwick Road location, available together or separately. Features include allocated parking, LED lighting, air conditioning, gas central heating, WCs, double glazing and power/data trunking, with kitchenette facilities in selected units. Utilities are charged separately, with a service charge covering estate maintenance and insurance.



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.

AVAILABILITY

Floor	Unit	Floor Area	Rent per annum	Service Charge per annum (approx.)	EPC
First	8	901 sq ft (83.7 sq m)	£12,600+VAT	£1,421 +VAT	C 55
First	9	901 sq ft (83.7 sq m)	LET	£1,421 +VAT	C 55
First	10-11	1,892 sq ft (175.8 sq m)	£26,700+VAT	£2,842 +VAT	C 61
Second	8	901 sq ft (83.7 sq m)	£12,600+VAT	£1,421 +VAT	C 55
Second	9	901 sq ft (83.7 sq m)	£12,600+VAT	£1,421 +VAT	C 55
Second	10-11	1,892 sq ft (175.8 sq m)	£26,700+VAT	£2,842 +VAT	Unit 10 - C 51, Unit 11 - B 46

Rateable value: Currently first and second floors are rated together at £81,500. Landlord is prepared to apply for separate ratings as required.

TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.