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1 Magellan Terrace, Gatwick Road, Crawley RH10 9PJ  
TO LET: FIRST FLOOR OFFICE SUITE - 1,052 SQ FT (97.73 M2)

# LOCATION



Magellan Terrace is prominently situated on Gatwick Road at the junction with Fleming Way within Manor Royal Business District.

Junction 10 of the M23 is approximately 1.5 miles distant with the M23/M25 (J7) being approximately 8.5 miles distant.

Gatwick Airport and Three Bridges railway stations are both approximately 2 miles away providing direct rail services to London Victoria and London Bridge as well as south to Brighton. The Fastway bus service with stops nearby, provides a fast service (2 stops from Gatwick Road North) to Gatwick Airport and Crawley town centre.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius.

## Description

1 Magellan Terrace is a three storey office building located at the southern end of the terrace. The first floor suite provides self-contained open plan offices and a kitchenette with a generous parking allocation.

## Accommodation

The net internal floor area is approximately 1,052 sq ft (97.73 m2).

## Amenities

- Kitchenette and WC
- Newly redecorated common parts
- 5 allocated car parking spaces
- Gas fired central heating
- To be refurbished internally

## Lease

Available on a new effectively full repairing lease on terms to be agreed. Service charge details on application.

## Rent

£18,410 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating E - 101

## Business Rates

2017 Rateable Value: £11,000

2017 Rates Payable: £5,489 (2022/23)

A new rating list is effective from 1 April 2023, with new Rateable Values, as follows:

2023 Rateable Value: £14,500

2023 Rates Payable: £7,235.50 (2023/24)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Joint Agents:

### **Graves Jenkins**

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GET IN TOUCH  
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