

SHW

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TO LET

OFFICES TO LET – 2,114 OR 2,488 SQ FT (2019.12 OR 231 SQ M)

Ground Floor 16 & 17 Lloyds Court, Manor Royal, Crawley, West Sussex, RH10 9QU

DESCRIPTION

Both offices are prominently located fronting the Manor Royal and are arranged at ground floor level. They have separate entrances, are self-contained and have allocated parking.

The current Tenant wishes to retain one unit, at this stage either side are available.

The Landlord is also marketing the first floor(U19) and this could be combined to provide an additional 2,787 sq.ft if required

Alternative uses will be considered (subject to planning).

LOCATION

Lloyds Court is located in the heart of the Manor Royal within Crawley's main commercial area.

Junction 9 of the M23 is approx 4 miles and Junction 10 approx 2 miles providing access to the M23/M25 interchange.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 16	2,488	231.14
Unit 17	2,114	196.39
TOTAL	4, 602	427.53

AMENITIES / OPPORTUNITY

- LED lighting and suspended ceiling
- Air conditioning
- Meeting room
- Kitchenette
- Male and female WC's
- Unit 16 - 10 allocated car parking spaces
- Unit 17 - 9 allocated car parking spaces

RENT

Available by way of new lease direct from the Landlord at acommencing rent of £16.50 psf

RATES

Rateable Value: Unit 16 - £19,500 Unit 17 - £18,000

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

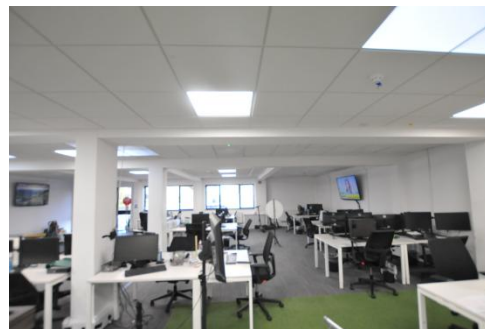
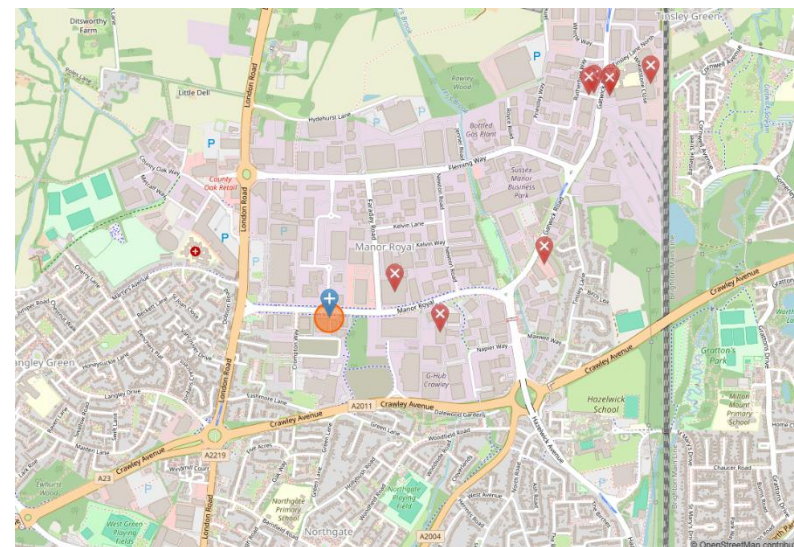
Each party is to be responsible for their own legal fees.

EPC

Each property has an EPC rating of C.

SERVICE CHARGE

To cover common areas, details on request.



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