



**TO LET**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**OFFICE – 2,251 – 4,739 SQ FT (209.12 – 440.26 SQ M)**  
16 & 17 Lloyds Court, Manor Royal, Crawley, RH10 9QU

**SHW**

## Rent | £14.00 Per Sq Ft

### 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.

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 (GIA)

	SQ FT	SQ M
Unit 16	2,488	231.14
Unit 17	2,251	209.12
<b>TOTAL</b>	<b>4,739</b>	<b>440.26</b>

### AMENITIES

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

### RENT

£14.00 Per sq ft

### RATES

Rateable Value: Unit 16 - £16,750; Unit 17 - £15,500.

### VAT

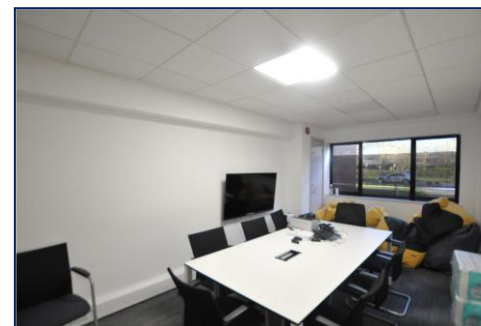
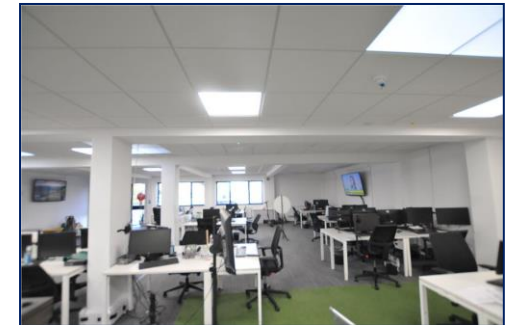
VAT will be chargeable on the terms quoted.

### LEGAL COSTS

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

### EPC

The property has an EPC rating of C.



### VIEWINGS – 01293 441300

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