



TO LET

HI-TEC UNIT – 2,162 SQ FT (200.8 SQ M)
Unit 4 Lloyds Court, Manor Royal, Crawley, West Sussex RH10 9QU

SHW

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Rent | £25,500 PAX PLUS VAT

LOCATION

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

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

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor Storage/Office	782	72.64
First Floor Office	1,380	128.22
TOTAL	2,162	200.86

RATES

We have been verbally informed that the Rateable Value is £12,750 (2017).

RENT

£25,500 pax plus VAT

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas

EPC

An EPC is currently being prepared.

DESCRIPTION

Self-contained unit arranged over two floors with first floor offices and ground floor production/storage.

AMENITIES

- Double loading doors
- Separate pedestrian doors
- Allocated parking spaces
- Ground floor storage/production/office
- First floor offices
- 5 allocated parking spaces and a loading area

TENURE

A new full repairing and insuring lease is available on terms to be agreed

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



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