



SHW

BUSINESS UNIT – 1,909 SQ FT (177.40 SQ M)
Unit 6, Lloyds Court, Manor Royal, Crawley, West Sussex, RH10 9QU

**MAKING
PROPERTY
WORK**

SHW.CO.UK

Rent | £21,000 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 M | SQ FT |
|-----------------------------|---------------|--------------|
| Ground Floor Storage/Office | 104.01 | 1,119 |
| First Floor Office | 73.39 | 790 |
| TOTAL | 177.40 | 1,909 |

RATES

The current 2017 Rateable Value of the property is £10,000.

RENT

£21,000 pax plus VAT

SERVICE CHARGE

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

EPC

An EPC is being prepared and will be available shortly.

DESCRIPTION

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

AMENITIES

- Double loading doors (2.475m(w) X 2.231m(h))
- Separate pedestrian doors
- Kitchenette and WC
- Allocated parking spaces
- Ground floor storage/production/office
- First floor offices
- 5 allocated parking spaces and a loading area
- Min eaves 2.53m
- Max eaves 2.85m
- Fluorescent lighting
- Cat II lighting

TENURE

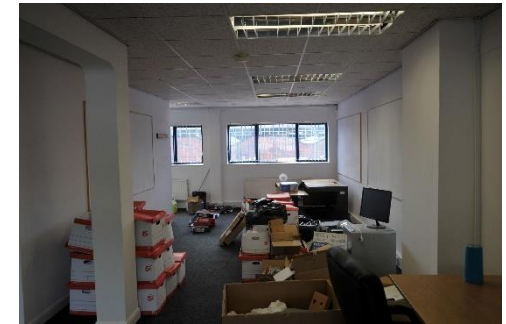
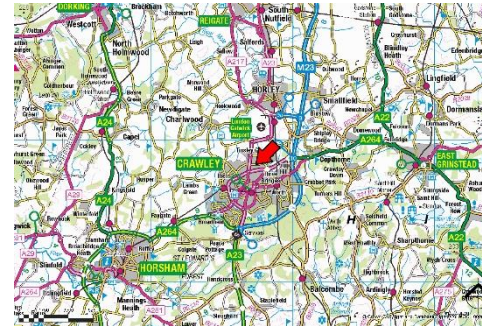
A new full repairing and insuring lease is available on terms to be agreed

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



VIEWINGS – 01273 876 200

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