



SHW

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PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 2,788 SQ FT (259.01 SQ M)

Unit 18, Lloyds Court, Manor Royal, Crawley, West Sussex, RH10 9QX

DESCRIPTION

18 Lloyds Court is located to the rear of a business / industrial unit estate fronting the Manor Royal and Unit 18 arranged at ground floor level. The premises has a roller shutter door and a barrel vaulted roof with a high quality fit-out to suit a range of uses including a showroom. 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 approximately 4 miles and Junction 10 approximately 2 miles providing access to the M23/M25.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Industrial	2,788	259.01
TOTAL	2,788	259.01

AMENITIES / OPPORTUNITY

- Roller shutter door
- 3 phase power
- WC and kitchenette
- Shower
- LED lighting
- 4 allocated car parking spaces and loading area

RENT

£39,000 PAX

RATES

The current 2023 Rateable Value of the property is £28,250.

VAT

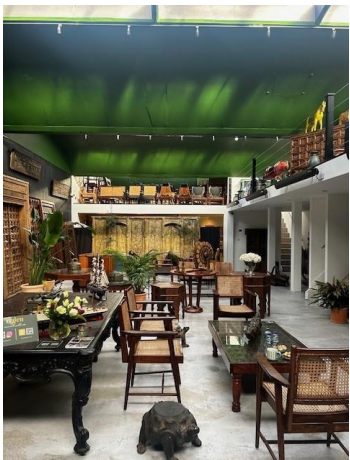
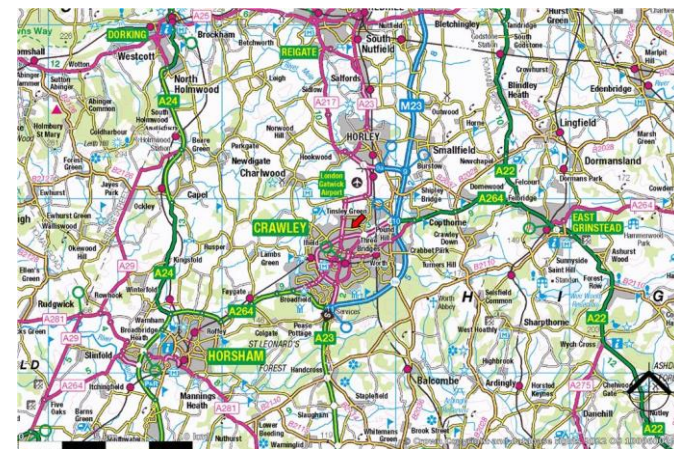
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of E.



VIEWINGS – 01293 441300

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