



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

## To Let: Business Unit

Unit 3 Lloyds Court, Manor Royal Business District, Crawley, RH10 9QU



Lloyds Court is a prominent mixed office/industrial scheme with frontage to Manor Royal, a prime commercial location with excellent access to Gatwick Airport, the M23 and Crawley town centre. The unit consists of a self-contained industrial/storage unit, with first floor offices and front loading/parking.

### KEY FEATURES

- Double loading doors
- Mezzanine offices
- Designated parking spaces
- New lease available
- 1543 sq ft

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#### LOCATION

Lloyds Court is located in the heart of the Manor Royal Business District, one of the South East's premier mixed activity employment hubs. Situated on one of the main roads within Manor Royal Business District, Lloyds Court is a great location for businesses providing excellent travel connections including buses to Gatwick Airport (2.5 miles to the north) and Crawley town centre and good road connections to the M23/M25. Junction 10 of the M23 is approximately 2.5 miles to the east.



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PROPERTY DETAILS	Whole Unit	1543 sq ft	(143.35 m2)	<b>To Let: £16,000 pa</b>
ACCOMMODATION	The approximate gross internal floor area, measured in accordance with the RICS Code of Measuring Practice, is as follows:  Ground floor industrial: 774 sq ft (71.91 m2) First floor office: 769 sq ft (71.44 m2) <b>Total: 1,543 sq ft (143.35)</b>			
AMENITIES	<ul style="list-style-type: none"><li>• Gas fired central heating (office areas)</li><li>• Double door loading bay</li><li>• First floor offices</li><li>• Fitted kitchen; - Male/female WC's</li><li>• 3 phase power</li><li>• Allocated parking spaces</li></ul>			
LEASE	Available by way of an assignment of a full repairing and insuring lease until May 2021. The lease is contracted out of the security provisions of the Landlord and Tenant Act 1954 (as amended)  Alternatively, the unit could be made available by way of a new full repairing and insuring lease on terms to be agreed. Further information on application.			
RENT	<b>£16,000 per annum exclusive</b>			
ESTATE SERVICE CHARGE	A service charge is payable for the upkeep of the common parts. Further information on application.			
SERVICES	Graves Jenkins has not checked and does not accept responsibility for any of the services within the property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.			
EPC	<a href="#">Rating D-84 - click to download EPC</a>			
LAYOUT PLAN	<a href="#">Layout Plan - click here to download</a>			
BUSINESS RATES	Rateable Value: £14,750 Rates Payable: £7,242.25 (2019/20)  Qualifying businesses will benefit from tapered small business rate relief.  For further information we recommend interested parties contact Crawley Borough Council on Tel: 01293 438000 or <a href="http://www.crawley.gov.uk">www.crawley.gov.uk</a> to verify this information.			
VAT	VAT will be chargeable on the terms quoted.			



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LEGAL FEES

Each party to bear their own legal costs.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Sole Agents Graves Jenkins 01293 401040

CONTACT



David Bessant MRICS  
[bessant@gravesjenkins.com](mailto:bessant@gravesjenkins.com)



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[ryan@gravesjenkins.com](mailto:ryan@gravesjenkins.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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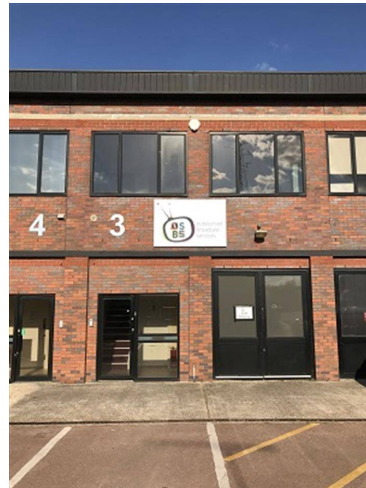
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