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TO LET

OFFICE – 805 SQ FT (74.78 SQ M)

2 Magellan Terrace, Gatwick Road, Crawley, RH10 9PJ

Rent | £12,500 per annum PROMINENT SELF-CONTAINED OFFICES

18 March 2026

DESCRIPTION
Magellan Terrace comprises modern 1st floor offices in a landscaped environment.

LOCATION
Magellan Terrace is prominently located on the Gatwick Road, at its junction with Fleming Way on the Manor Royal Industrial Estate. J10 of the M23 is 1.5 miles distant with the M23 / M25 (J7) being 8.5 miles distant.

Gatwick Airport and Three Bridges rail station are approximately 2 miles.away providing rail services to both London Bridge and London Victoria as well as to the South Coast.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
1st Floor	805	74.79
TOTAL	**805**	**74.79**

AMENITIES / OPPORTUNITY
- Suspended ceiling with LED lighting
- WC
- Meeting room
- Kitchen
- 3 parking spaces
- Gas-fired central heating
- Self-contained offices

RENT
£12,500 per annum exclusive.

RATES
The current rateable value of the property is £10,250 (April 2023).

VAT
VAT will be charged on the quoting terms.

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
The property has an EPC rating of C-67.











VIEWINGS – 01293 441300

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