

TO LET

OFFICE – 2,693 SQ FT (250.18 SQ M)

First Floor, 19 Lloyds Court, Manor Royal, Crawley, West Sussex, RH10 9QX

DESCRIPTION
19 Lloyds Court is located at first floor level fronting Manor Royal Road. Access is through large double doors into a reception area leading up to the offices at first floor level. The offices are of brick construction with allocated parking and self-contained offices.

LOCATION
Lloyds Court is located in the heart of Manor Royal within Crawley's Business Improvement District and commercial area.
Junction 9 of the M23 is approximately 4 miles and Junction 10 approximately 2 miles, providing access to the M23/M25 interchange.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Offices	2,693	250.18
TOTAL	**2,693**	**250.18**

AMENITIES / OPPORTUNITY
- First floor reception
- Recently redecorated
- 8 allocated car parking spaces
- Carpeted
- perimeter trunking
- Suspended ceiling
- Kitchenette
- WC facilities
- Self contained

RENT
£38,000 per annum plus VAT.

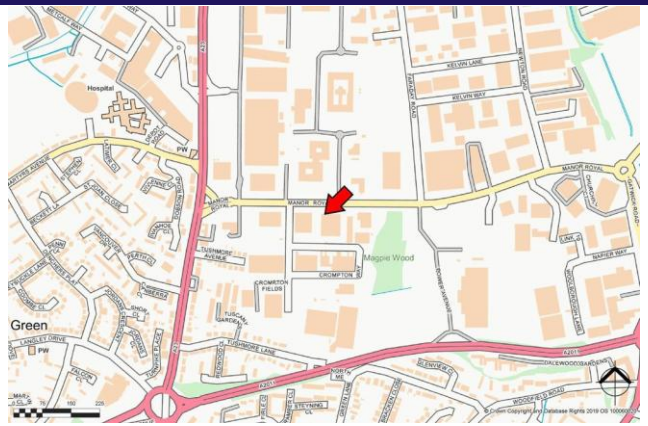
RATES
The April 2026 Rateable Value of the property is £35,000.

SERVICE CHARGE
There is an estate charge of £4,693.24 per annum plus VAT.

VAT
VAT will be chargeable on the terms quoted.

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

EPC
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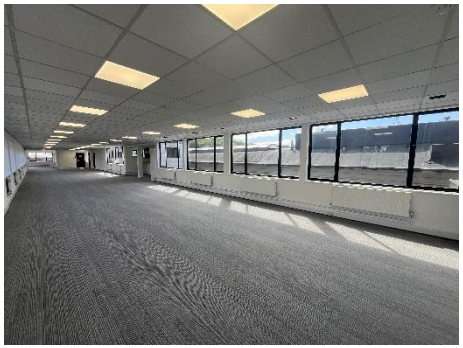
VIEWINGS – 01293 441300
James Clement **t:** 07961 231286 **e:** jclement@shw.co.uk

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