



AGENCY

OFFICE

THE OFFICE, CRAWLEY BUSINESS QUARTER, MANOR ROYAL CRAWLEY RH10 9AD

DESCRIPTION

The Office comprises a striking headquarters office building arranged over basement, ground and three upper floors totalling 147,577 sq ft IPMS 3 (195,441 sq ft GIA). The property benefits from a central open courtyard which houses a self-contained restaurant facility. There is an extensive basement which contains the kitchen facilities and plant.

The property was built in the mid 1990's and is of steel framed construction, with brick elevations and a pitched roof covered with fibre slates.

LOCATION

Crawley is one of the principal commercial centres in West Sussex. The town is strategically located 30 miles south of Central London, 23 miles north of Brighton and 27 miles south east of Guildford. Continuous economic growth and investment have developed Crawley into the main centre of industry, commerce and employment between London and the South Coast.

There has been considerable residential development in the town in recent years and there is further expansion planned. There are on-going proposals to redevelop a large part of the town centre for a mixed retail and leisure scheme and work has started on the £3.2m regeneration of Queen Square which is due for completion in 2017.

Due to its close proximity to Gatwick Airport, Crawley is a key South East office market with a number of large aviation companies choosing to locate in the town, including Virgin Atlantic, British Airways and the Civil Aviation Authority. Other occupiers attracted to the town include Deloitte, KPMG, PwC, Grant Thornton, Nestle and Thales.



TENURE LEASEHOLD

SIZE 147,577 SQ FT

KEY FEATURES

- ▶ Fully carpeted raised floors
- ▶ Suspended ceilings with recessed fluorescent lighting
- ▶ Four pipe fan coil air conditioning
- ▶ 6 x 12 person passenger lifts servicing ground to 3rd floor
- ▶ 2 x 8 person passenger lifts serving basement to 3rd floor
- ▶ Male, female and disabled WCs on all floors
- ▶ Shower facilities
- ▶ Two striking double height reception areas
- ▶ Fitness facility on the third floor

FOR FURTHER INFORMATION

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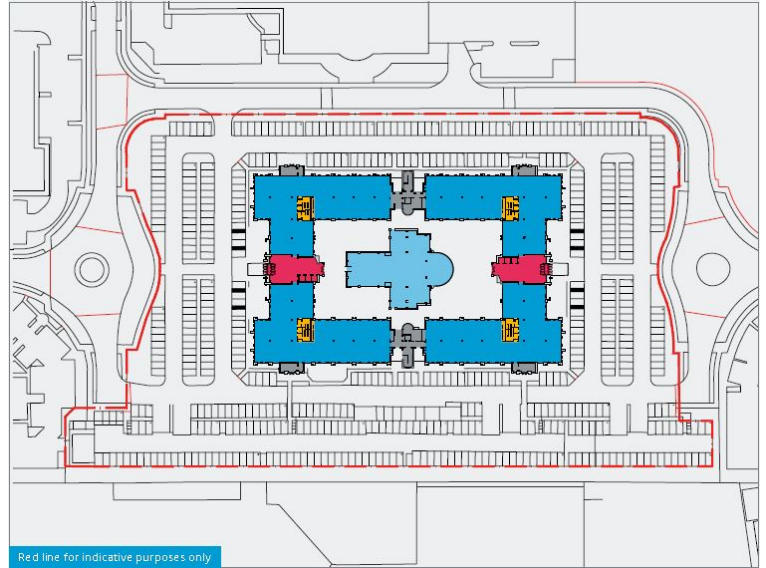
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ACCOMMODATION

Floors / Units	Size
3rd Floor	18,551 sq ft (1,723.48 sq m)
2nd Floor	39,679 sq ft (3,686.27 sq m)
1st Floor	37,817 sq ft (3,513.30 sq m)
Gnd Floor	46,305 sq ft (4,301.91 sq m)
Basement Kitchen	5,225 sq ft (5,225 sq m)
Total	147,577 sq ft (13,701.41 sq m)



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