



OFFICE PREMISES

TO LET



Key Benefits

- * Prestigious reception area
- * Column-free floorplate
- * Four pipe fan coil air conditioning
- * Full access raised floor system
- * Metal tile suspended ceilings with recessed lighting
- * Male and female toilets on each floor
- * Disabled toilet and shower facilities
- * High quality existing fit out

FITTED OUT OFFICES TO LET IN PRESTIGIOUS DEVELOPMENT

2 PEGASUS PLACE, GATWICK ROAD, CRAWLEY, RH10 9AY

12,721 SQ FT

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Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates

OFFICE PREMISES



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LOCATION

Pegasus Place is a prestigious office development situated in a mature landscaped campus prominently located on Gatwick Road, within the Manor Royal Business District midway between Crawley Town Centre and Gatwick Airport.

The regular Fastway bus network that runs through Manor Royal provides easy access to Gatwick Airport and the extensive shopping facilities of Crawley Town Centre, with a range of local amenities within the Manor Royal area including County Oak Retail Park.

Junction 10 of the M23 is within 2 miles with fast rail services from London Gatwick to Victoria with a journey time of approximately 30 minutes.

DESCRIPTION

Pegasus Place offers column-free, air conditioned accommodation in three buildings, with existing occupiers including Rockwell Collins ARINC and Straumann.

Pegasus Two is a high quality self-contained building arranged over ground, first and second floors and provides 52 car parking spaces (1:244 sq ft).

The offices have been fitted out to provide a range of meeting rooms, private offices, kitchen / breakout rooms and open plan accommodation.

ACCOMMODATION

AREA	FT	M ²
Reception	458	43
Ground Floor	3,759	349
First Floor	4,252	395
Second Floor	4,252	395
Total	12,721	1,182

Approximate net internal floor areas.

TERMS

The property is held on a lease until April 2024 at a current rental of £269,000 per annum (£21.15 psf) with a rent review in April 2019.

The property is available by way of an assignment or a sub-lease of the whole or on a floor by floor basis. Alternatively a new lease may be available from the freeholders.

Terms upon application.

RATES

From the Valuation Office Agency website the Rateable Value from 1st April 2017 is £215,000. Interested parties are advised to contact Crawley Borough Council for confirmation of rates payable which may be subject to transitional arrangements.

VAT

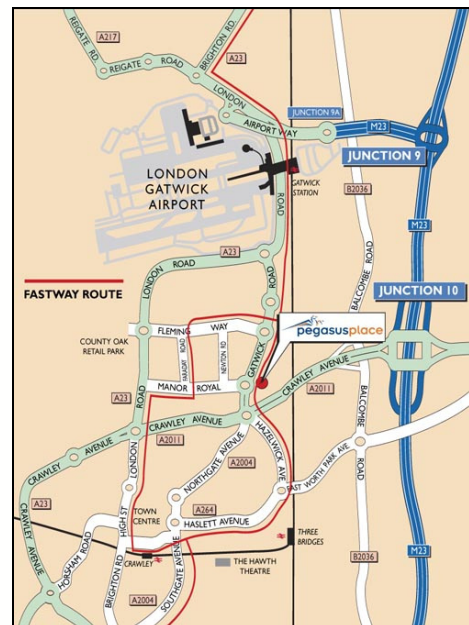
The property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

D100



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Chartered Surveyors

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