



AGENCY

OFFICE

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

DESCRIPTION

The Office provides 147,577 sq ft of headquarters office accommodation that is arranged over basement, ground and three upper floors. The highly flexible building is divisible in suites of 4,202 sq ft upwards.

The building which has major prominence on Crawley Business Quarter benefits from a landscaped central courtyard with restaurant facilities and two striking double height reception areas. The building also has an excellent car parking ratio of 1:200 sq ft.

The building is about to undergo a comprehensive refurbishment which will include full refurbishment of the office space, common parts and restaurants. The new refurbishment will also include a gym and changing room area.

LOCATION

Manor Royal Business District is a key business park in the South East market and the largest business park in the Gatwick Diamond. The Office is situated on a prominent location in the centre of Crawley Business Quarter, Manor Royal and Crawley's prime office pitch.

Crawley is strategically located 32 miles south of Central London, 23 miles north of Brighton and 27 miles east of Guildford. Crawley benefits from exceptional connectivity, the town is served by the M23 which links to the M25 in the North and the South Coast/Brighton to the South. The Gatwick Express offers a 30 minute rail journey to London Victoria every 15 minutes, additionally there are direct lines to London Victoria and London Bridge.

Gatwick Airport, one of the UK's busiest airports, is situated just 4 miles from Manor Royal, this close proximity has attracted many aviation related businesses including British Airways and The Civil Aviation Authority. Other occupiers within Manor Royal include Elektra, PWC, Deloitte, Close Brothers and Thales.

TO BE REFURBISHED



TENURE

LEASEHOLD

SIZE

4,202 - 147,577 SQ FT

KEY FEATURES

- ▶ Fully carpeted raised floors
- ▶ Suspended ceilings with LED 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
- ▶ 677 parking spaces (1:200 sq ft)
- ▶ Restaurant and coffee shop
- ▶ Gym & Breakout area

FOR FURTHER INFORMATION

SIMON FITCH

020 7338 4233

simon.fitch@realestate.bnpparibas

LOUISE WILLIAMS

020 7338 4231

louise.williams@realestate.bnpparibas

JOINT AGENTS - JONES LANG LASALLE

KATE CLARK

020 8283 2535

kate.clark@realestate.bnpparibas

ED JOHNSTON STEWART

020 3147 1303

ed.johnstonstewart@eu.jll.com

ACCOMMODATION

Floors / Units	Size
3rd Floor	4,202 - 18,551 sq ft
2nd Floor	9,312 - 39,679 sq ft
1st Floor	9,305 - 37,817 sq ft
Gnd Floor	1,706 - 46,305 sq ft
Basement Kitchen	5,225 sq ft
Total	147,577 sq ft
677 parking spaces	

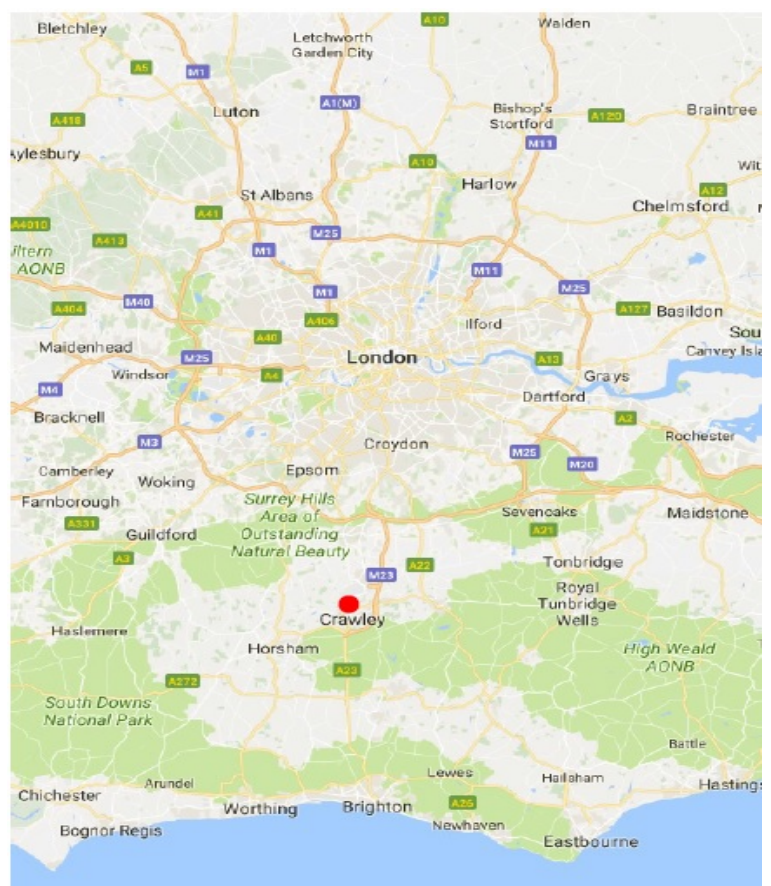
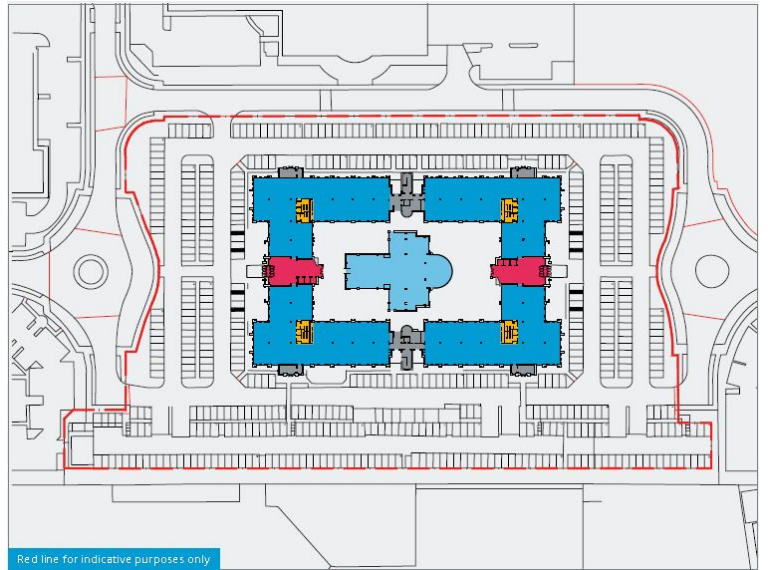
RENT

Rent on application

VIEWING

Strictly via appointment with joint sole agents only

August 2017



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.