



GATWICK PARK

UP TO 200,000 SQ FT  
NEW GRADE A OFFICES TO LET

**Gatwick Park**  
Gatwick Road, RH10 9XN  
[www.commercial-park.com](http://www.commercial-park.com)

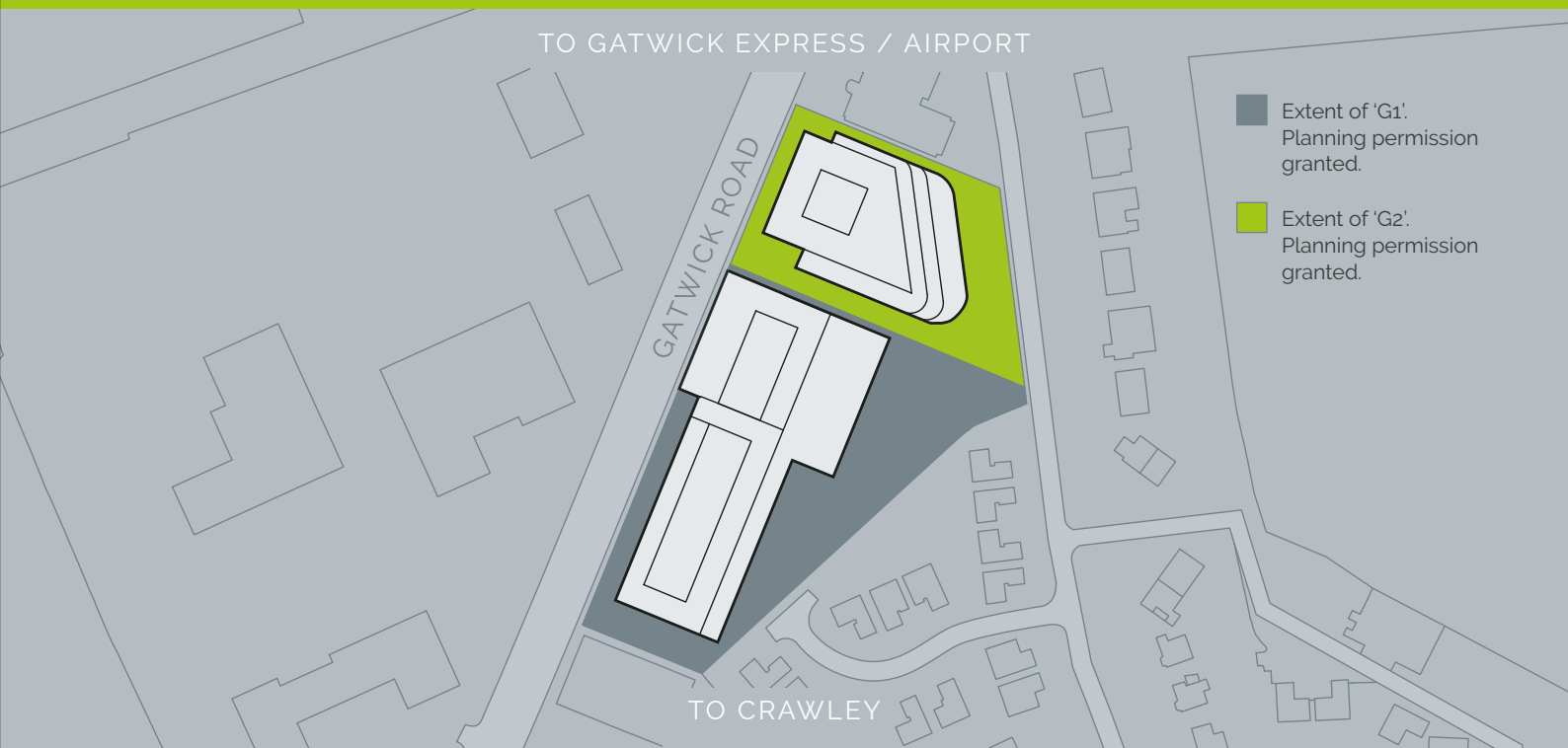


## Grade A offices with unrivalled transport links

Gatwick Park is a unique Grade A office campus pre-let opportunity situated in a prime position at the heart of Manor Royal Business District fronting Gatwick Road. Capitalising on its highly accessible and prominent location and with well-being at its core, Gatwick Park offers the opportunity for two extensively specified self-contained HQ style buildings of 133,200 sq ft and 68,300 sq ft or a single building extending to 214,000 sq ft all of which reflect the very best in office design.

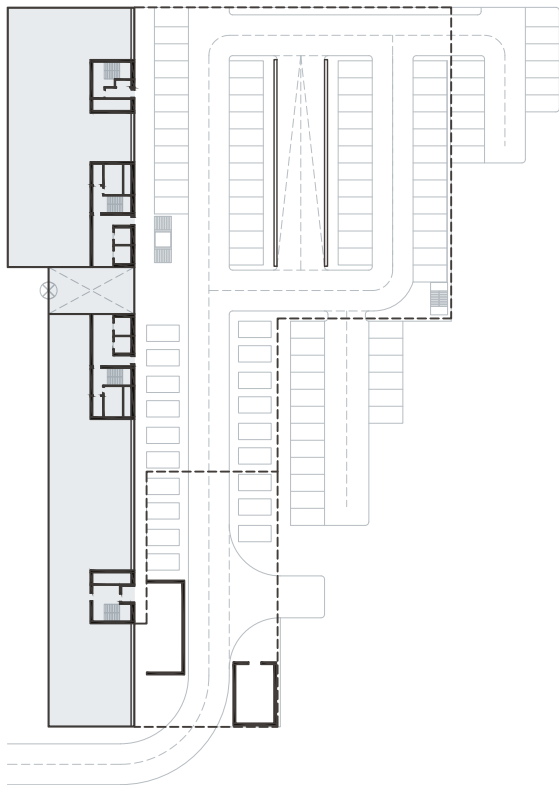
With unparalleled road, rail and air links and located on this gateway site to one of the UK's most successful business locations, Gatwick Park will be regarded as a leading office development in the region.

With flexible design optimised to appeal to a range of occupiers and requirements and incorporating a range of leisure facilities and pioneering and extensive garden terraces, Gatwick Park represents the office space of tomorrow.

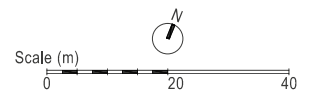
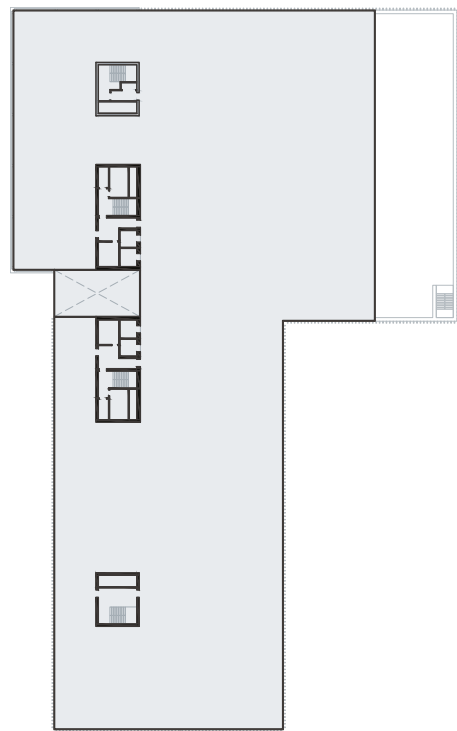


# G1

GROUND FLOOR



TYPICAL UPPER FLOOR PLATE



## OFFICE SPACE

FLOOR	IPMS3 NET AREA	
	SQ M	SQ FT
Ground	1,224	13,175
First	1,138	12,249
Second	3,987	42,915
Third	3,325	35,004
Fourth	1,125	12,109
<b>TOTAL:</b>	<b>10,726</b>	<b>115,453</b>

## ROOF TERRACES

FLOOR	IPMS3 NET AREA	
	SQ M	SQ FT
Second	497	5,349
Third	667	7,179
Fourth	482	5,188
<b>Total</b>	<b>1,646</b>	<b>17,717</b>

## PARKING

Car parking spaces	338
Accessible parking spaces	19
Cycle parking provision	90
Car parking ratio	1:333

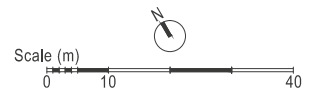
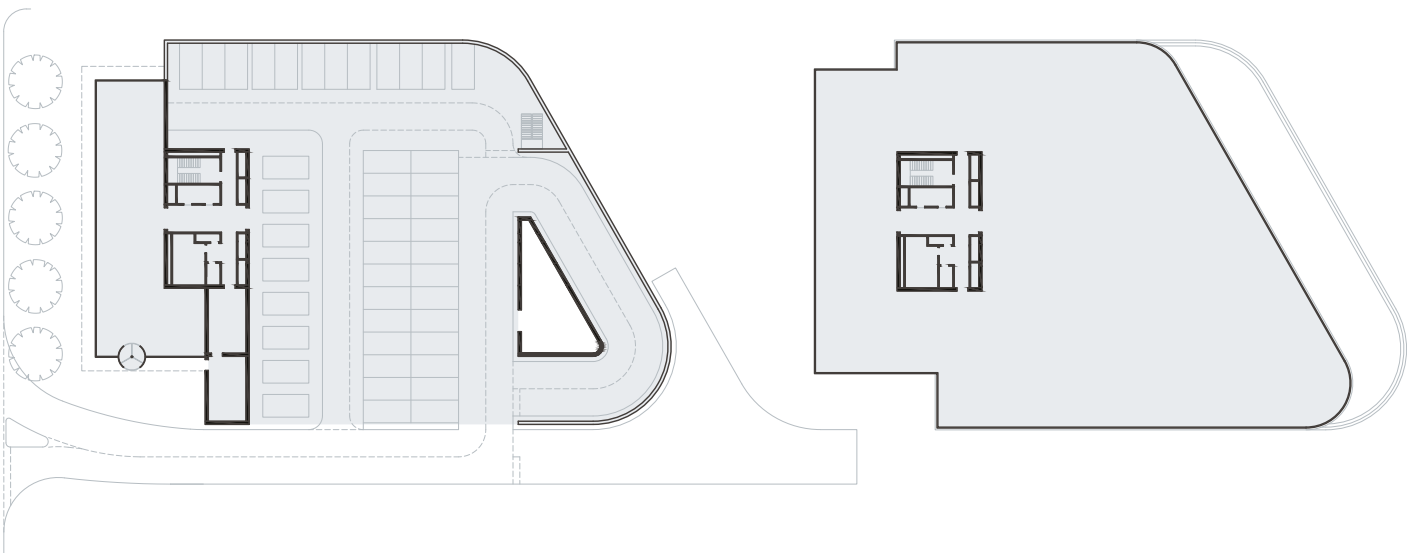
- 1.5m planning grid throughout
- Occupational density 1:10 sq m, with flexibility to enhance to 1:8 sq m
- Floor to ceiling heights – 3.0 / 3.5m
- Four pipe fan coil air conditioning
- 4 x 17 person passenger lifts
- Super Loo facilities and accessible WCs on each floor
- Minimum 1:1 lockers and 1:10 showers / changing facilities (per cycle space)
- Sustainable design features including sedum roof terraces, energy efficient glazing, solar shading / louvered façade
- Decentralised Energy Network connection ready
- BREEAM 'Very Good' throughout, with additional 'Excellent' ratings for water and energy credits, in keeping with Policy ENV6
- Targeted EPC rating 'A'
- Full access raised floors
- Minimum 150mm floor voids



# G2

GROUND FLOOR

TYPICAL UPPER FLOOR PLATE



## OFFICE SPACE

FLOOR	IPMS3 NET AREA	
	SQ M	SQ FT
Ground	261	2,809
First	516	5,554
Second	1,836	20,053
Third	1,643	17,685
Fourth	1,161	12,496
<b>TOTAL:</b>	<b>5,444</b>	<b>58,598</b>

## ROOF TERRACES

FLOOR	IPMS3 NET AREA	
	SQ M	SQ FT
Second	292	3,143
Third	183	1,969
Fourth	432	4,650
<b>Total</b>	<b>907</b>	<b>9,726</b>

## PARKING

Car parking spaces	173
Accessible parking spaces	8
Additional electric charging point spaces	3
Cycle parking provision	60
<b>Car parking ratio</b>	<b>1:333</b>

- 1.5m planning grid throughout
- Occupational density 1:10 sq m, with flexibility to enhance to 1:8 sq m
- Floor to ceiling heights – 2.75m throughout
- Four pipe fan coil air conditioning
- 2 x 17 person passenger lifts
- Super Loo facilities and accessible WCs on each floor
- Minimum 1:1 lockers and 1:10 showers / changing facilities (per cycle space)
- Sustainable design features including sedum roof terraces, energy efficient glazing, solar shading / louvered façade
- Decentralised Energy Network connection ready
- BREEAM 'Very Good' throughout, with additional 'Excellent' ratings for water and energy credits, in keeping with Policy ENV6
- Targeted EPC rating 'A'
- Full access raised floors
- Minimum 150mm floor voids



**An established business location  
with unrivalled connectivity**

Crawley and London Gatwick Airport are established destinations of choice for major multinational companies seeking to capitalise on the area's excellent rail, road and air links.

With a proud heritage of fostering companies from start-ups to scaled-up, Crawley is home to industry growth clusters in the technology, life sciences and aeronautic sectors. Nearby companies include:



Schlumberger

PHILIPS

THALES



Nestlé



Deloitte.

Elektro







10 mins  
to London Gatwick Airport

288  
routes

74  
countries with direct flights

280,000  
flights per year

45m  
passengers per year



3 stations  
London Gatwick Airport, Crawley, Three Bridges

40 mins  
to Central London

18 trains  
an hour to Central London

25 mins  
to Brighton

£300m  
Network Rail South East investment programme



M23  
five minutes

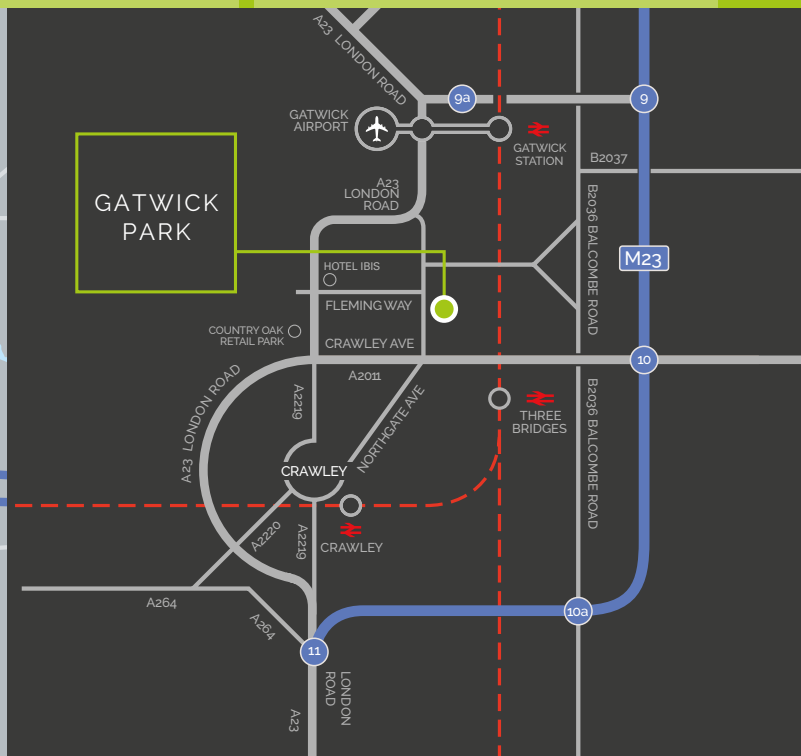
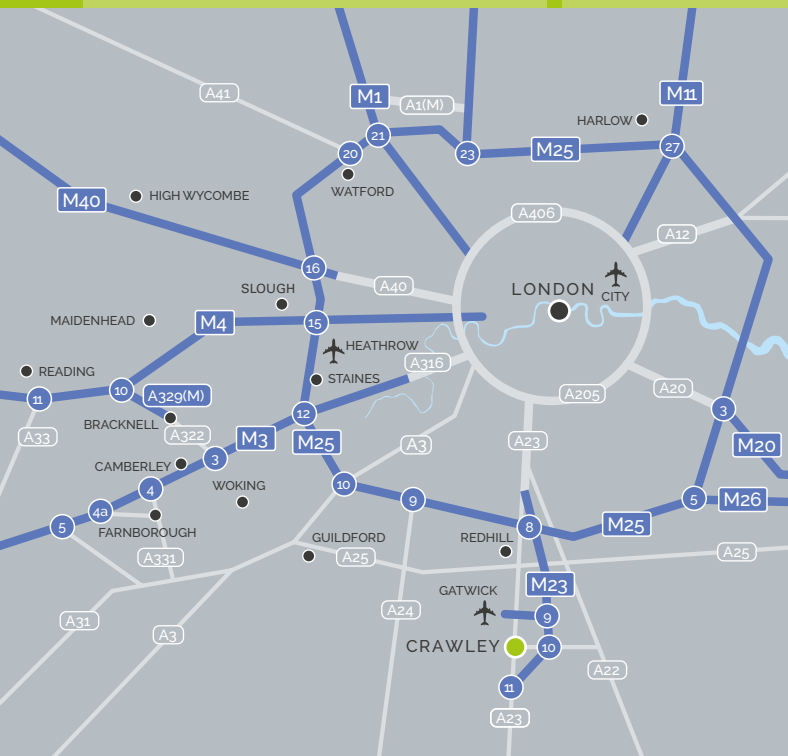
M25  
ten minutes

2020  
M23 'smart motorway' upgrade completes

10 mins  
Fastway rapid transit bus every ten minutes

14 mins  
cycle time to London Gatwick Airport and Crawley

Source: Google Maps



## Market-leading amenities

It is not just the design, specification and location that make Gatwick Park stand out, but the amenities it will enjoy too.



Unique garden terraces to promote wellbeing



Landscaped grounds and public realm



Secure cycle storage to encourage cycling to work



The very best in fibre broadband technology



Some of the best specified office space in the region



Private car parking for 511 vehicles



## Live Better, Work Better

Imagine arriving at the office after a short and comfortable commute, ready to tackle the day. Imagine getting home an hour earlier, in time to put the kids to bed. Imagine working in a green and fresh environment, with amenities that make your life easier and enrich your day.

Happiness and fulfilment are proven to have a significant impact on productivity so workspace should be rich and rewarding. Gatwick Park has been designed with progressive companies in mind especially those seeking cutting-edge workplaces to inspire their employees.

Join us at the forefront of a movement to Live Better, Work Better.

**Join the movement.**



### Partner programme

A range of commercial partners and leisure occupiers will expand the amenities and services available to those at Gatwick Park. From car hire companies to rooftop yoga classes – and with a concierge app being developed – employees will see genuine, far-reaching benefits.



## A place to work, a place to live

Crawley and London Gatwick Airport – and the wider catchment area – are rightly renowned for access to an educated, growing workforce, alongside a range and quality of leisure amenities that provide a desirable and balanced lifestyle.



### INVESTMENT

# £30m

Crawley regeneration  
investment programme underway

### POPULATION

# 18%

Forecast growth in Crawley's  
population over next 20 years

### EDUCATION

# 10,000

New graduates per year  
(Brighton, Surrey and Sussex universities)

WORKFORCE

90,000

Crawley's local workforce



**Excellent retail and leisure amenities**

- County Mall shopping centre
- County Oak retail park
- Vibrant town centre
- Crawley Leisure Park



**Breathe easy**

Air quality significantly above other regional office locations

HOUSING

5,100

New homes being built by 2030



## The Commercial Park Group

A partnership between developer The John Baker Group and leading building and civil engineering consultancy Sir Robert McAlpine. Urban Infill has been appointed as architect and master-planner across The Commercial Park Group's portfolio.



THE  
**JOHN BAKER**  
GROUP

**Sir Robert**  
**McALPINE**

 **URBAN INFILL**  
LONDON





THE COMMERCIAL  
PARK GROUP

[commercial-park.com](http://commercial-park.com)

**Gatwick Park**

Gatwick Road,  
Crawley,  
RH10 9XN

For leasing enquiries please contact:



Kate Clark  
[kate.clark@eu.jll.com](mailto:kate.clark@eu.jll.com)

Ollie McLeod  
[ollie.mcleod@eu.jll.com](mailto:ollie.mcleod@eu.jll.com)

+44 (0)20 7493 4933



Stephen Oliver  
[SOliver@vailwilliams.com](mailto:SOliver@vailwilliams.com)  
+44 (0)7786 577 323

Sean Kaufmann  
[SKaufmann@vailwilliams.com](mailto:SKaufmann@vailwilliams.com)  
+44 (0)7887 558 074