



THE
Galleria
Station Road, Crawley, RH10 1WW

41,084 SQ FT (3,817 SQ M) | Newly Refurbished HQ Offices



Location

The Galleria is situated in Crawley town centre, a short walk from Crawley mainline railway station, bus station and County Mall Shopping Centre. The town centre provides for a range of restaurants and further shopping facilities.

Crawley is 30 miles south of London and benefits from excellent road, rail and air communications. The M23 (J10) is within 2 miles of the town centre. Crawley rail station has services to London Bridge, London Victoria, and the south coast; Gatwick Airport is within 3 miles.



Description

The Galleria comprises an RICS, SKA gold rated four storey office building with impressive full height atrium which has just finished a comprehensive refurbishment programme.

Accommodation

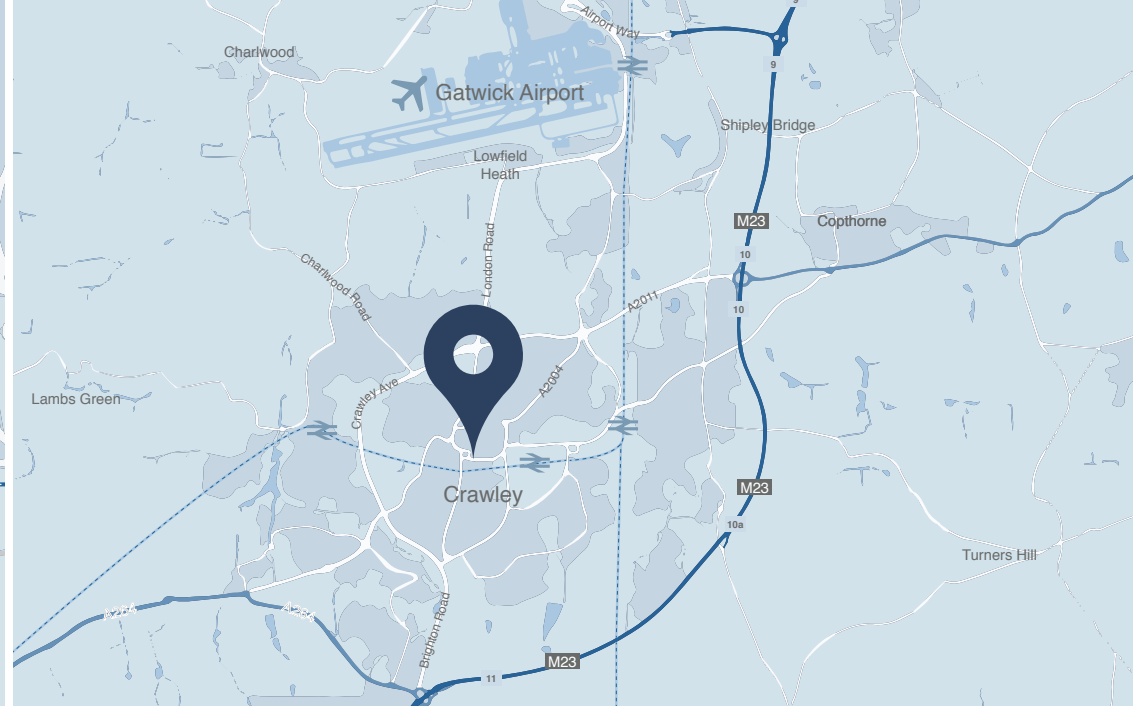
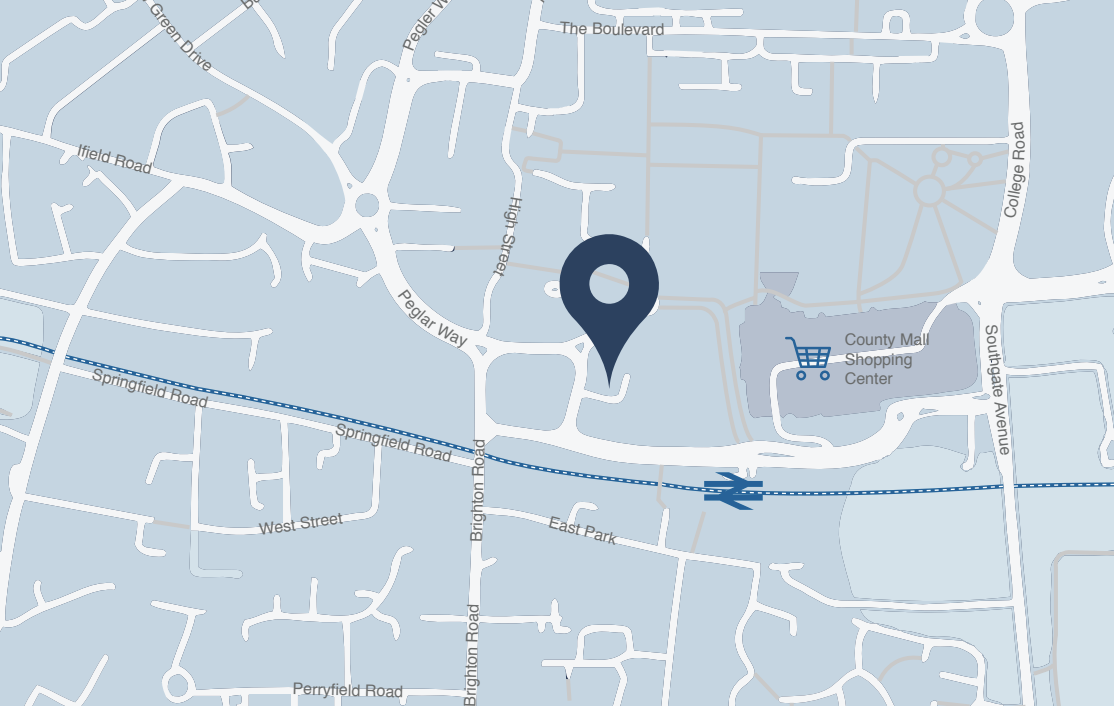
Reception	1,132 sq ft	105.12 sq m
Ground Floor	10,906 sq ft	1013.22 sq m
1st Floor Office	11,670 sq ft	1084.15 sq m
1st Floor Limited Use	522 sq ft	48.47 sq m
2nd Floor Office	9,882 sq ft	918.88 sq m
2nd Floor Limited Use	522 sq ft	48.47 sq m
3rd Floor Office	7,494 sq ft	696.22 sq m
3rd Floor Limited Use	523 sq ft	48.47 sq m
Total Office Space (excl. Limited Use)	42,651 sq ft	3,963 sq m

(IPMS 3)

Amenities

- New VAV Air conditioning
- New metal ceiling grid with recessed lighting
- Raised access floors
- Full height atrium with wall climber lifts
- 139 Car parking spaces (1:295 sq ft)





Rent

Low current passing rent of only £662,739 pax

Terms

Available on an assignment of the existing lease expiring September 2024. Consideration may be given to a new longer lease subject to negotiation

Legal Costs

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

VAT

VAT will be chargeable on the terms quoted.

EPC

The energy performance certificate rating for this building is:



Viewing

For further information, email details or to arrange an inspection, please contact:

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