

explorer

FLEMING WAY, **CRAWLEY**, RH10 9GT

GRADE A REFURBISHMENT COMPLETE

OFFICES **TO LET**
16,911 sq ft



Aberdeen **Standard**
Investments

www.explorer1.co.uk



OFFICES TO LET Available either as a self contained building or in floors

- location -

Crawley is one of the principle office markets in the South East, being located immediately south of London Gatwick Airport with a mix of town centre and out of town office supply.

The town is very well positioned for transport being adjacent to the M23 Motorway, which provides fast links north to the M25 Motorway and Central London.

Gatwick Airport Station offers services by train to London Victoria in approximately 30 minutes whilst Crawley Station offers services in approximately 45 minutes to London Victoria.

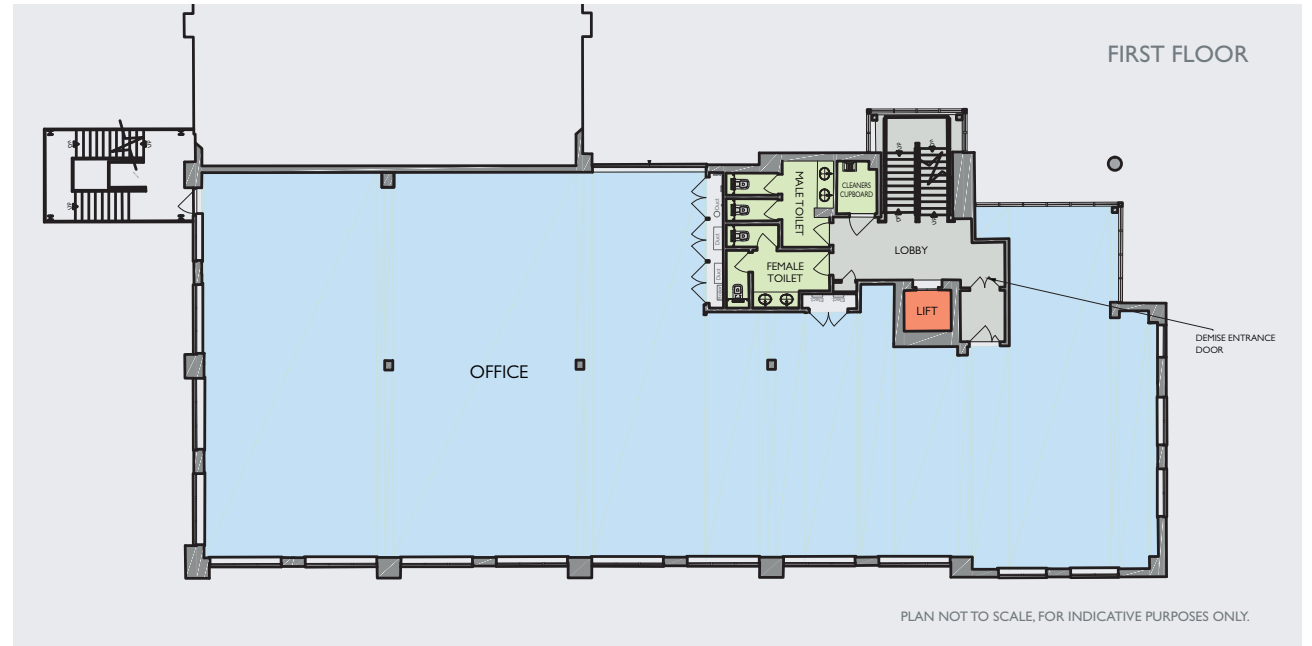
- description -

Explorer 1 is situated in a prominent position at the eastern end of Fleming Way where it meets Gatwick Road.

Explorer 1 and 2 have been constructed in a 'u' shape around a landscaped central paved courtyard with Explorer 2 currently let to Amey.

The available space comprises 16,911 sq ft over ground, first and second floors with some storage space on the third floor which could also provide a staff break out area or other uses.





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- NEW REMODELLED RECEPTION
- NEW VRV AIR-CONDITIONING
- NEW METAL TILED SUSPENDED CEILING
- LED LIGHTING
- NEW WC'S
- 66 ON SITE CAR SPACES (1:218 SQ FT)
- NEW LOCKABLE BIKE STORE
- THREE NEW SHOWERS WITH CHANGING AREA
- USEFUL 3RD FLOOR ANCILLARY AREA

- areas -

Floor	sq ft	sq m
Third (Storage)	2,500	232
Second	5,005	465
First	4,800	446
Ground	4,606	428
TOTAL	16,911	1,571

- rent -

Available upon request.

- rates -

To be confirmed.

- service charge -

Available upon request.

- lease -

new full repairing and insuring lease for a term to be agreed.

- epc -

EPC is B (47).

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DTRE

Rebecca Taylor 020 3328 9108
Alex Lowdell 020 3328 9099

- viewing -

Strictly through the joint agents DTRE and Vail Williams.



Vail Williams

Stephen Oliver 07786 577 323
Sean Kaufmann 07887 558 074

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**Aberdeen Standard
Investments**

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