



NEXUS

GATWICK ROAD
CRAWLEY

2 floors pre let
to SECamb



CGI February 2016

**NEW 57,425 SQ FT HEADQUARTERS
OFFICE BUILDING**

14,284 - 28,568 SQ FT REMAINING

READY FOR OCCUPATION EARLY 2017

www.nexuscrawley.com



DESCRIPTION

Nexus is a new mixed use development situated in a prime position fronting Gatwick Road at the heart of Manor Royal Business District.

N4 at Nexus is a 57,425 sq ft Grade A headquarters office building under construction with completion due in early 2017 and is 50% pre let.

N4 is a stunning and contemporary glazed four storey building with feature brise soleil screens and an impressive full height reception area. The available accommodation is on the second and third floors both benefitting from excellent natural light. The building has been designed to achieve a BREEAM rating of "Very Good" and an EPC of A.

ADDITIONAL PLANNING CONSENT

In addition there is planning consent for a further 110,000 sq ft of offices (N2) and a 1.6 acre site for convenience food and restaurant uses (N5).



CGI showing convenience food and restaurant amenity

SPECIFICATION

- > Opaque glass and metal curtain walling
- > Feature brise soleil screens
- > Full height reception
- > 2 x 13 person passenger lifts
- > Metal tiled suspended ceilings
- > 2.8m floor to ceiling height
- > Raised floors
- > WCs and shower facilities to each floor
- > Cycle parking and 8 electric vehicle charging points
- > 4 pipe fan coil air conditioning
- > 100 car parking spaces (1:286 sq ft)
- > Designed to achieve BREEAM rating of "Very Good"
- > Target EPC Rating A

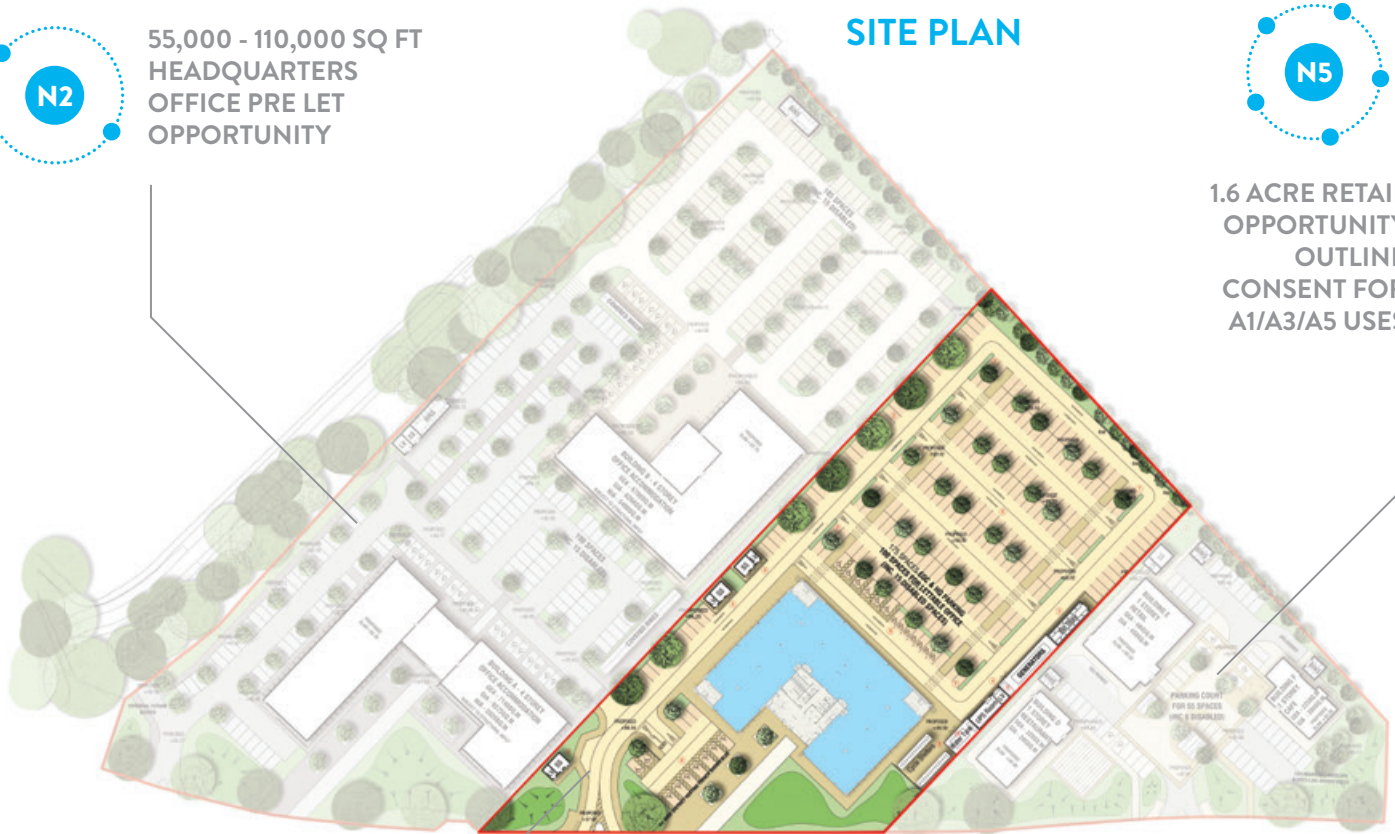


55,000 - 110,000 SQ FT
HEADQUARTERS
OFFICE PRE LET
OPPORTUNITY

SITE PLAN



1.6 ACRE RETAIL
OPPORTUNITY
OUTLINE
CONSENT FOR
A1/A3/A5 USES

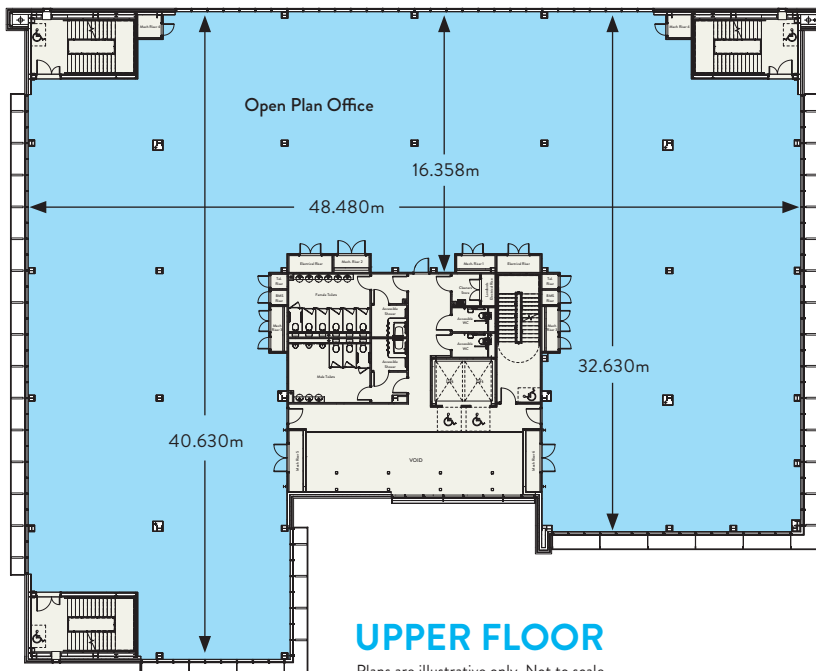


GATWICK ROAD



A NEW 57,425 SQ FT HEADQUARTERS OFFICE BUILDING

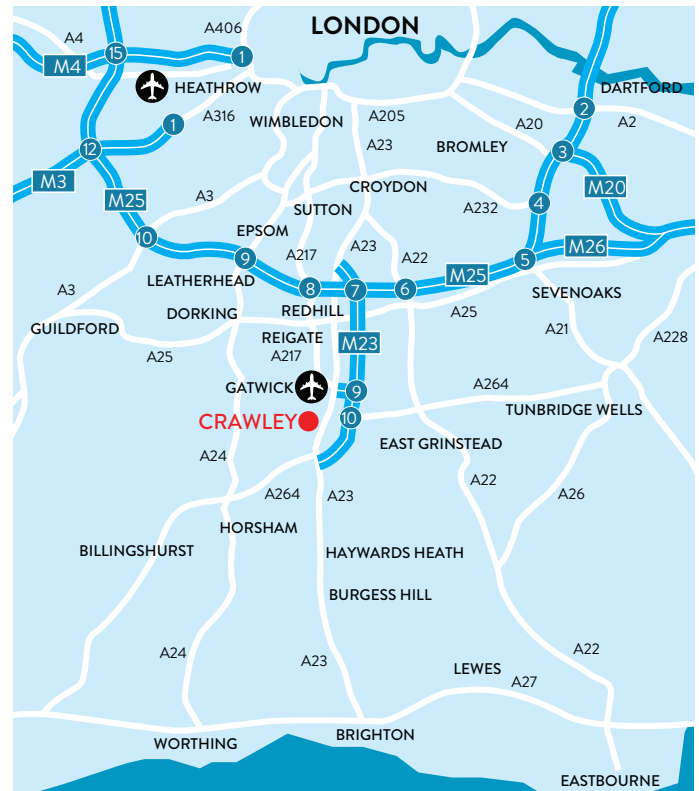
14,284 - 28,568 SQ FT REMAINING
READY FOR OCCUPATION AUTUMN 2016



SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Third	14,284	1,327
Second	14,284	1,327
First	(Pre Let to SEC Amb)	
Ground	(Pre Let to SEC Amb)	
AVAILABLE	28,568	2,654

Approximate Net Internal Areas are subject to on-site verification upon completion



LOCATION

Nexus is prominently situated on Gatwick Road in the Manor Royal Business District, the largest business park in the Gatwick Diamond area and one of the South East's premier mixed activity employment hubs.

Nexus benefits from quick and easy access to J10/M23 and, in turn, the national motorway network. Communications are further enhanced being within 3 miles of London Gatwick Airport and 37 miles from London Heathrow. The Fastway bus stops outside Nexus and provides 24 hour services to Gatwick and Crawley, whilst London Victoria can be reached in just over half an hour by train from Gatwick Airport Station.

CONNECTIONS

By Rail (fastest train times from Gatwick Airport Station)	mins
East Croydon	14
Brighton	22
Clapham Junction	26
London Bridge	32
Victoria	33
By Road (approximate)	miles
M23 J10	1.6
M25 J7	11
London Gatwick Airport	2.5
London Heathrow Airport	37
Croydon	20
Brighton	28

Source: nationalrail.co.uk / theaa.com

www.nexuscrawley.com

Further transport information and guidance can be found by visiting the following websites:

www.fastway.info
www.networkrail.com
www.thetrainline.com
www.gatwickairport.com
www.theaa.com
www.visitsoutheastengland.com/gatwick
www.gatwickinformation.co.uk

TERMS

New lease available. Terms and rent on application.

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