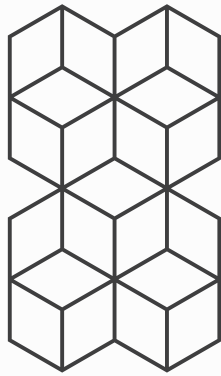




GALLERIA

STATION RD · CRAWLEY · RH10 1WW



GALLERIA

A Headquarters office building offering the most recently refurbished high quality office space in the heart of Crawley town centre.

Galleria comprises a total of 42,725 sq ft across four office floors and offers 106 car parking spaces at ground and basement levels at a ratio of 1:403sq ft.






SPECIFICATION

- ▶ Large open plan office floorplates in a town centre
- ▶ VRF air conditioning designed to a 1:8 sq m occupancy
- ▶ Suspended metal ceilings with LED lighting
- ▶ Raised access floors
- ▶ Floor to ceiling height of approx 2.7m
- ▶ Recently refurbished reception and remodelled entrance
- ▶ Two x 16 person passenger lifts
- ▶ Male, female and disabled WCs on each floor
- ▶ Generous shower facilities
- ▶ Secure cycle storage and lockers
- ▶ 106 car parking spaces
- ▶ Secure fob access to the building and car park
- ▶ EPC B (34)
- ▶ SKA Gold environmental rating achieved



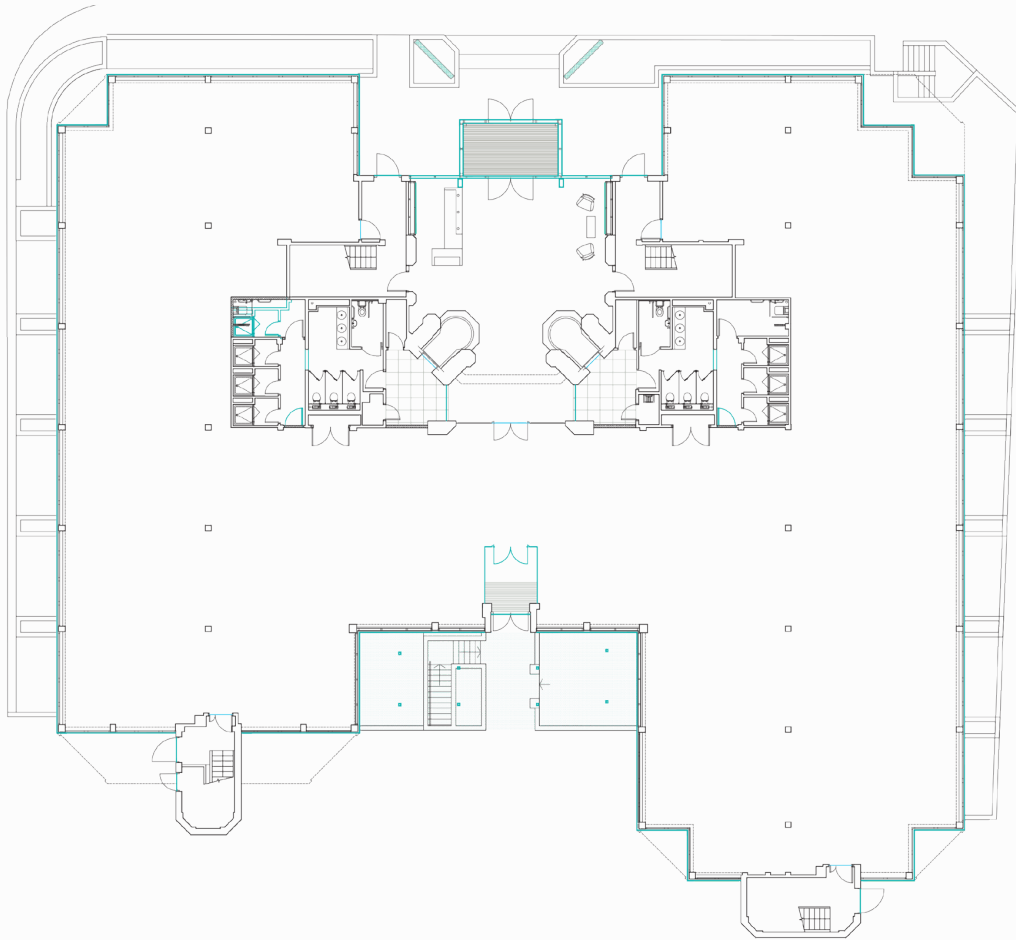
RECEPTION	921 sq ft	86 sq m
.....		
GROUND FLOOR	10,965 sq ft	1,019 sq m
.....		
FIRST FLOOR	12,315 sq ft	1,144 sq m
.....		
SECOND FLOOR	10,459 sq ft	972 sq m
.....		
THIRD FLOOR	8,065 sq ft	749 sq m
.....		
TOTAL SIZE	42,725 sq ft	3,970 sq m

Measurements taken on an IPMS3 basis in accordance with the RICS Property Measurement (May 2015, 1st Edition) professional statement.

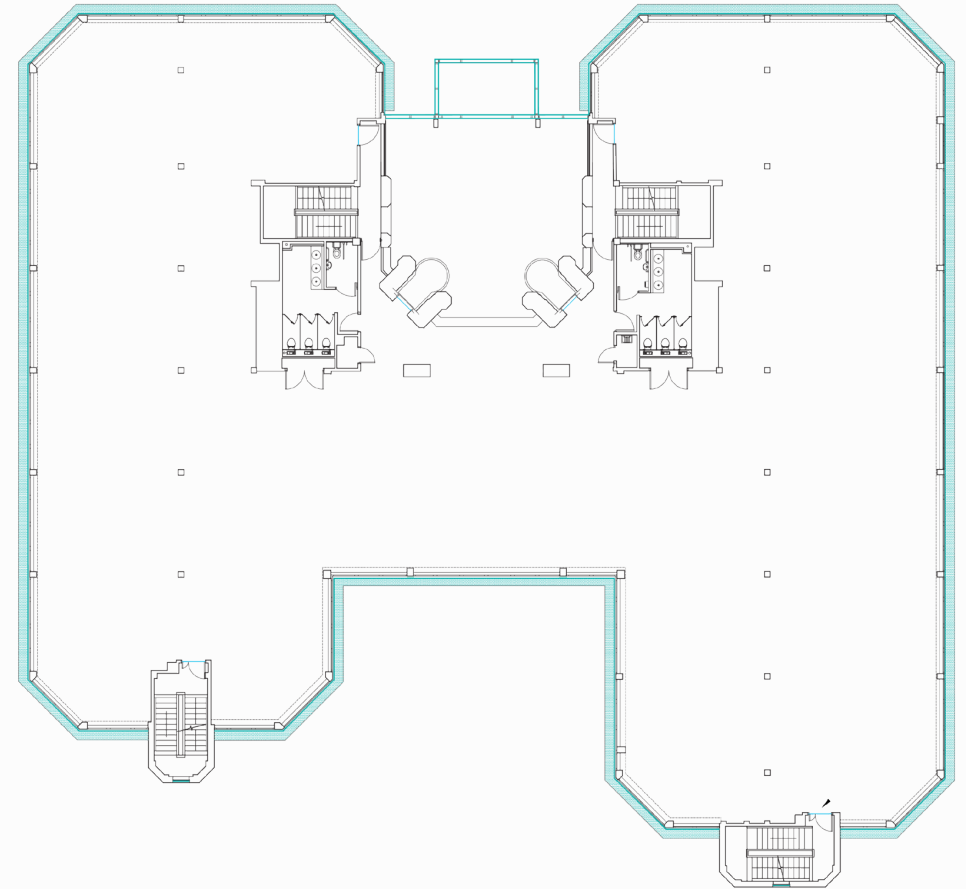




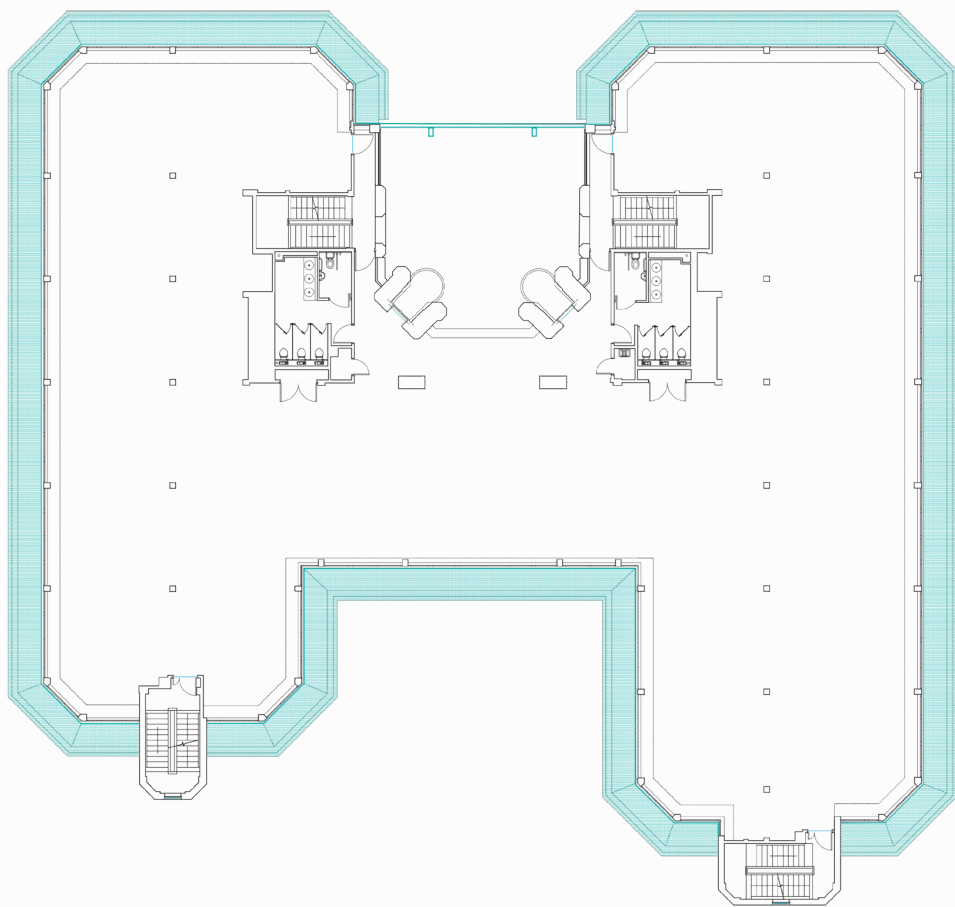




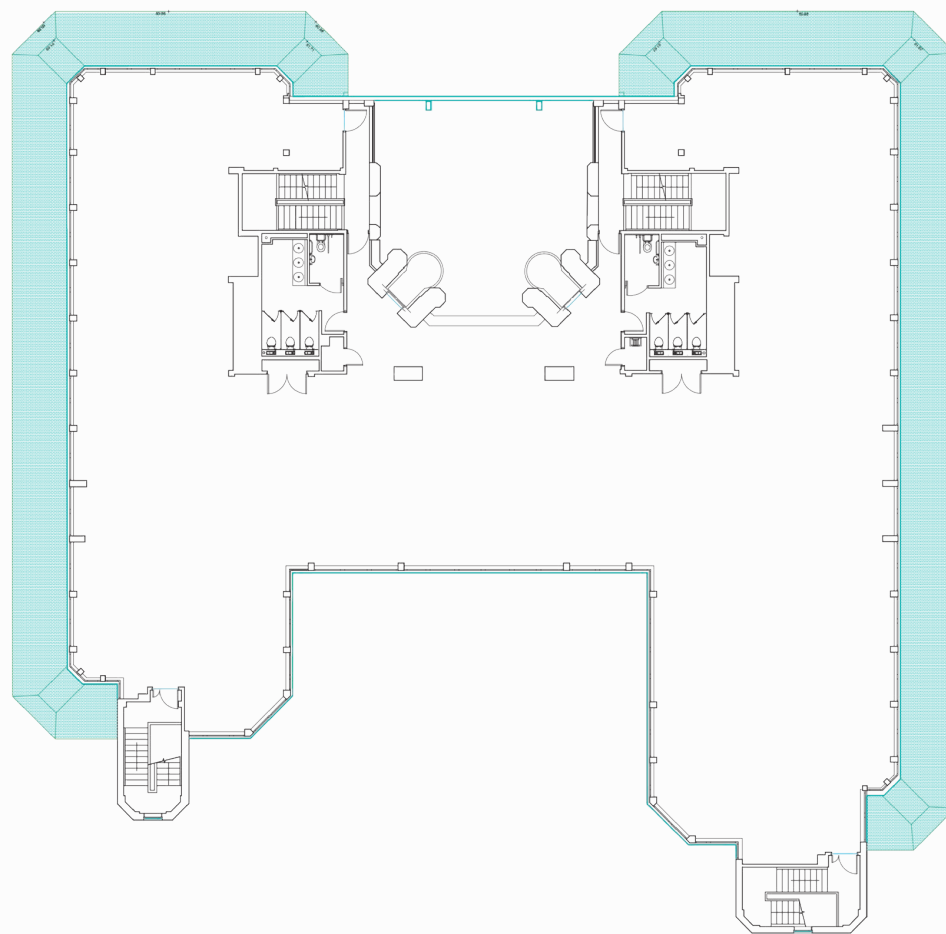
GROUND FLOOR
1,019 sq m (10,965 sq ft)



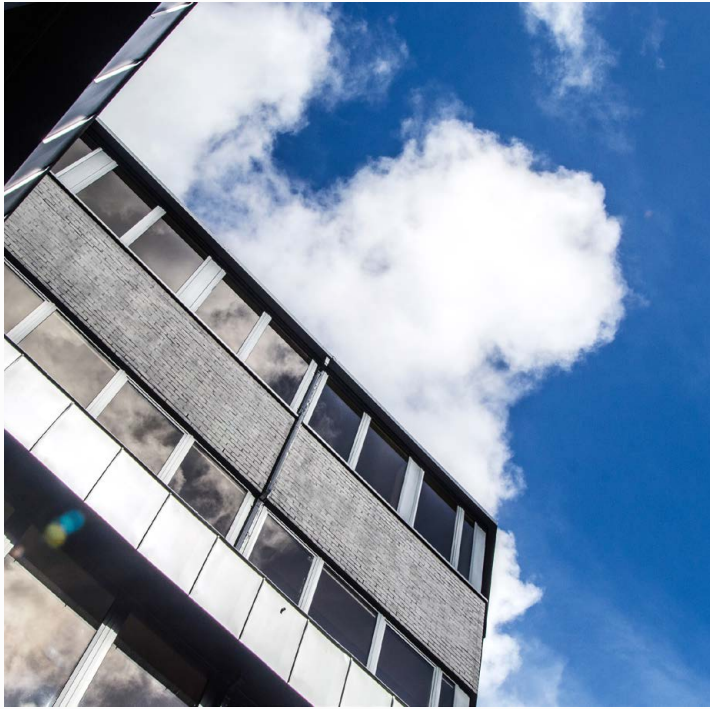
FIRST FLOOR
1,144 sq m (12,315 sq ft)



SECOND FLOOR
972 sq m (10,459 sq ft)



THIRD FLOOR
749 sq m (8,065 sq ft)







CRAWLEY

THREE BRIDGES
3 minutes

GATWICK AIRPORT
8 minutes

EAST CROYDON
23 minutes

CLAPHAM JUNCTION
33 minutes

LONDON
45 minutes





Indicative



EVERY HOUR
five trains leave for London



45 MINUTES
journey time to London



5 MINUTES
to reach junction 10, M23



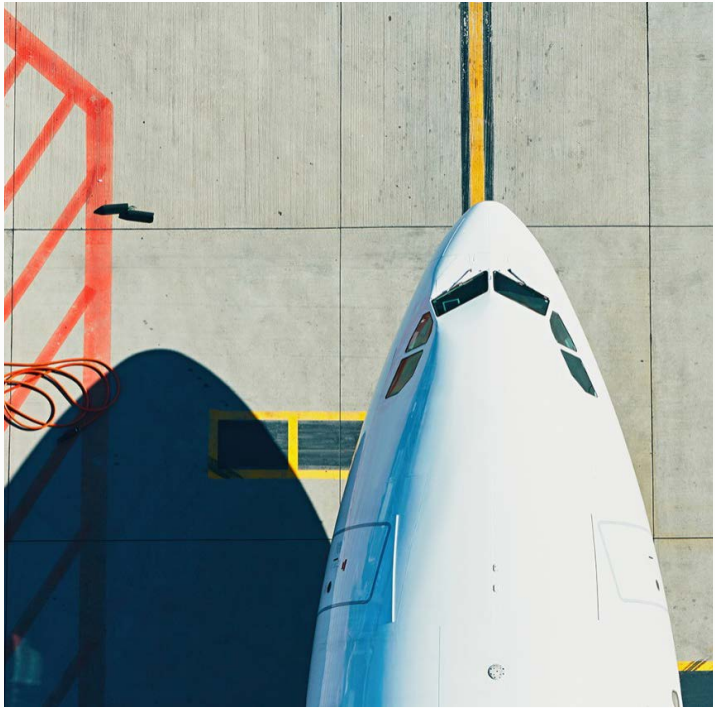
15 MINUTES
to reach junction 7, M25



11 MINUTES
to make a flight from Gatwick Airport



BUS STATION
just across the street





The Gym

Pizza Express

Decathlon

Queens Square

Sainsbury's

Memorial Gardens

M&S

Caffé Nero

County Mall Shopping Centre

Pret A Manger

Crawley Bus Station

Crawley Train Station

Prezzo

Morrisons

WHY CRAWLEY?

*Located in the **geographical heart** of the Sussex region with superb multi-modal transport on the doorstep in all directions; air, road, rail and bus.*



LOCATED
in the heart of the Gatwick diamond



ONE OF TEN
most productive economies in the UK



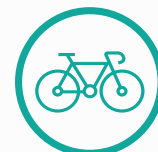
THE GATWICK DIAMOND
is home to the headquarters of many global brands



£3.2 MILLION
invested into revitalising Queens Square



JOB DENSITY
is the second highest in the UK, outside of London



IMPROVED
pedestrian and cycle access between Crawley station, bus station, County Mall & The Broadway





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



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Rent

On application.

Terms

Available on a new lease, subject to negotiation.

VAT

VAT will be chargeable on the terms quoted.

Legal Costs

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

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither SHW or Knight Frank nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. July 2018 - TIC16385 | Design by: [threesixtygroup](#)

