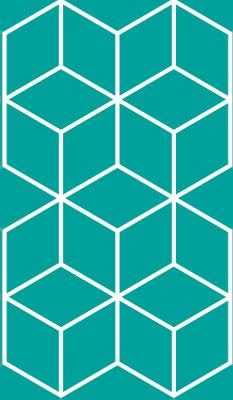
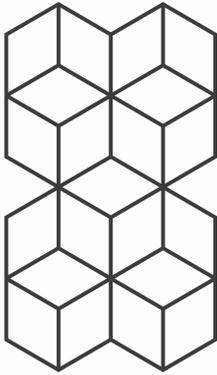


FINAL FLOOR REMAINING



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.

Following the recent lettings to Barrington James and Quixant, the final floor remaining provides for 4,520 to 10,965 sq ft, with 27 car parking spaces reflecting an excellent town centre ratio of 1:393 sq ft.





SPECIFICATION

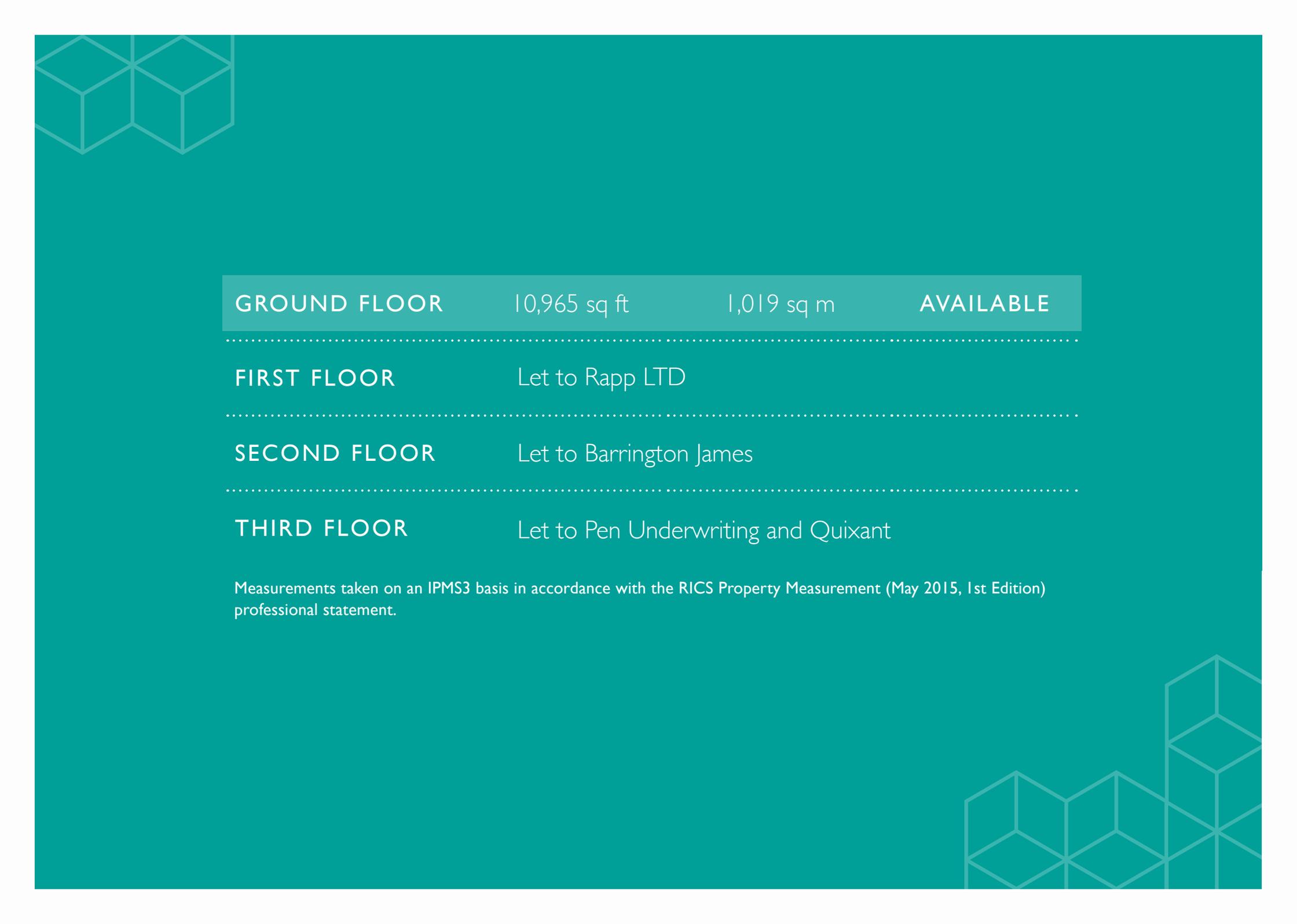
- ▶ Large open plan office floorplates in a town centre
- ▶ VRF air conditioning designed to a 1:8 sq m occupancy
- ▶ Suspended metal ceilings with LED lighting
- ▶ Raised access floors
- ▶ Floor to ceiling height of approx 2700mm
- ▶ Recently refurbished reception and remodelled entrance
- ▶ Two x 16 person passenger lifts
- ▶ Male, female and disabled WCs on each floor
- ▶ Generous shower facilities
- ▶ Secure cycle storage and lockers
- ▶ 27 car parking spaces (1:393 sq ft)
- ▶ EPC B (34)
- ▶ SKA Gold environmental rating achieved



NODE Enabled

The building is the first of its kind to benefit from a landlord full fibre solution, removing the requirement for tenant-level wayleaves, with unlimited access to all ISPs across the UK marketplace and reducing like-for-like bandwidth costs on a plug & play basis. NODE solutions are physically cyber secure, preventing the reputational and financial costs associated to loss of service.

Tenants benefit from an inclusive connectivity-as-a-service offering as part of the building's property management platform.



GROUND FLOOR

10,965 sq ft

1,019 sq m

AVAILABLE

FIRST FLOOR

Let to Rapp LTD

SECOND FLOOR

Let to Barrington James

THIRD FLOOR

Let to Pen Underwriting and Quixant

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

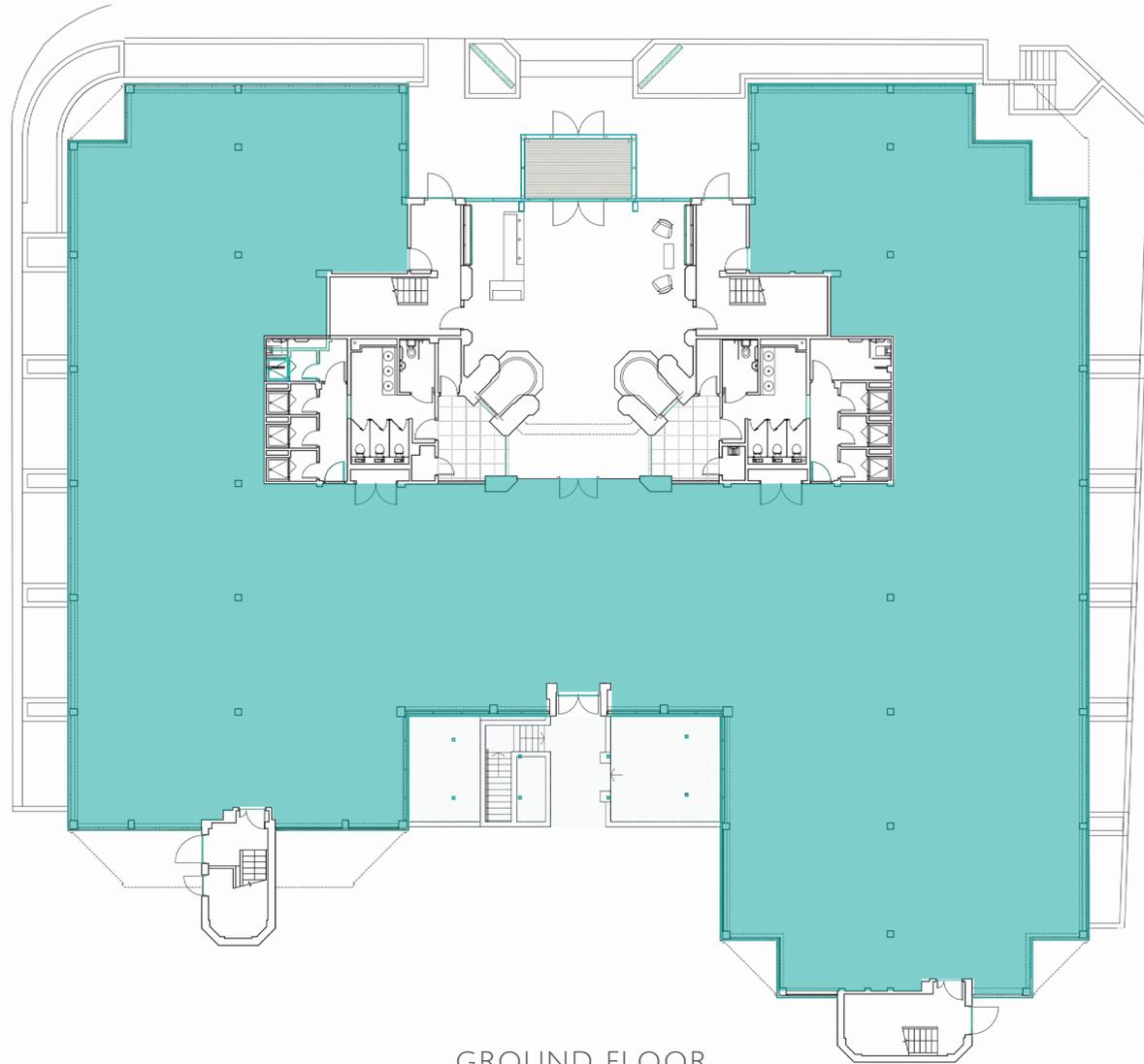


The Galleria

P Broadway
Station
A 2220
Other
Car Parks
Catholic Church
& Priory Hall
W.R.V.S.



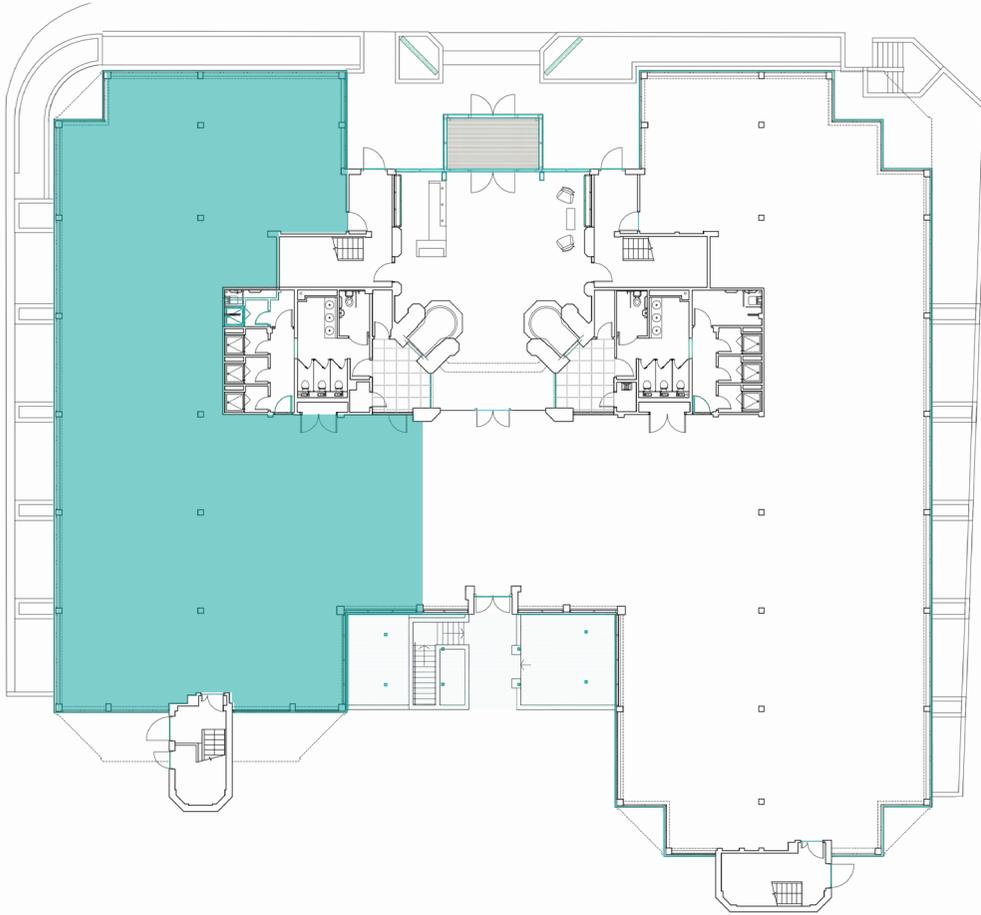




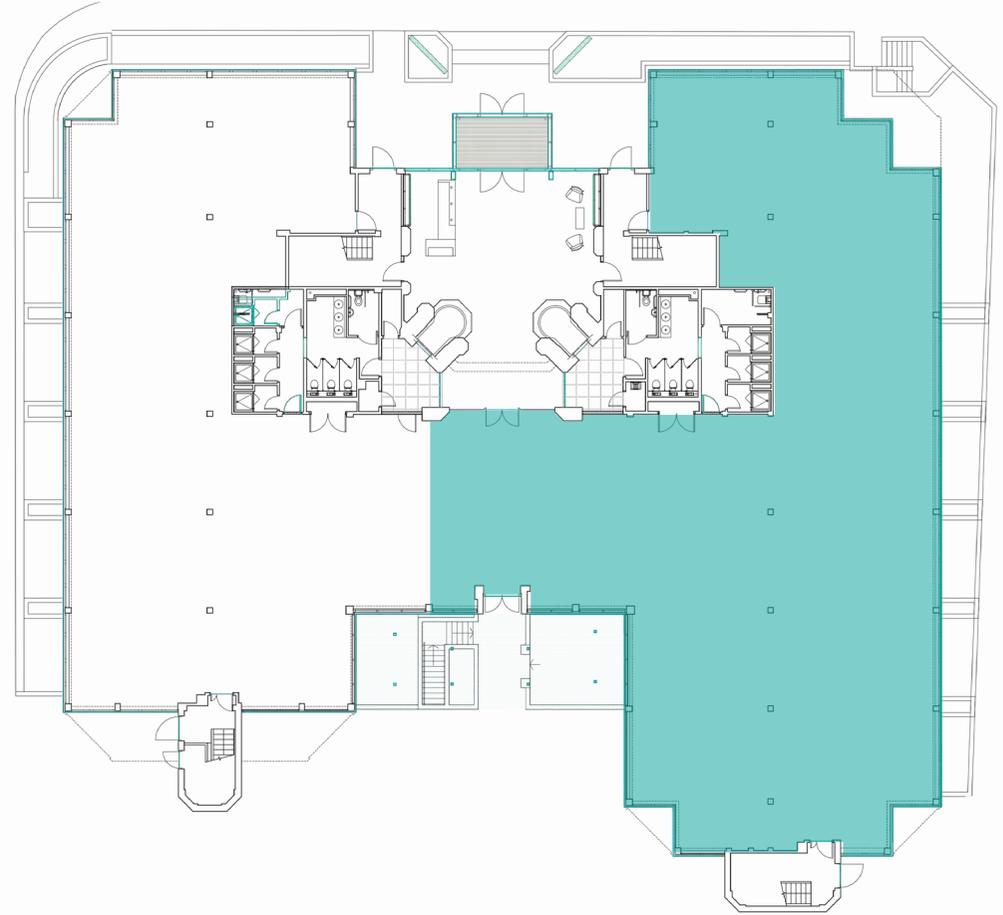
GROUND FLOOR
1,019 sq m (10,965 sq ft)



Available floor area



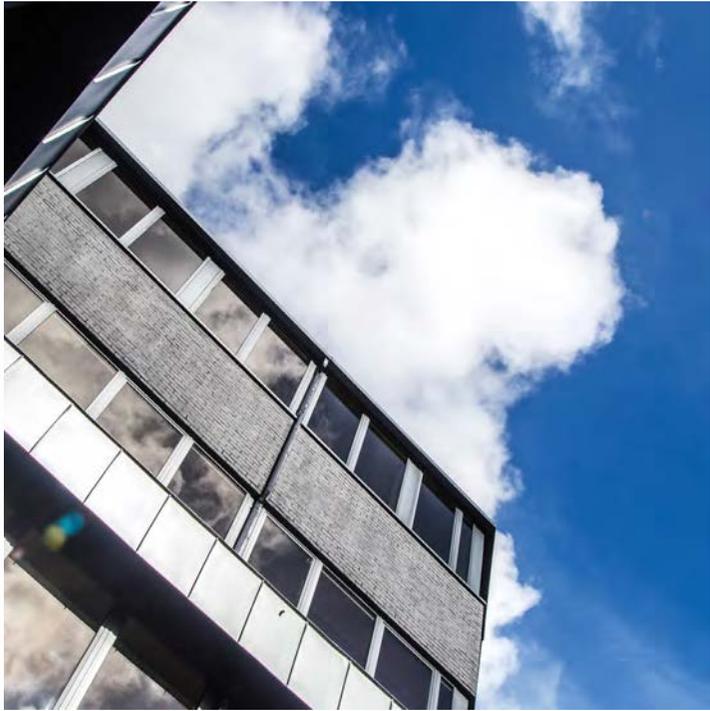
GROUND FLOOR
420 sq m (4,520 sq ft)
Split Option 1



GROUND FLOOR
578 sq m (6,220 sq ft)
Split Option 2



Available floor area







CRAWLEY

THREE BRIDGES
3 minutes

GATWICK AIRPORT
8 minutes

EAST CROYDON
23 minutes

CLAPHAM JUNCTION
33 minutes

LONDON
45 minutes





*Overline House (Crawley Station)
CGI of proposed design*



EVERY HOUR
five trains leave for London



45 MINUTES
journey time to London



5 MINUTES
to reach junction 10, M23



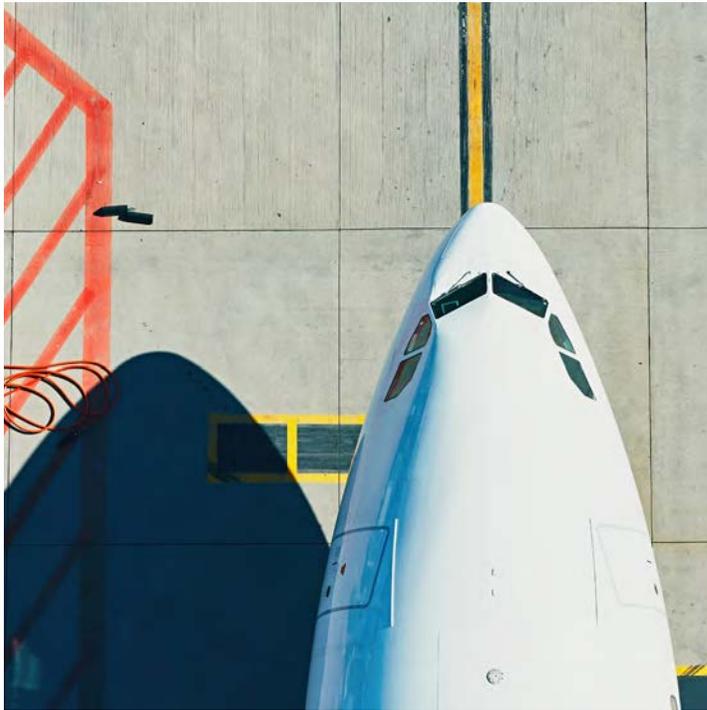
15 MINUTES
to reach junction 7, M25

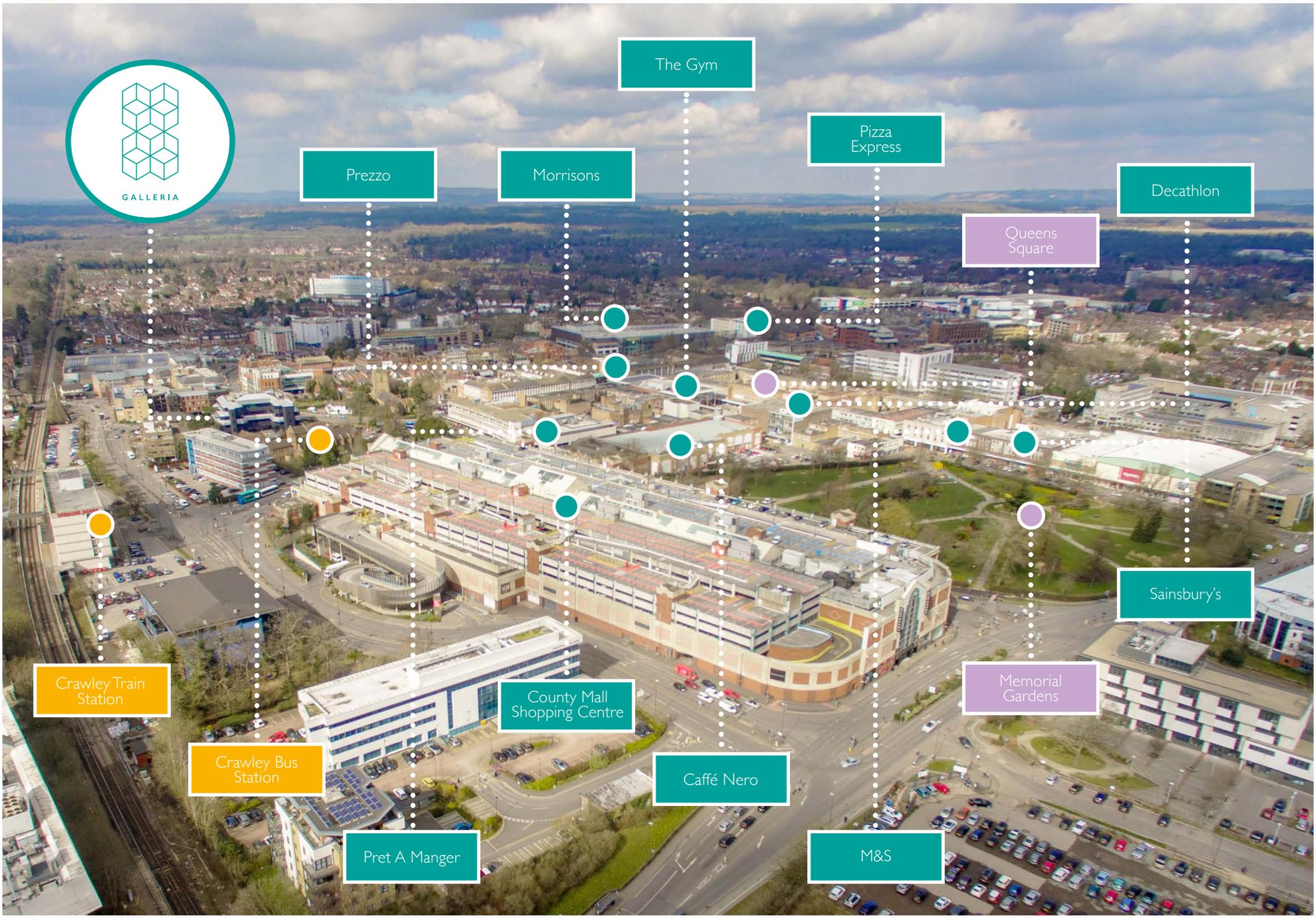


11 MINUTES
to make a flight from Gatwick Airport



BUS STATION
just across the street





Prezzo

Morrisons

The Gym

Pizza Express

Decathlon

Queens Square

Sainsbury's

Memorial Gardens

M&S

Caffé Nero

Pret A Manger

County Mall Shopping Centre

Crawley Bus Station

Crawley Train Station

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 THE 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 DTRE 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. JOB6094 prepared January 2021 | Design by [threesixtygroup](#)

