

T H E H E A R T O F T H E G A T W I C K D I A M O N D

P O R T L A N D

C R A W L E Y

GROUND AND FIRST FLOOR OFFICE SUITES
IN GRADE A TOWN CENTRE BUILDING - TO LET
2,981 - 14,230 SQ FT (276.9 - 1,322 SQ M) APPROX

portlandcrawley.com

A top quality Headquarters office building in a prominent position in Crawley town centre.

PORTLAND comprises a total of 42,000 sq ft with its own multi-storey car park.

Following lettings to RSM, and ASSI only the first floor suite of 11,249 sq ft and one suite of 2,981 sq ft on the ground floor remain.

PORTLAND CRAWLEY
HIGH STREET CRAWLEY RH10 1BG

The ground floor suite is newly refurbished and provides open plan office accommodation with the benefit of VRF air conditioning, suspended ceilings, raised access floors with LED lighting also being installed. The first floor is to be refurbished.

Portland benefits from a prestigious manned reception and private landscaped courtyard gardens providing outdoor amenity space, together with showers, changing and locker room facilities.

The green credentials of the building, BREEAM "Excellent", contemporary office finishes and proximity to all the amenities of the town centre makes Portland an exciting place to work.



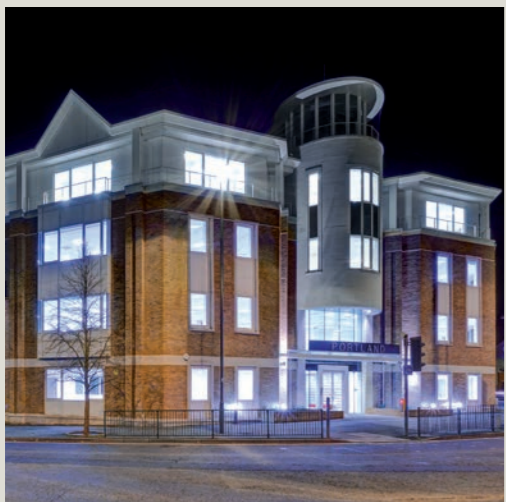
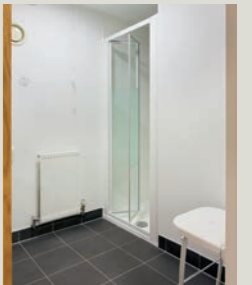
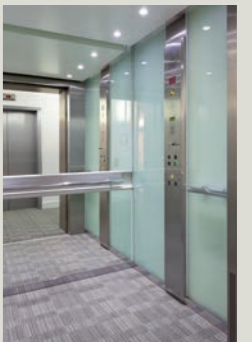
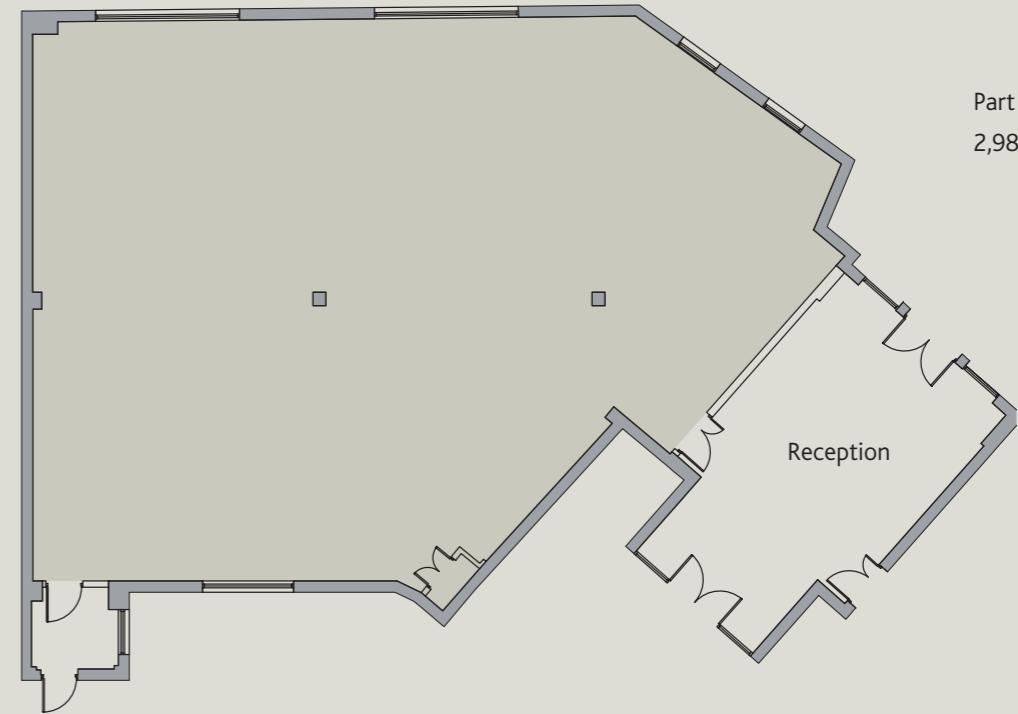
GROUND FLOOR SPECIFICATION

- Prominent reception and front entrance
- Suspended ceiling and grid
- LED lighting with PIR sensors
- VRF comfort heating/cooling
- Full access raised floors
- 2 x 13 person passenger lifts
- Male, female and disabled WCs on each floor
- 13 car spaces (1:229 sq ft)
- Cycle storage, locker room and showers
- Fully landscaped private rear courtyard
- EPC Rating: C 54
- BREEAM Rating: Excellent

FLOOR AREAS

Net internal areas approx:

Part ground Floor	2,981 sq ft	276.9 sq m
Part ground Floor	LET TO RSM	
First floor	11,249 sq ft	1,045 sq m
Part Second Floor	LET TO ASSI	
Part Second Floor	LET TO RSM	
Third Floor	LET TO RSM	



Portland is prominently situated at the southern end of the High Street within a short distance of Crawley mainline railway station, County Mall shopping centre and the bus interchange.

Crawley is a major commercial centre in the heart of the Gatwick Diamond, with Gatwick Airport within 5 miles and Central London only 45 minutes by train. The national motorway network is also easily accessible via J10 of the M23.



BUSINESS

Crawley is the business hub of Sussex and one of the most dynamic economies in the country. The town's strategic position, educated catchment population and excellent communications have drawn a large number of high profile businesses to locate in Crawley. These include Deloitte, Grant Thornton, Thales, Virgin Atlantic, Rentokil Initial, BDO, Tui Travel and EDF Energy.

LEISURE

Crawley brands itself as a "new town with a strong sense of history". Crawley has a wide variety of shops, services and leisure outlets split between its historic High Street and modern shopping centre at County Mall. The town is easily accessible and offers excellent parking facilities.

COMMUNICATIONS

Road	Distance
M23/A23 interchange	2.4 miles
Junction 10 M23	3.2 miles
Gatwick Airport	5.5 miles
M25 Junction 7	12 miles
Brighton	22 miles

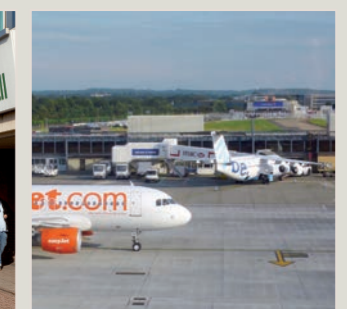
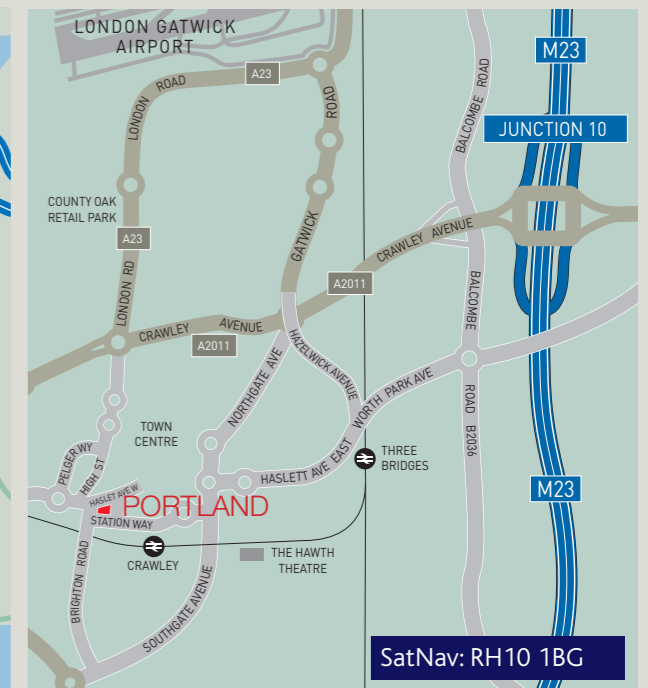
Source: Google Maps

Rail	Duration
Three Bridges	4 minutes
Gatwick Airport	10 minutes
Brighton	44 minutes
London Bridge	45 minutes
London Victoria	45 minutes

Source: National Rail

Fastway Bus	Duration
Three Bridges	3 minutes
Gatwick Airport	24 minutes

Source: metrobus.co.uk



PORTLAND

portlandcrawley.com

Further details and viewing arrangements please contact joint sole agents.

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