



THE GALLERIA

STATION ROAD, CRAWLEY RH10 1WW



galleriacrawley.com

12,315 sq ft (1,144 sq m) high quality offices in the heart of Crawley **TO LET**





QUEENS
SQUARE

COUNTY MALL
SHOPPING CENTRE

MEMORIAL
GARDENS

J10
M23
↗

J11, M23
↘

THE OPPORTUNITY

THE GALLERIA is a prime Headquarters office building, superbly positioned in the heart of Crawley town centre.



THE GALLERIA



LARGE OPEN PLAN OFFICE FLOORPLATE



VRF AIR CONDITIONING TO A 1:8 SQ M OCCUPANCY



SUSPENDED METAL CEILINGS WITH LED LIGHTING



RAISED ACCESS FLOORS



FLOOR TO CEILING HEIGHT OF APPROX. 2700MM



TWO x 16 PERSON PASSENGER LIFTS



MALE, FEMALE AND DISABLED WCS



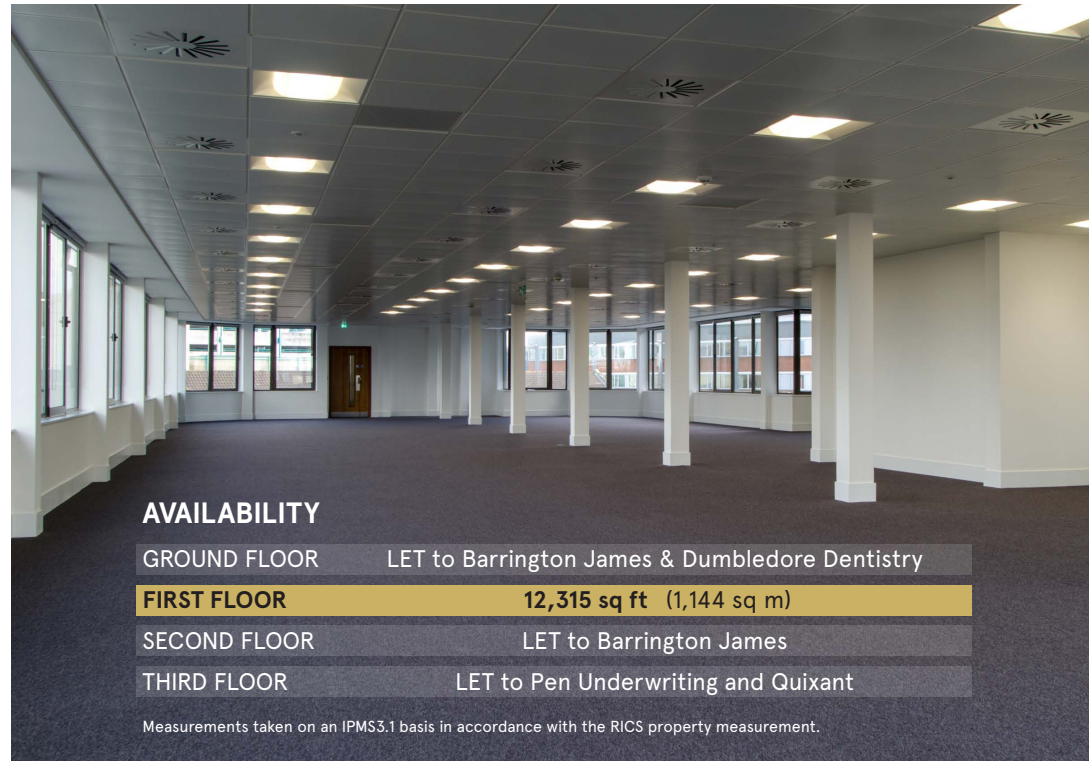
GENEROUS SHOWER FACILITIES



SECURE CYCLE STORAGE AND LOCKERS



31 CAR PARKING SPACES (1:397 SQ FT)



AVAILABILITY

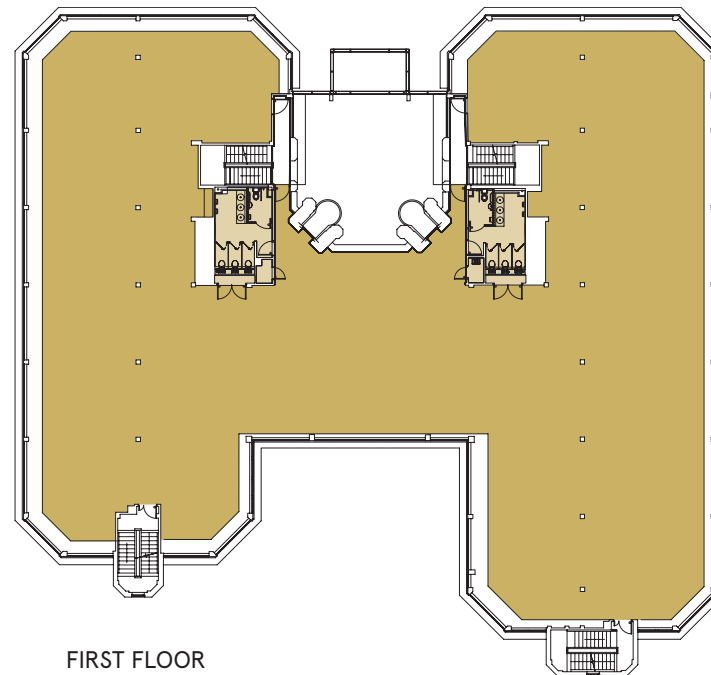
GROUND FLOOR LET to Barrington James & Dumbledore Dentistry

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

SECOND FLOOR LET to Barrington James

THIRD FLOOR LET to Pen Underwriting and Quixant

Measurements taken on an IPMS3.1 basis in accordance with the RICS property measurement.

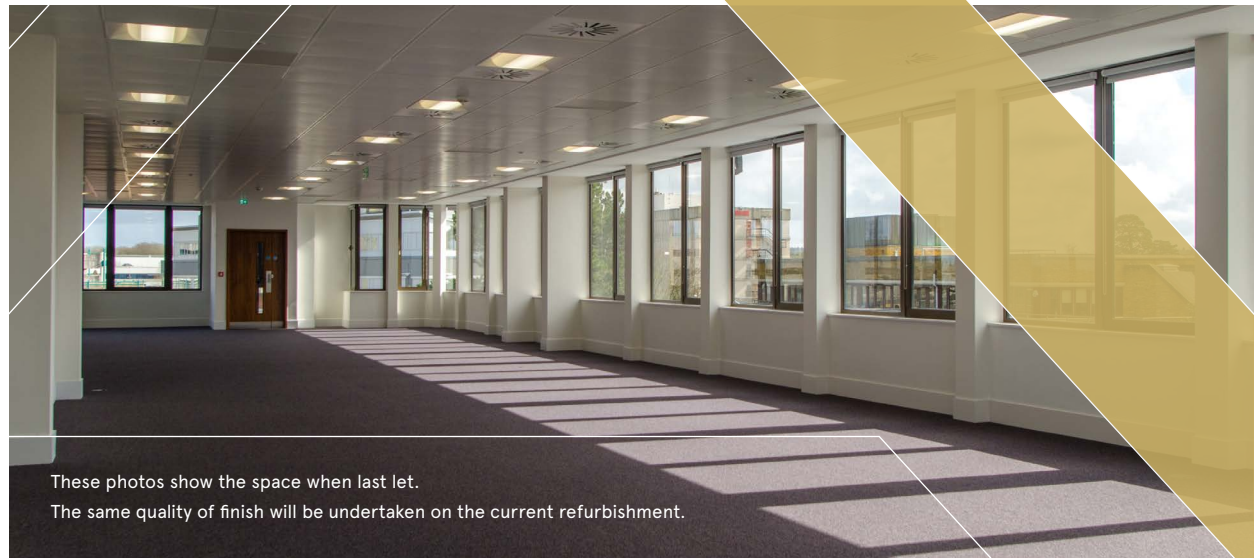


FIRST FLOOR

ACCOMMODATION

The Galleria is a superb Headquarters office building offering high quality accommodation in the heart of Crawley town centre; strategically located with excellent transport links in all directions.

The available space comprises the entire first floor providing large open-plan office accommodation which is shortly to be fully refurbished. The building benefits from an excellent town centre parking ratio within the secure building car park, male and female shower facilities, on site security, secure bike storage and lockers, and two wall climbing lifts within the full height atrium.



These photos show the space when last let.
The same quality of finish will be undertaken on the current refurbishment.

STRATEGICALLY LOCATED



LONDON
45 MINS



J10 M23 – 5 MINS
J7 M25 – 15 MINS



GATWICK AIRPORT
11 MINS



BUS STATION
DIRECTLY OPPOSITE



THE GALLERIA

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ENERGY PERFORMANCE CERTIFICATE

EPC B (32).

LEASING TERMS

A new lease is available direct from the landlords for a term by arrangement.

RENT

Upon application.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents:

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