

LAST REMAINING OFFICE



EXPLORER 2, FLEMING WAY, CRAWLEY, RH10 9GT

FIRST FLOOR NEWLY REFURBISHED OFFICE TO LET

6,462 SQ FT (600.34 SQ M)



Summary

Manor Royal office accommodation available fitted to Grade A or Grade A+

Available Size	6,462 sq ft
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Car Parking	31
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EPC Rating	A (25)
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- 6,462 sq ft Suite available
- Newly refurbished WC's and common parts
- 5 minutes drive from Three Bridges mainline railway station
- 31 allocated parking spaces
- Reception entrance area
- Passenger lift
- Additional store/ancillary space to third floor
- Potential for fitted furniture (subject to terms)



Location



**Explorer 2 Fleming Way,
Crawley, RH10 9GT**

Crawley is one of the principle office markets in the South East, being located immediately south of London Gatwick Airport with a mix of town centre and out of town office supply.

The town is very well positioned for transport being adjacent to the M23 Motorway, which provides fast links north to the M25 Motorway and Central London.

Gatwick Airport Station offers services by train to London Victoria in approximately 30 minutes whilst Crawley Station offers services in approximately 45 minutes to London Victoria.

J10 of M23 - 2 miles - 4 minutes

Three Bridges Railway Station - 1.5





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	6,462	600.34
Total	6,462	600.34

Description

First floor suite available in this modern office building by way of new lease.

The building has recently been refurbished with new WC facilities and common parts. The office accommodation has been provided with raised floors, suspended ceilings, LED lighting and air conditioning.

- Building includes passenger lift
- 31 allocated parking spaces
- Lockable bike store on site
- On site showers
- On site EV car charging points
- Separate Ladies & Gents WCs on each floor

Terms

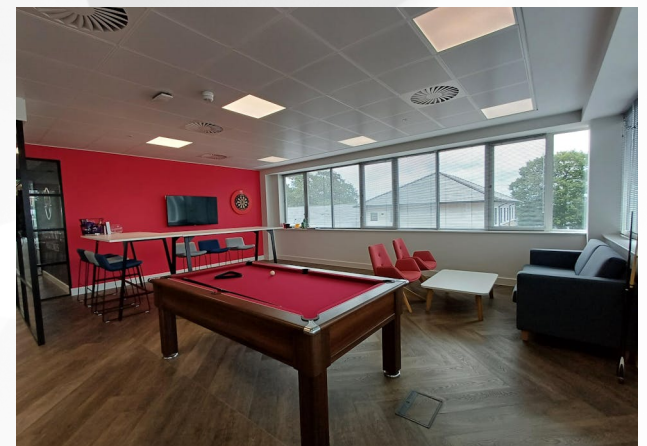
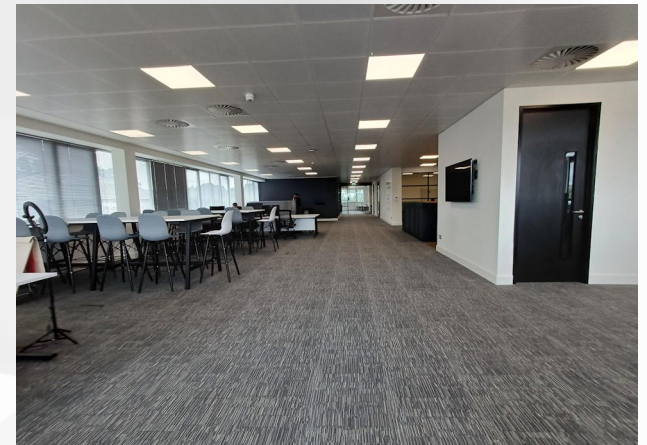
Accommodation available by way of new leases with rent and terms to be agreed. Rent on application.

Viewings

Strictly by appointment via Joint Agents Vail Williams.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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**Vail
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[View on our website](#)