



P A L L A D I A N

3,000 - 7,213 SQ FT OF OFFICE SPACE  
WITH COURTYARD TERRACE

**MANOR ROYAL  
CRAWLEY RH10 9PY**





# Palladian comprises a contemporary office building of striking architectural design

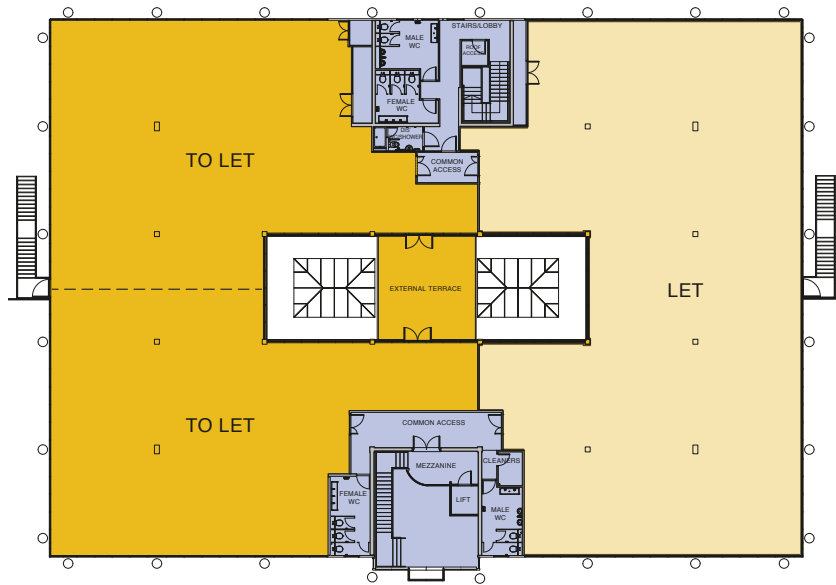
The property has undergone comprehensive refurbishment, providing occupiers with highly specified and efficient space, which benefits from high quality, contemporary finishes. The final remaining first floor open plan suite benefits from excellent natural light together with direct access to and exclusive use of its own external decked terrace.

## Available Accommodation

	SQ FT	SQ M
First Floor		
Office	7,213	670.1
Terrace	434	40.3
<b>Total</b>	<b>7,647</b>	<b>710.4</b>

**Split suite options available from circa 3,000 sq ft**

The property has been measured in accordance with the RICS International Property Measurement Standards (IPMS3) 1st Edition, dated May 2015.

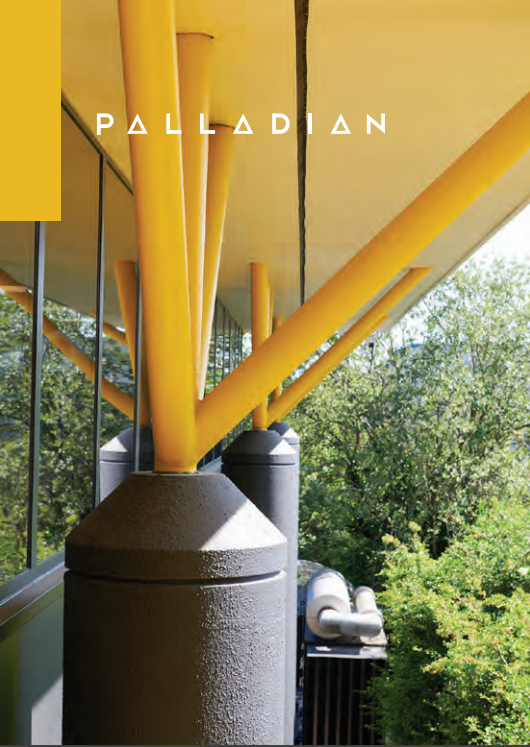


First Floor



Indicative Space Plan

To see a detail plan, visit: <https://palladian-crawley.co.uk/the-building>



### Specification



New VRF air conditioning



New suspended ceilings and LED lighting



Raised access floor with new carpet installed



Exclusive 1st floor external terrace



Passenger lift



Cycle store and shower facilities



Outdoor amenity area with seating



Electric car charging points



Excellent on-site car parking (1:240 sq ft) for 30 cars



Access control and building CCTV



Building generator on-site



Excellent EPC rating B44

PALLADIAN



GATWICK AIRPORT

GATWICK AIRPORT STATION

CRAWTER'S BROOK PARK

PALLADIAN

PREMIER INN

B&CE

BDO SHEARWATER

RENTOKIL

REGUS SPACES

COLLINS AEROSPACE

BUPA

L3

TUI

DOLBY

ALLAERO

NESTLE

GATWICK ROAD

NEWTON ROAD

FASTWAY BUS STOP

County Oak Retail Park (1 mile)

FARADAY ROAD

MANOR ROYAL

Walking/cycle route to town centre

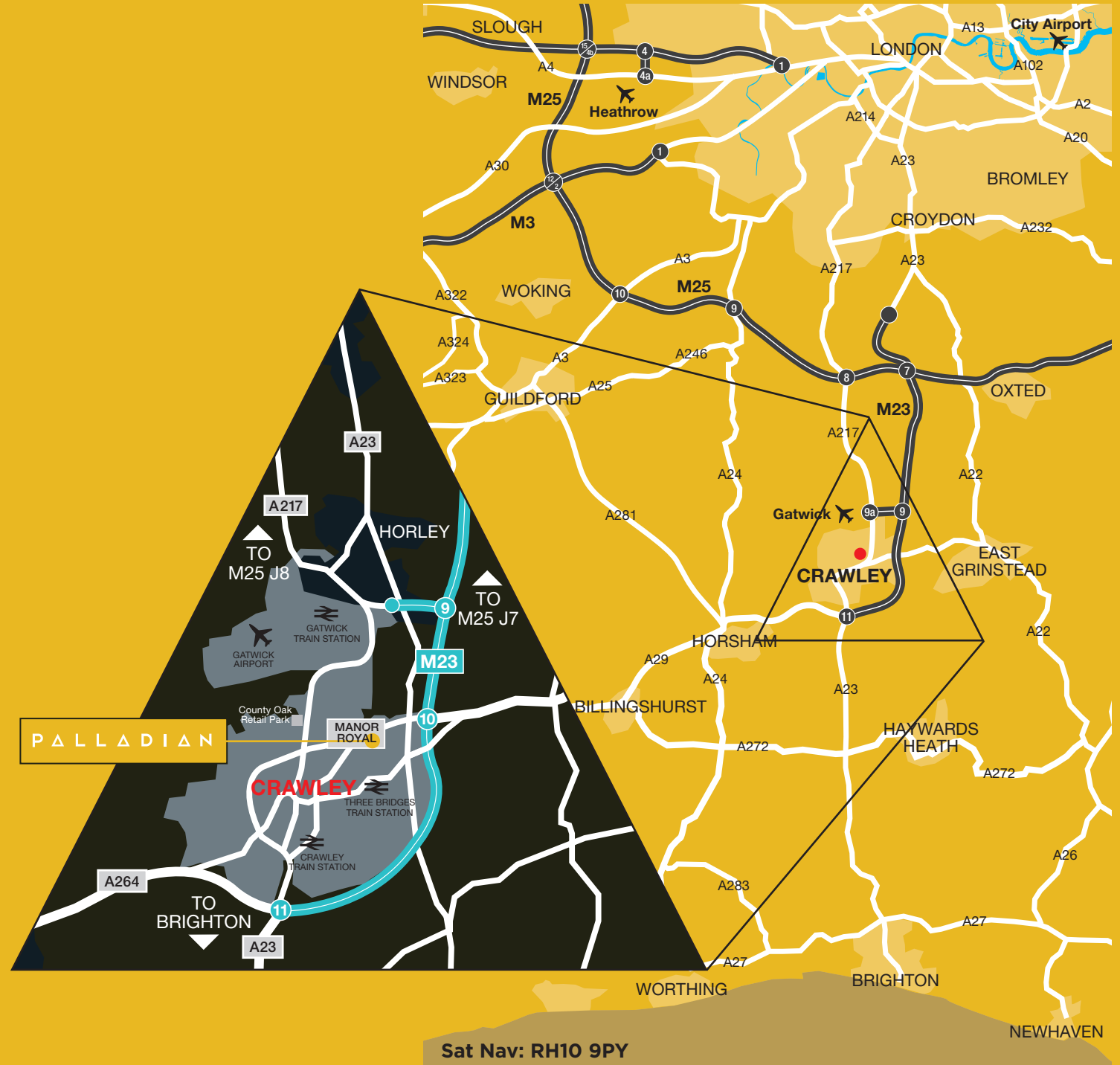
Sandman Hotel (0.5 miles)  
M23 J10 (2 miles)



**Strategically situated within a short distance of both Gatwick Airport and Crawley town centre.**

Crawley is the leading commercial centre for West Sussex, located 30 miles south of Central London and 20 miles north of Brighton.

The town benefits from excellent transport communications and is strategically located 4 miles south of Gatwick Airport, 2 miles from Junctions 10 and 11 of the M23 motorway and 17 miles south of Junction 7 of the M25 motorway. The town also benefits from excellent rail services with an approximate travel time of only 30 minutes to London Victoria from Gatwick Airport station.





The building is easily accessed by The Fastway Bus Network which provides regular services to Gatwick Airport, Three Bridges Train Station and Crawley Town Centre. The bus stop is only 160 meters from the building.



Tesco Extra



M&S at County Oak Retail Park



Fastway bus

Road	miles
Crawley Town Centre	2.4
Gatwick Airport	4.3
M23/M25 Interchange	17.6
Junction 10 M25	25.5
Brighton	26.9

Source: Google Maps



Manor Royal



Costa Coffee at County Oak Retail Park



Crawter's Brook

Rail from Gatwick	mins
Redhill	10
East Croydon	15
London Bridge	29
London Victoria	32
Brighton	34



County Oak Retail Park



Premier Inn



Sandman Hotel



For more information contact joint sole agents:



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**Manor Royal, Crawley RH10 9PY**

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Designed by  
**HEKKA**