

explorer

FLEMING WAY, **CRAWLEY**, RH10 9GT



HIGH QUALITY FULLY FITTED AND FURNISHED SPACE
AVAILABLE IMMEDIATELY

explorer

OFFICE TO LET

First floor with third floor storage

- description -

Explorer 1 is situated in a prominent position at the eastern end of Fleming Way where it meets Gatwick Road.

Explorer 1 and Explorer 2 have been constructed in a 'u' shape around a landscaped central paved courtyard and benefit from one of the best parking ratios in Manor Royal.

The available first floor space comprises 4,800 sq ft with some storage space on the third floor, which could also provide a staff break out area or other uses.

explorer

explorer2

explorer





- NEW REMODELLED RECEPTION
- NEW VRV AIR-CONDITIONING
- NEW METAL TILED SUSPENDED CEILING
- LED LIGHTING
- NEW WC'S
- 23 ON SITE CAR SPACES (1:208 SQ FT)
- NEW LOCKABLE BIKE STORE
- THREE NEW SHOWERS WITH CHANGING AREA
- USEFUL 3RD FLOOR ANCILLARY AREA

explorer



- first floor -

PLAN NOT TO SCALE, FOR INDICATIVE PURPOSES ONLY.



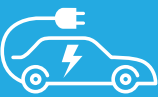

FLEXIBLE LEASES
AVAILABLE


3 MEETING ROOMS


48 WORKSTATIONS


HIGH SPEED FIBRE
CONNECTIVITY
BY INIFI


KITCHEN AND
BREAK OUT AREA


EV CHARGING


PASSENGER LIFT


COVERED CYCLE
PARKING


23 CAR PARKING
SPACES


NEW LED LIGHTING


NEW
AIR-CONDITIONING


LOFT STORAGE



- areas -

FLOOR	SQ FT	SQ M
Third (Storage)	2,500	232
Second	LET	AAR
First	4,800	446
Ground	LET	TRADE SKILLS 4 U
TOTAL	7,300	678



Gatwick Airport

London - Brighton
Main Line



A23



FLEMING
WAY



GATWICK
ROAD



GATWICK
ROAD



- location -

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.



- rent -

Available upon request.

- rates -

To be confirmed.

- service charge -

Available upon request.

- epc -

EPC is B (47).

- viewing -

Strictly through the joint sole agents:

DTRE

020 3328 9080

www.dtre.com

Alex Lowdell 020 3328 9099

Hannah Davies 020 3328 9108



**Vail
Williams**

Steve Berrett 07780 324 996

Mikael Goldsmith 07435 829 861



explorer www.explorercrawley.co.uk

abrdrn

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. The particulars are provided in good faith but any information should be confirmed before being relied upon. October 2021. Alamo Design 01924 471114.