



## The Galleria

Station Road, Crawley, RH10 1WW

### High Quality Offices

**4,566 to 20,206 sq ft**  
(424.20 to 1,877.20 sq m)

- Grade A town centre offices
- Secure car parking
- Cycle store
- Potential for CAT A+ fitted space
- Ground floor suitable for Class E uses

# The Galleria, Station Road, Crawley, RH10 1WW

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 4,566 to 20,206 sq ft              |
| Rent           | Rent on application                |
| Business Rates | To be confirmed                    |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | B (32)                             |

## Description

There are currently 3 suites available within the property;

Ground floor (south) – open plan offices or opportunity for alternative uses falling within planning Class E.

First floor (south) - a superb light open plan suite.

Second floor (whole) – a unique opportunity on one of the largest single office floor plates available in the town.

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.

Website: <https://galleriacrawley.com/>

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Location

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. Crawley is at the heart of the Gatwick Diamond, with London Gatwick International Airport approximately 3 miles to the north.

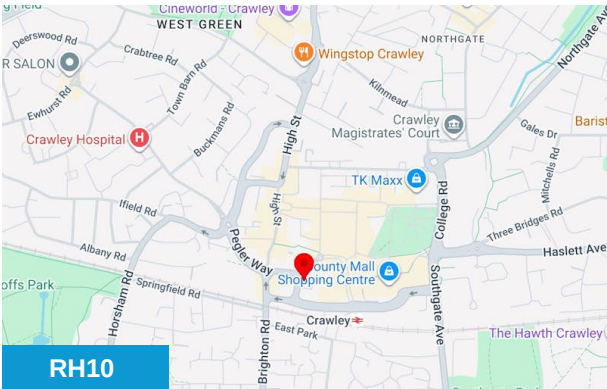
Junctions 9 and 10 are approximately 3 miles and 1.5 miles respectively and central London is within about 45 minutes by train from nearby Crawley station.

For exact location use [///what3words: choice.scuba.saying](#)

## Accommodation

The accommodation comprises the following areas:

| Floor/Unit   | sq ft         | sq m            |
|--------------|---------------|-----------------|
| Ground       | 4,566         | 424.20          |
| 1st          | 5,181         | 481.33          |
| 2nd          | 10,459        | 971.67          |
| <b>Total</b> | <b>20,206</b> | <b>1,877.20</b> |



## Viewing & Further Information



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## Specification

- Two wall climber lifts
- VRF air conditioning
- Suspended metal ceilings
- Raised access floors
- Shower facilities
- Secure car parking (1:397 sq ft)

## Terms

Available to let on a new lease for a term to be agreed.

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



