



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

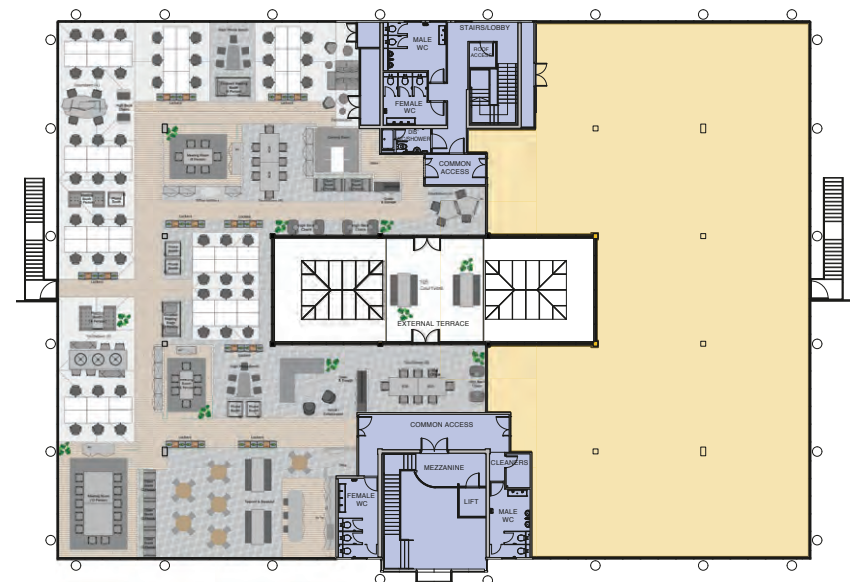
	SQ FT	SQ M
First Floor		
Office	7,213	670.1
Terrace	434	40.3
Total	7,647	710.4

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.

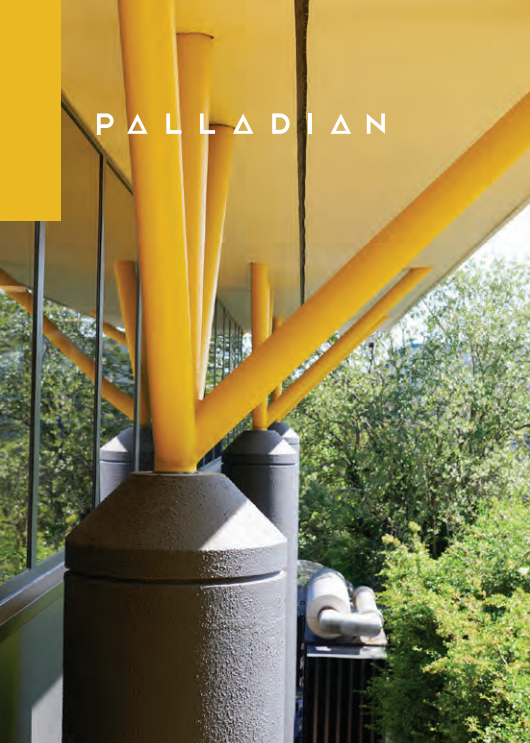


First Floor



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

NESTLE

L3

TUI

DOLBY

ALLAERO

County Oak Retail Park
(1 mile)

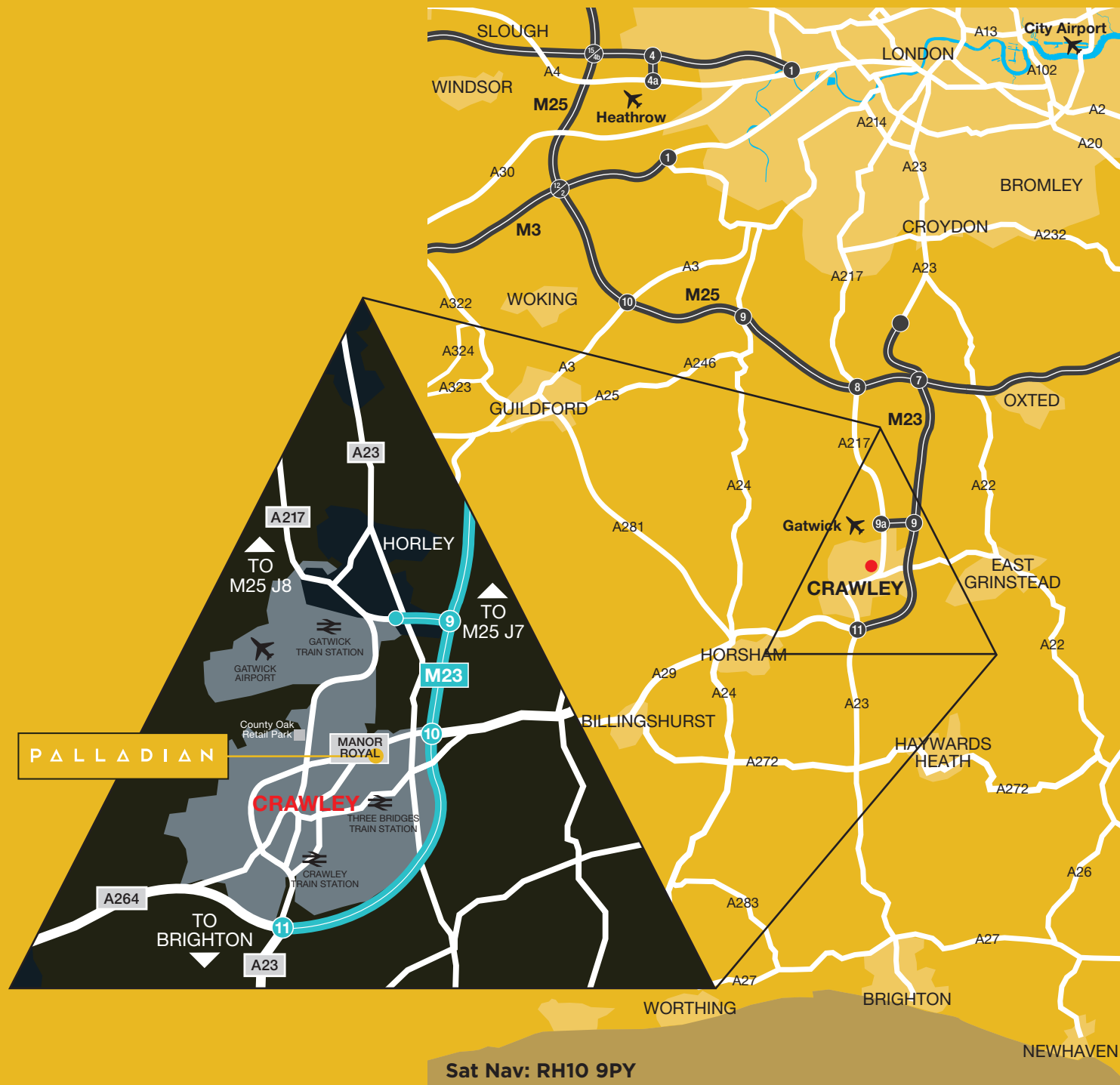
FASTWAY
BUS STOP

Walking/cycle
route to town
centre

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



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.

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

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



Tesco Extra



M&S at County Oak Retail Park



Fastway bus



Manor Royal



Costa Coffee at County Oak Retail Park



Crawter's Brook



County Oak Retail Park



Premier Inn



Sandman Hotel



For more information contact joint sole agents:



Tim Hodges
07818 514 403
tim.hodges@ryan.com



Jack Riley
07867 002 484
jack.riley@knightfrank.com

Tom Slater
07870 803 314
tom.slater@knightfrank.com

palladian-crawley.co.uk

www.ryan.com/agency

www.knightfrank.co.uk

Manor Royal, Crawley RH10 9PY

IMPORTANT NOTICE (1) Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ryan Property Tax Services UK Limited and Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Ryan Property Tax Services UK Limited and Knight Frank has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). (2) Photos etc: The photographs taken 2020 and 2022 show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. (3) Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (4) VAT: The VAT position relating to the property may change without notice. Ryan Property Tax Services UK Limited and Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Ryan Property Tax Services UK Limited and Knight Frank LLP registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. February 2025.

Designed by
HEKKA