



4 Gatwick Road

CRAWLEY RH10 9BG

4 Gatwick Road is a stunning new headquarters office building situated in a prime position fronting Gatwick Road at the heart of the renowned Manor Royal Business District





DESCRIPTION

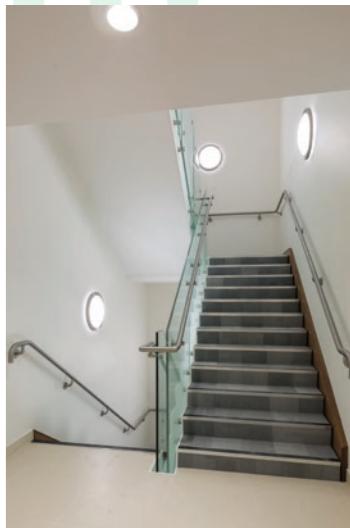
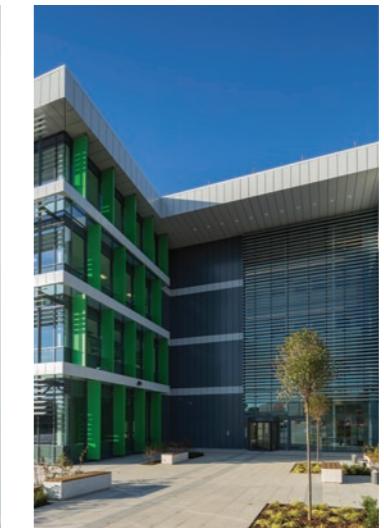
No.4 Gatwick Road is a recently completed, 57,000 sq ft Grade A headquarters office building in a prominent position in Manor Royal, forming part of the mixed use Nexus development.

The building is a stunning and contemporary glazed four storey building with feature brise soleil screens and an impressive full height reception area. The available accommodation is on the second and third floors both benefitting from excellent natural light.

The building benefits from excellent sustainability credentials including EV charging points, an EPC rating of B(37) and a BREEAM rating of "Very Good".

4 Gatwick Road marks the first phase of Nexus, a three-part mixed use commercial development. Circa 60% of the building is already let to SECAmb and Torrent Pharma.

Next door, a new 160,000 sq ft facility has been let to L3. Retail facilities are proposed for the adjoining plot at 5 Gatwick Road.

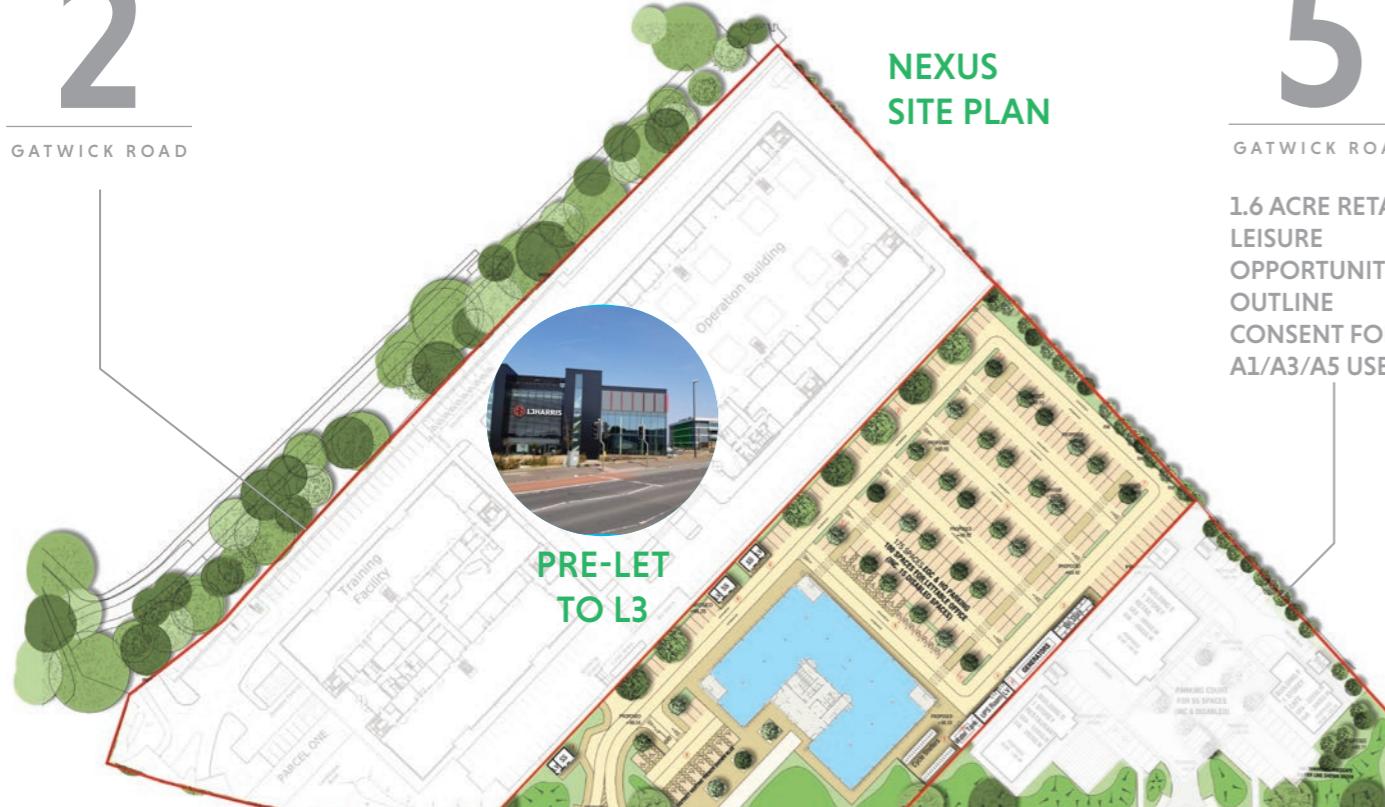


SPECIFICATION

- > Opaque glass and metal curtain walling
- > Feature brise soleil screens
- > Full height reception
- > 2 x 13 person passenger lifts
- > Metal tiled suspended ceilings and LED light fittings
- > 2.8m floor to ceiling height
- > Raised floors
- > WCs and shower facilities to each floor
- > Cycle parking and 8 electric vehicle charging points
- > 4 pipe fan coil air conditioning
- > 82 car parking spaces (1:305 sq ft approx)
- > BREEAM rating of 'Very Good'
- > EPC rating B(37)



2



LETTINGS SECURED TO SECAMB AND TORRENT PHARMA

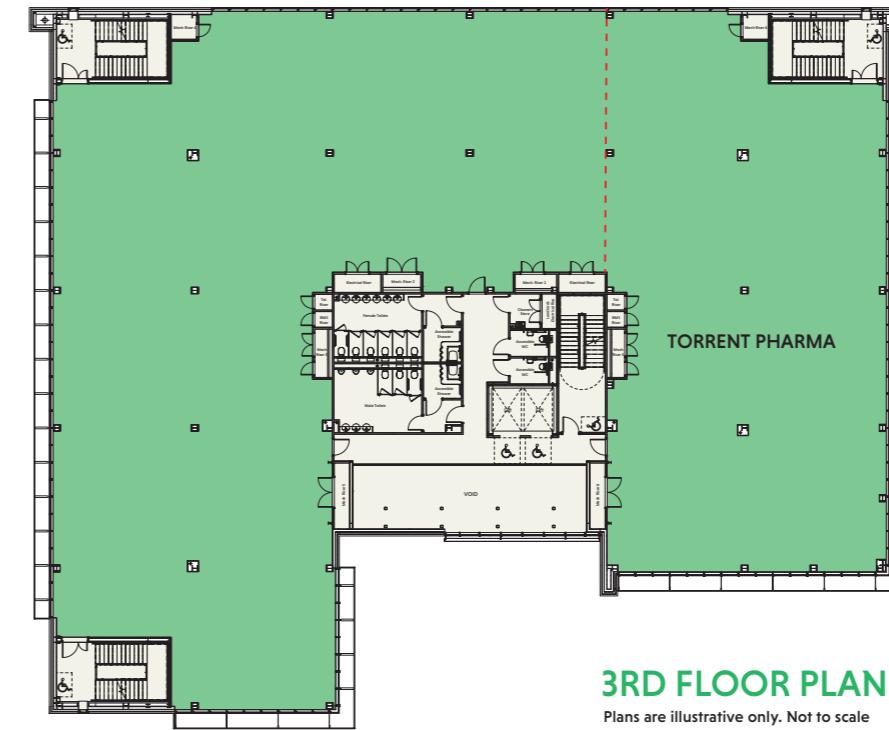
c.3,000 - 25,333 SQ FT REMAINING



5

GATWICK ROAD

1.6 ACRE RETAIL /
LEISURE
OPPORTUNITY
OUTLINE
CONSENT FOR
A1/A3/A5 USES



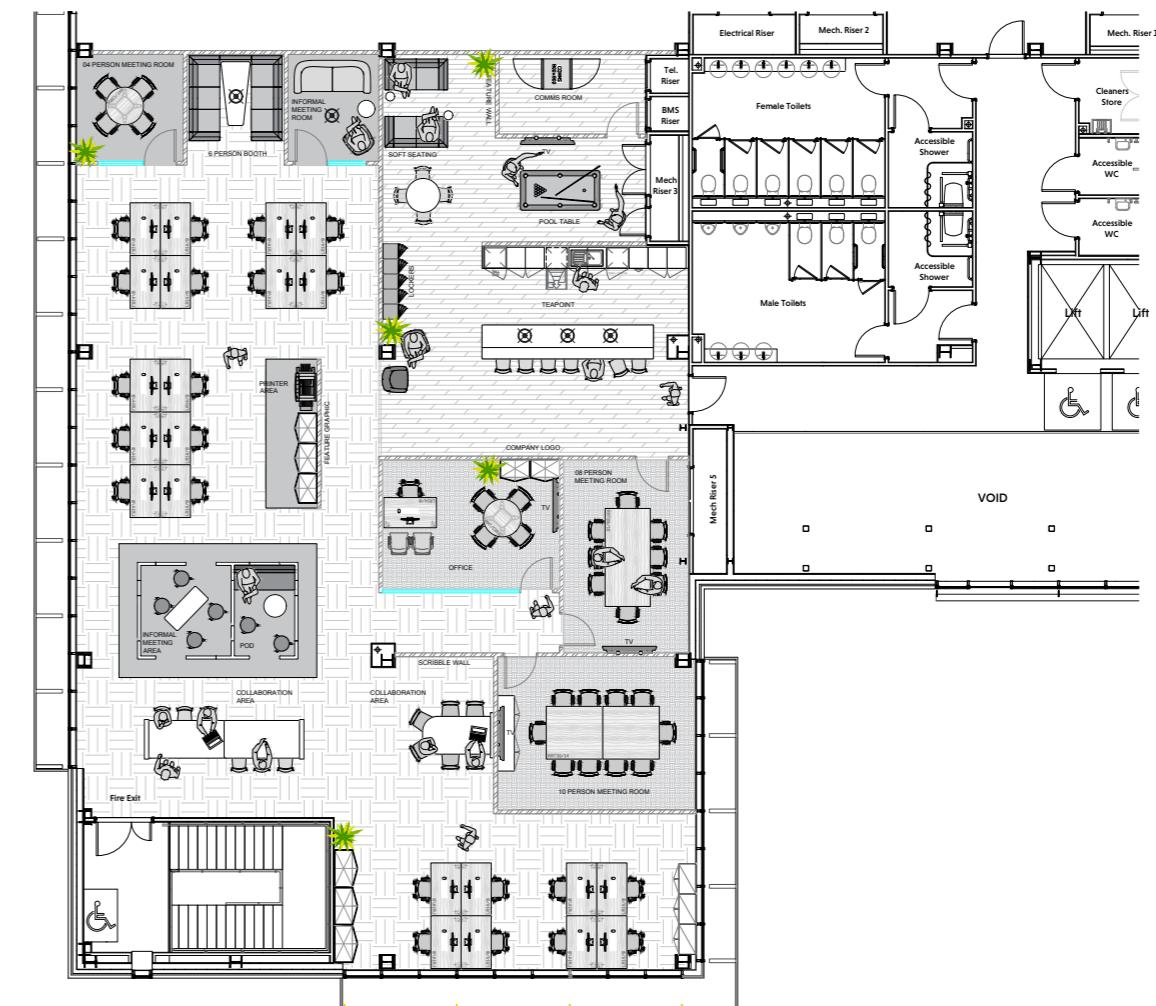
SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Third	10,000	929.03
Second	15,333	1,424.48
First	LET	
Ground	LET	
AVAILABLE		25,333 2,353.51

Third floor can be split from 5,000 sq ft.

These floor areas have been calculated on an IPMS3 basis.

INDICATIVE SPACE PLAN - PART 3RD FLOOR

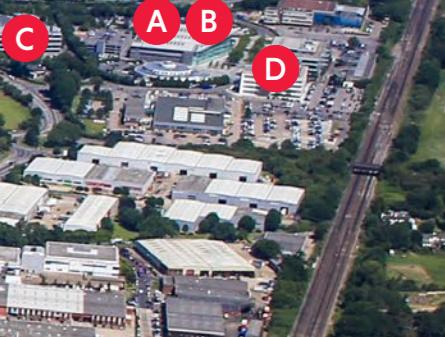


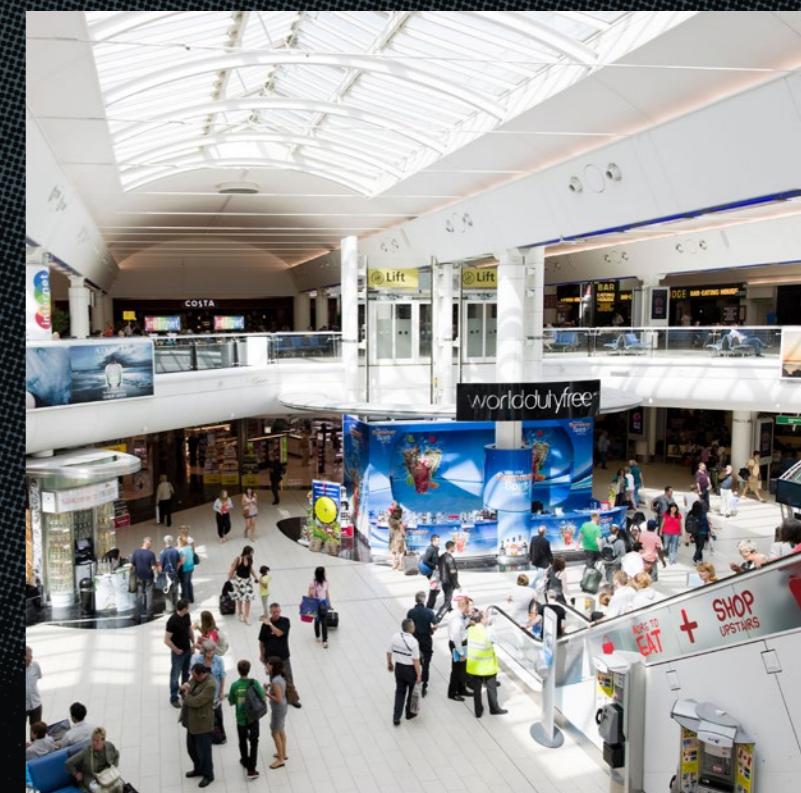
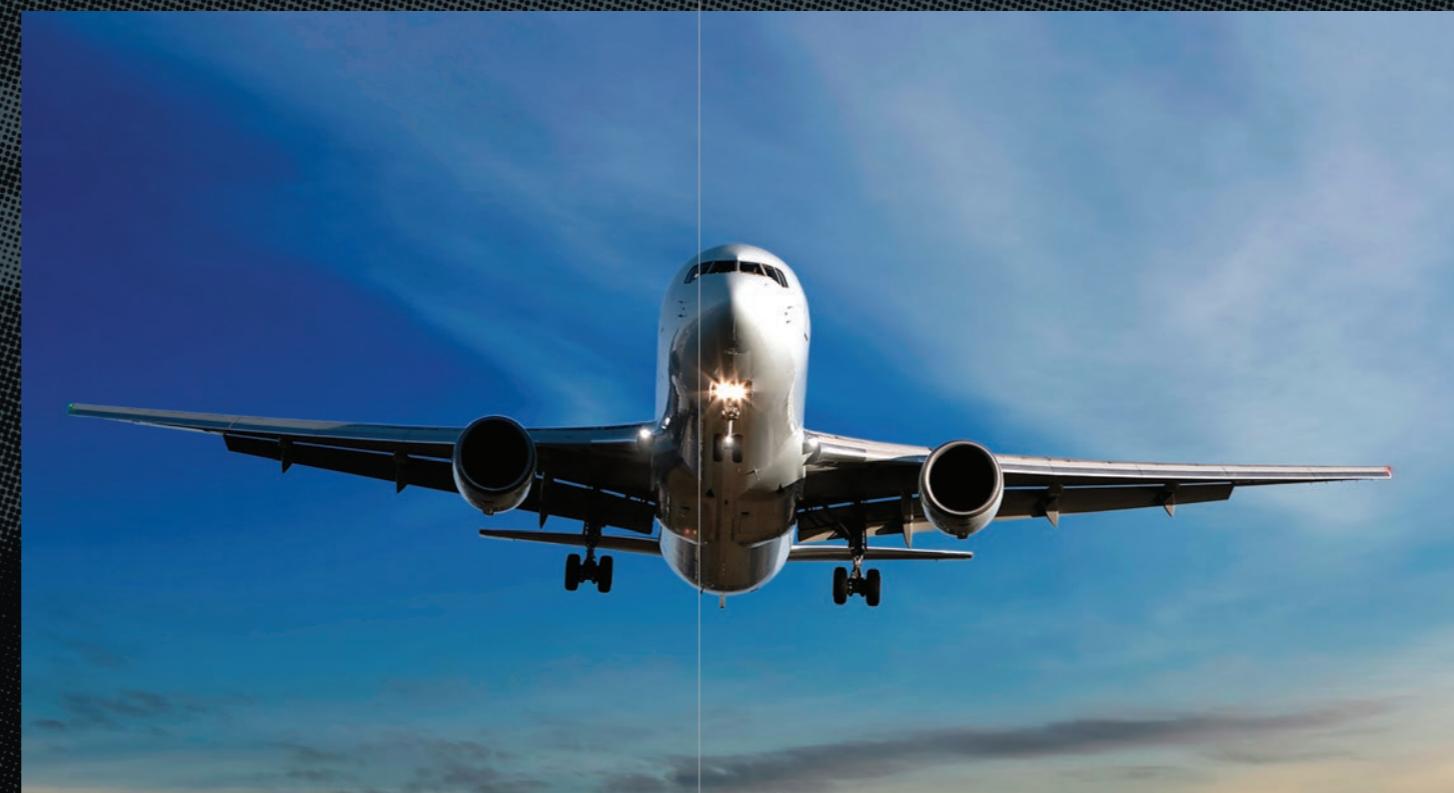


GATWICK AIRPORT

GATWICK AIRPORT
STATION

TO M23 J10





LOCATION

The Nexus development is prominently situated on Gatwick Road in the Manor Royal Business District, the largest business park in the Gatwick Diamond area and one of the South East's premier mixed activity employment hubs. Manor Royal is home to numerous blue chip businesses, including Amey, CGG, Doosan, Elektro, B&CE, Collins Aerospace, Thales and Virgin.

The FASTWAY bus network connects the whole of the Crawley-Gatwick area with swift, regular services. Route 20 stops immediately outside the property in each direction and runs between Gatwick Airport and Crawley town centre.

Nexus benefits from quick and easy access to J10/ M23 and, in turn, the national motorway network. Communications are further enhanced being within 3 miles of London Gatwick Airport and 37 miles from London Heathrow. The Fastway bus stops outside Nexus and provides 24 hour services to Gatwick and Crawley, whilst London Victoria can be reached in just over half an hour by train from Gatwick Airport Station.

Further transport information and guidance can be found by visiting the following websites:

www.fastway.info
www.networkrail.com
www.thetrainline.com
www.gatwickairport.com
www.theaa.com
www.visitsoutheastengland.com/gatwick
www.gatwickinformation.co.uk



CONNECTIONS

By Rail (fastest train times from Gatwick Airport Station) mins

East Croydon	14
Brighton	22
Clapham Junction	26
London Bridge	32
Victoria	33
Southampton Central	105

Source: nationalrail.co.uk / theaa.com



By Road (approximate) miles	
M23 J10	1.6
M25 J7	11
London Gatwick Airport	2.5
London Heathrow Airport	37
Croydon	20
Brighton	28



TERMS

New lease available. Terms and rent on application.

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