
**TO LET
FOR SALE**

East Building Crawley Court
Peach Hill Lane, Crawley S021 2QA

COURTYARD OFFICE IN STUNNING
LANDSCAPED GROUNDS

**42,129 Sq Ft
(3,914 Sq M)**



DESCRIPTION

A generously sized site incorporating 42,129 sq ft of office space in mature landscaped grounds, forming part of the wider 125,000 sq ft office and laboratory complex owned and occupied by Arqiva.

Arqiva's headquarters will remain in occupation of the West Building. The East Building is available for let or sale. A shared reception between the two offices links the two buildings of the site.

Alternative commercial development ideas will also be considered, subject to planning.

- ✓ Three Storey Office Building
- ✓ Suspended Ceilings with Recessed Lighting
- ✓ Beautiful Mature Landscaped Grounds
- ✓ Possible Use of Site Refectory & Gym Facility
- ✓ Shared Tennis Courts
- ✓ Extensive Car Parking
- ✓ Perimeter Trunking for Power & Data
- ✓ Lift-share App for Carpooling (Subject to Negotiation)





ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	13,530	1,257
First Floor	14,305	1,329
Second Floor	14,294	1,328
Total	42,129	3,914

EPC

The Energy Performance Asset Rating is B (26).

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The office space is available on a new lease for a term to be agreed. Consideration may be given to alternative uses for the site, subject to the necessary consents.



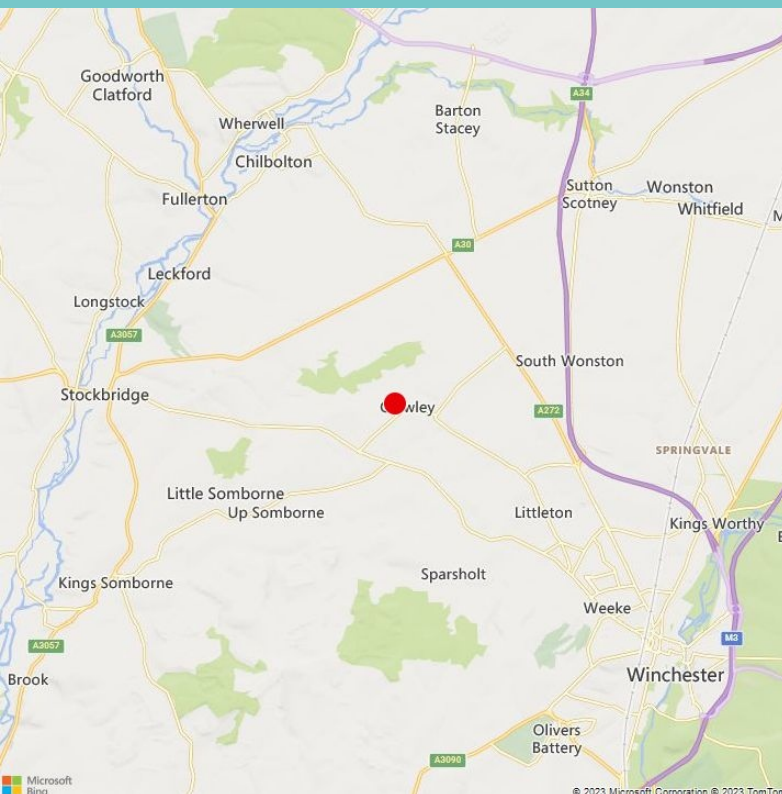
East Building Crawley Court, Peach Hill Lane, Crawley S021 2QA

LOCATION

Crawley is a picturesque village situated approximately 4.5 miles to the north west of Winchester.

Crawley Court lies on the western boundary of the village and is accessed by road from the B3049 which is just 1 mile away from the site, providing connectivity between Winchester and Stockbridge.

Trains run regularly to London Waterloo and between Winchester and Southampton.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 05-Jun-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andy Hodgkinson
07702 801595
ahodgkinson@lsh.co.uk

George Pooley
07514 308217
gpooley@lsh.co.uk

**CUSHMAN &
WAKEFIELD**

Bruce Poizer
0161 455 3795
bruce.poizer@cushwake.com

Will Elvidge
0161 235 7619
will.elvidge@cushwake.com