

explorer

FLEMING WAY | CRAWLEY | RH10 9GT



NEWLY REFURBISHED OFFICES TO LET
1,366 - 6,708 SQ FT

www.explorercrawley.co.uk





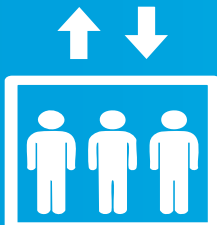


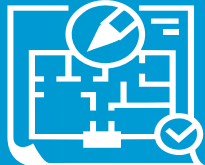
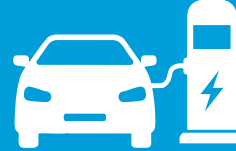
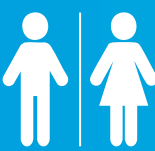




DESCRIPTION

This modern office building has recently undergone a comprehensive refurbishment, including newly upgraded WC facilities and common areas. The office space benefits from high-quality finishes throughout, featuring raised floors, suspended ceilings, energy-efficient LED lighting, and comfort cooling via air conditioning.

Additional amenities include a passenger lift, secure on-site cycle storage, on-site showers, and dedicated EV car charging points. Separate ladies' and gents' WCs are provided on each floor, enhancing convenience for occupiers. In Explorer 1 & 2, studio space is available to lease.

SPECIFICATION


 Newly Refurbished WC's & Common Parts	 Reception Entrance Area	 Passenger Lift	 Secure Cycle Storage	 Air Conditioning
 Potential For Space To Come Fully Furnished	 EV Charging Parking Spaces	 Ladies & Gents W/Cs & Showers	 EPC A	 LED LIGHTING


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.

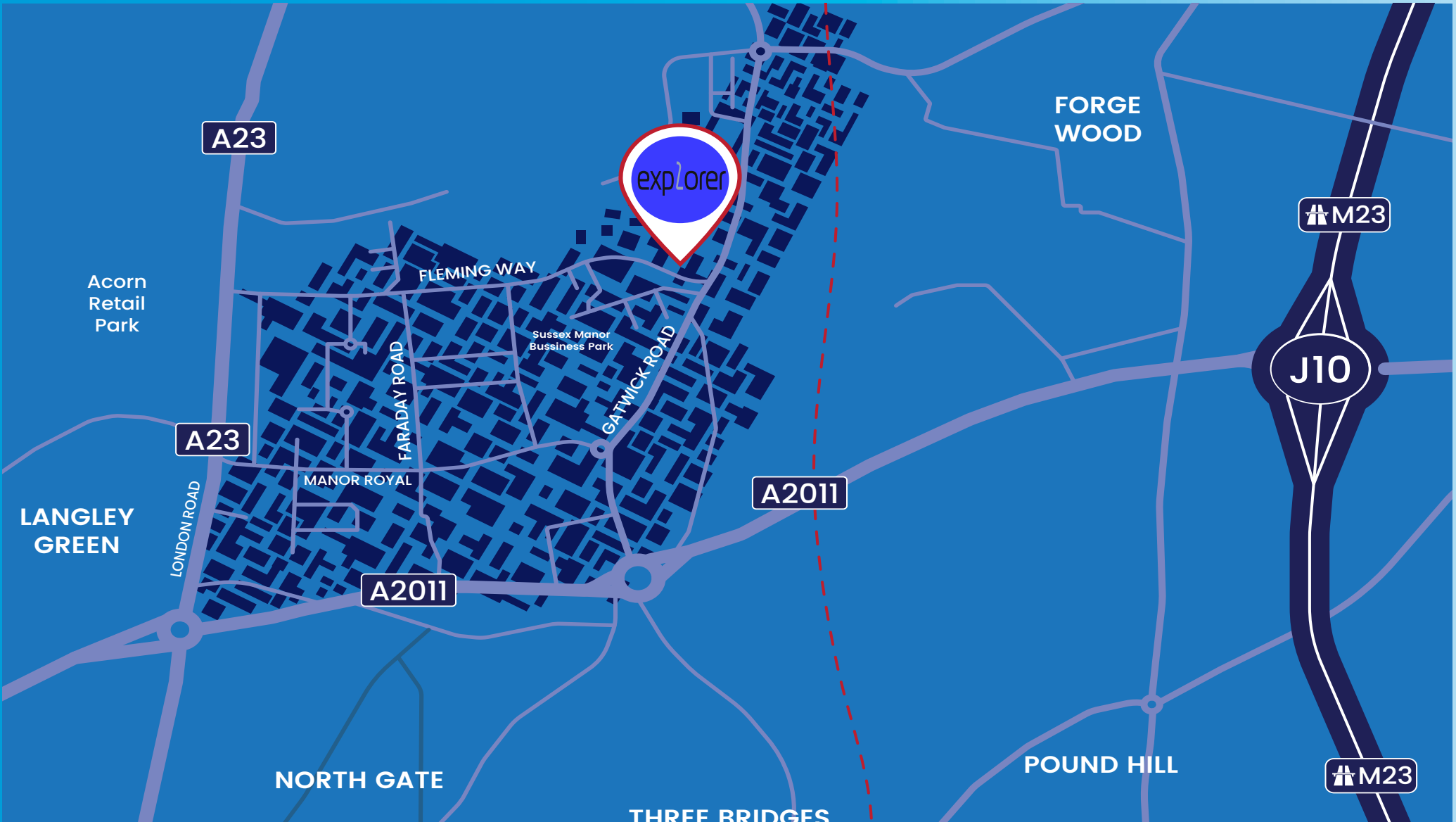
The town is very well positioned for transport being adjacent to the M23 Motorway, which provides fast links north to the M25 Motorway and Central London. Gatwick Airport Station offers services by train to London Victoria in approximately 30 minutes whilst Crawley Station offers services in approximately 45 minutes to London Victoria.



	ROAD	MILES	MINS
	M3 (I0)	2	5
	CRAWLEY	2	10
	GATWICK AIRPORT	3	10
	M25 (J7)	15	15
	BRIGHTON	26	40
	SHOREHAM	27	40

	RAIL	MINS
	GATWICK AIRPORT	11
	EAST CROYDON	29
	BRIGHTON	40
	LONDON VICTORIA	43
	LONDON BRIDGE	44



*TRAIN TIMES FROM CRAWLEY TRAIN STATION

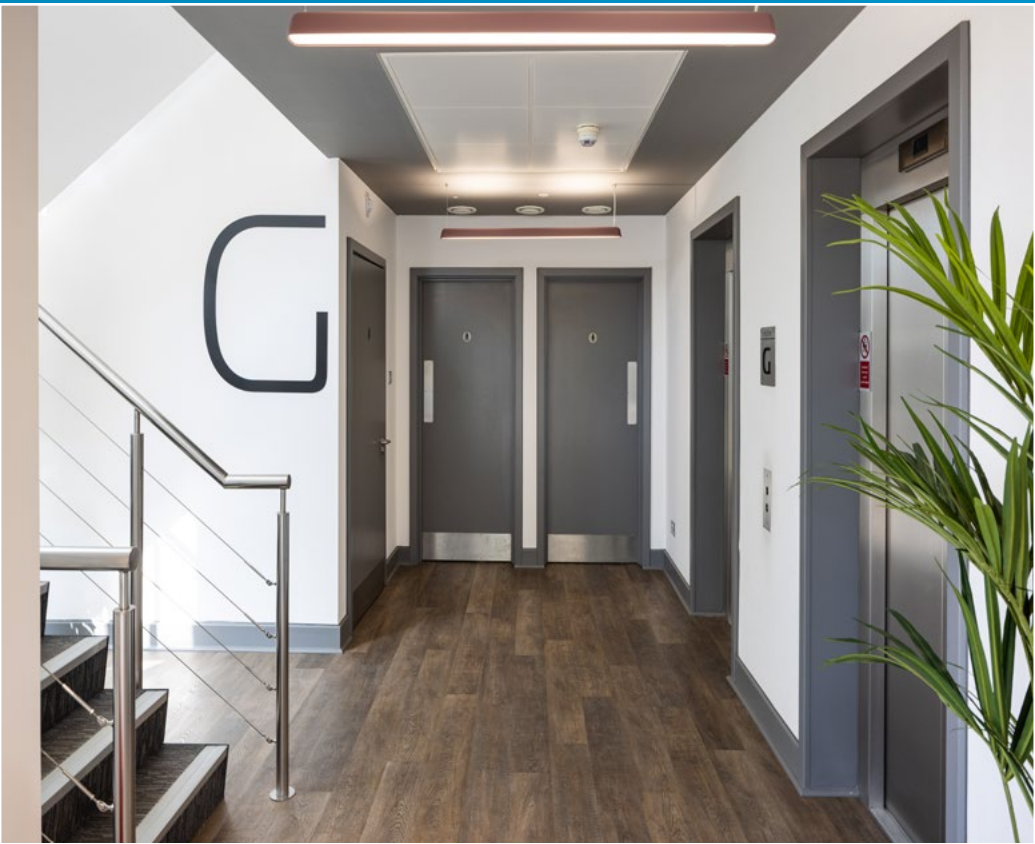


ACCOMMODATION

The building is split across 3 blocks; Mitre Court, Explorer I and Explorer II. Explorer I and Mitre Court are fully let and the accommodation schedule for Explorer II is as follows.

EXPLORER 2

DEMISE	OCCUPIER	SIZE (SQ FT)
Ground Floor	 TRADE SKILLS 4U.co.uk	4,449
First Floor Part A	Available	1,366
First Floor Part B	 TUI	4,844
Second Floor	Available	6,708
Third Floor (Studio Space)	Available	1,931



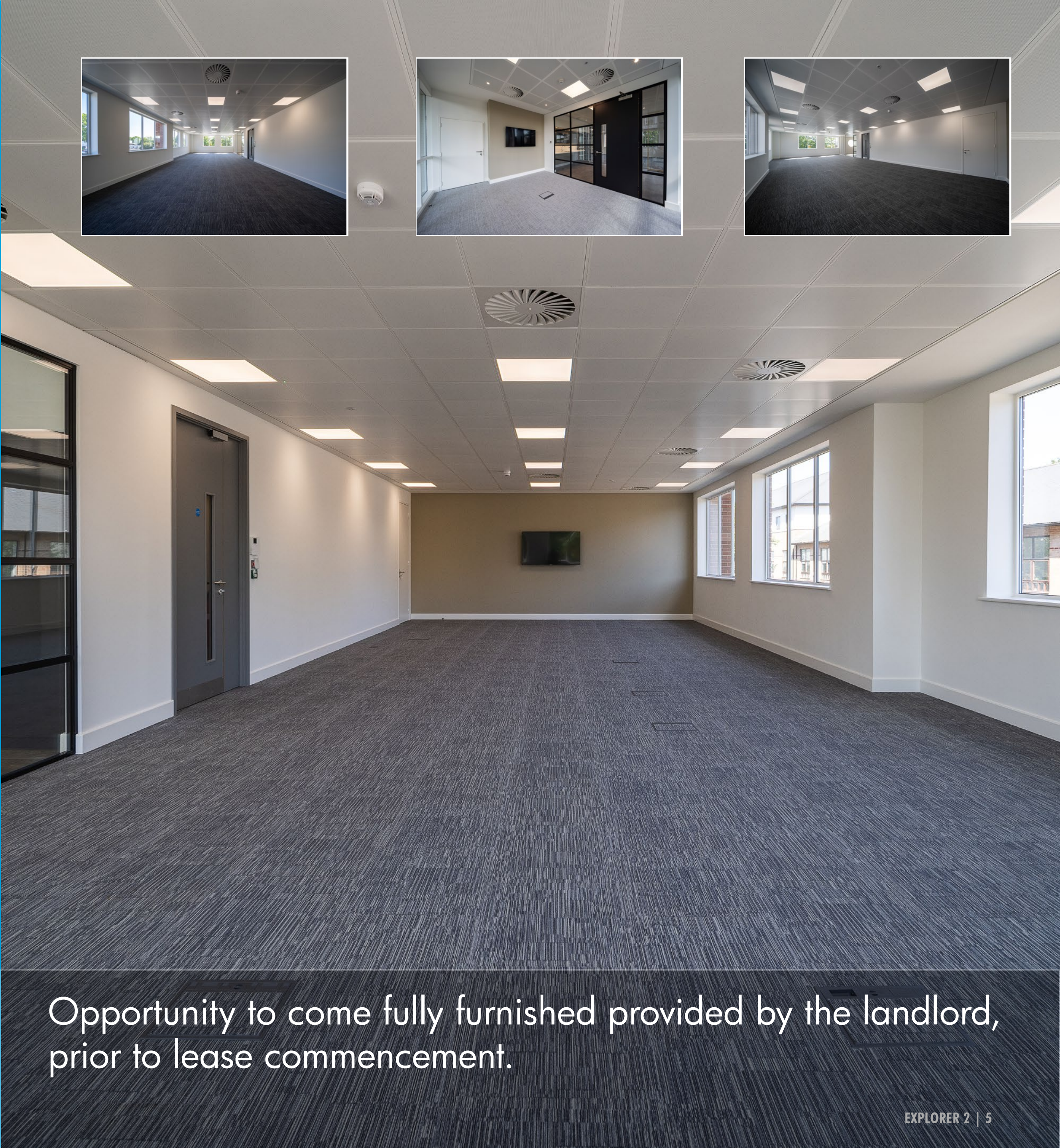
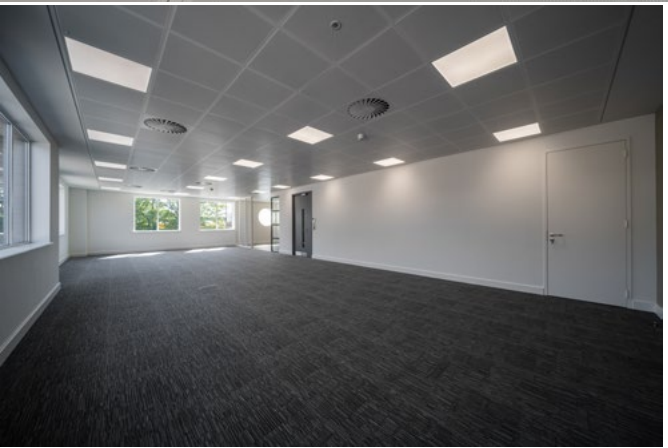
FIRST FLOOR FRONT : 1,366 SQ FT



Floor plan not to scale, for indicative purposes only

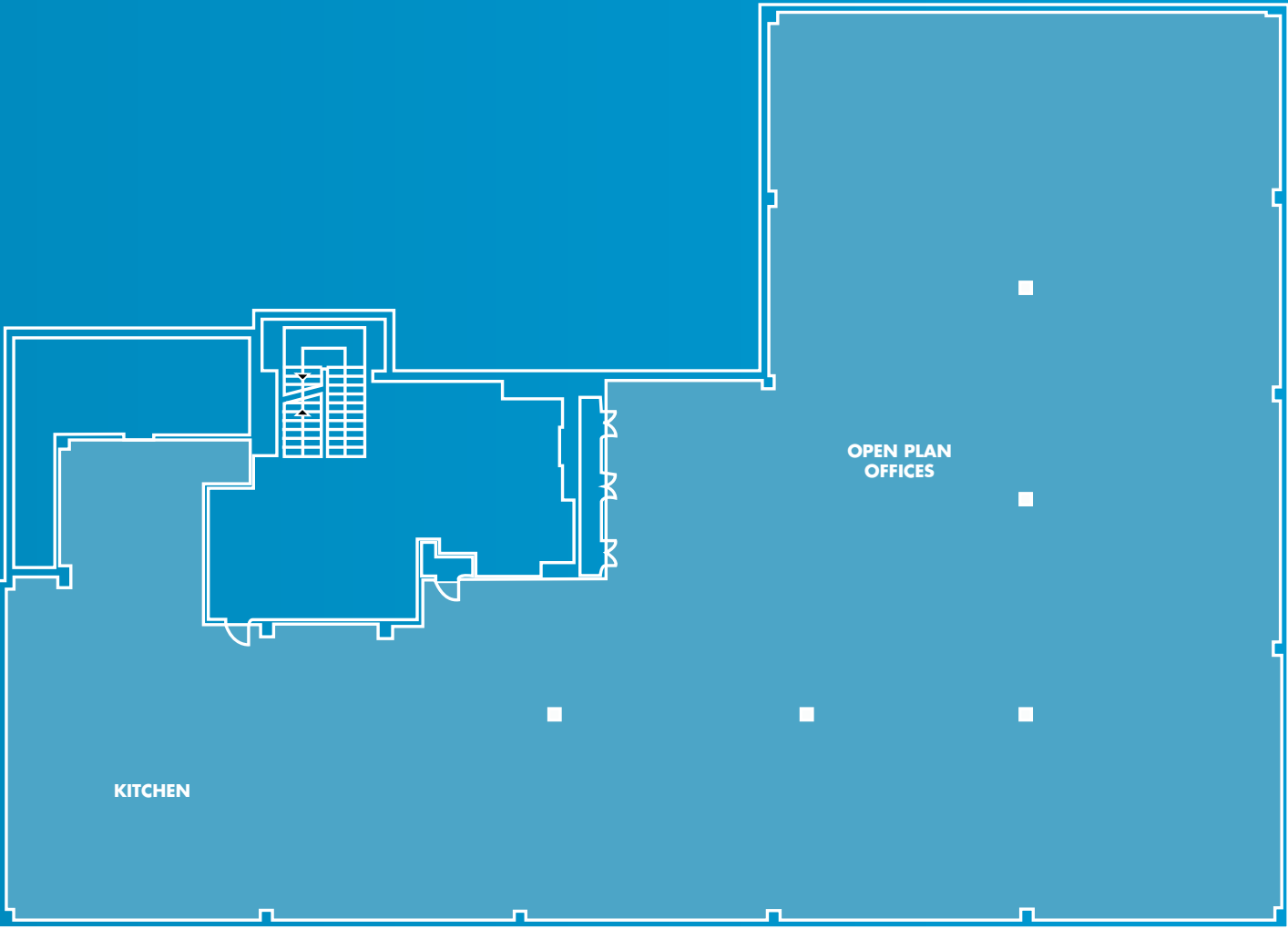
ITEM	PSF	TOTAL
£ Rent	£27.50	£37,500 per annum
🔧 Service Charge	£6.63	£9,056.58 per annum
🚗 Parking*	1 : 187.5	8

*Parking spaces are available by way of separate licence



Opportunity to come fully furnished provided by the landlord, prior to lease commencement.

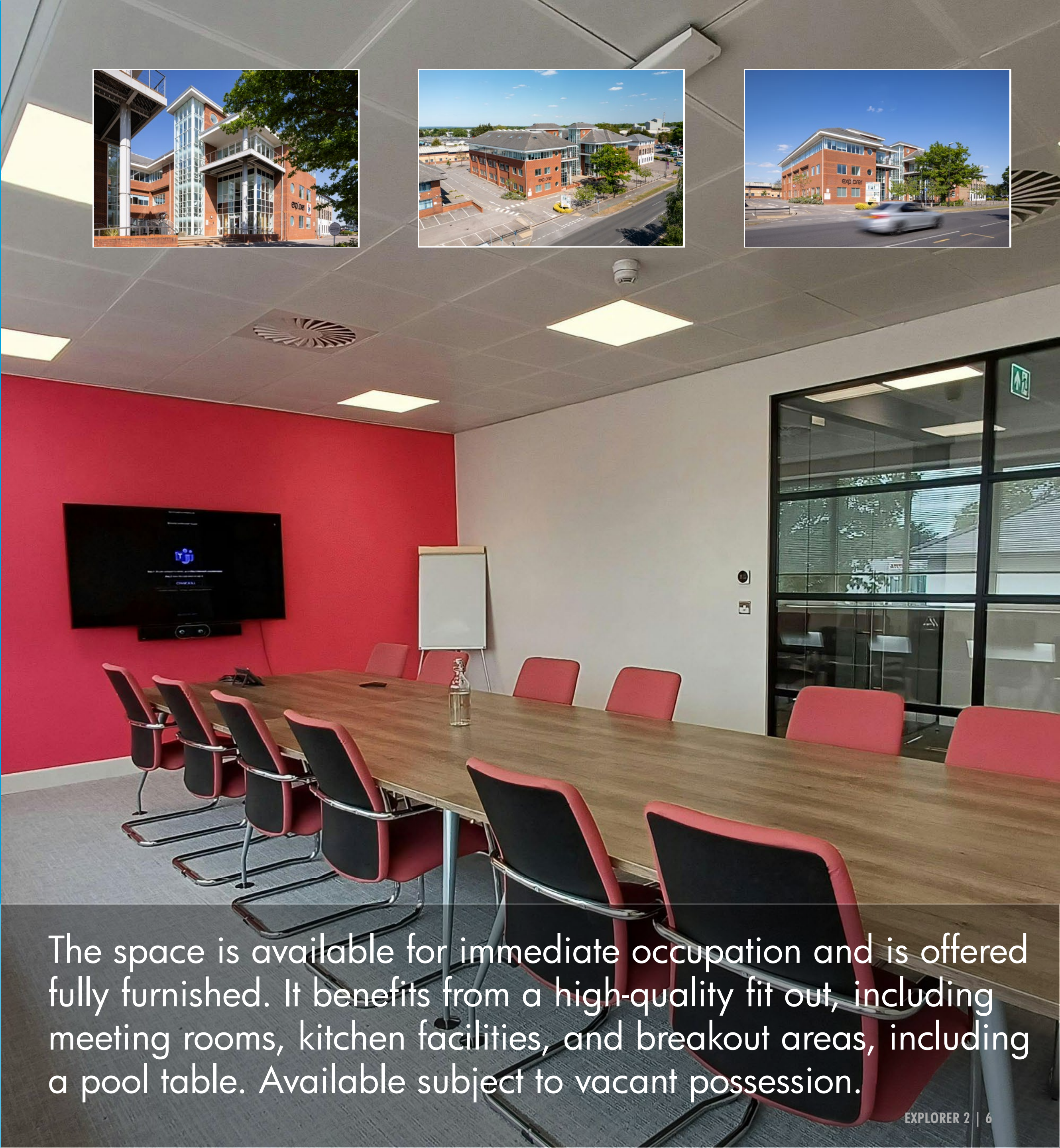
SECOND FLOOR : 6,708 SQ FT



Floor plan not to scale, for indicative purposes only

ITEM	PSF	TOTAL
£ Rent	£26	£174,500 per annum
🔧 Service Charge	£7.41	£47,887.88 per annum
🚗 Parking*	1 : 208	31

*Parking spaces are available by way of separate licence



The space is available for immediate occupation and is offered fully furnished. It benefits from a high-quality fit out, including meeting rooms, kitchen facilities, and breakout areas, including a pool table. Available subject to vacant possession.



FURTHER INFORMATION

EPC

A 25.

VAT

VAT is applicable on terms.

BUSINESS RATES

We would advise any applicant to carry out their own due diligence via the local planning authority.

TERMS

Separate floors and spaces available by way of a new lease with terms to be negotiated and agreed. There is an opportunity for the space to be handed over fully furnished.

INSPECTIONS

Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

JAKE COLLINS

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