

# the Atrium

LONDON ROAD CRAWLEY RH10 9TB



[www.theatriumcrawley.co.uk](http://www.theatriumcrawley.co.uk)





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## DESCRIPTION

The Atrium occupies a prominent position on the A23 London Road some three miles south of Gatwick Airport and in the Manor Royal Business District. The District is home to over 500 companies employing nearly 30,000 people.

The Atrium is nine miles from the M25, 30 minutes by train from Central London and less than ten minutes by regular private minibus from Gatwick Airport.

The Atrium is a detached, self-contained office building arranged over ground and five upper floors. The top three floors were refurbished 18 months ago.

The ground floor has been refurbished within the last 18 months as a break-out / kitchen facility.

Car parking is barrier controlled and is available to the front and rear of the building.





ACCOMMODATION	SQ FT	SQ M
Ground floor reception	348	32.30
Ground floor office	4,838	449.46
First floor office	4,838	449.46
Second floor office	4,838	449.46
Third floor office	4,838	449.46
Fourth floor office	4,838	449.46
Fifth floor office	4,838	449.46
Total	29,379	2,729.06

SPECIFICATION

- Air-conditioning
- Raised floors
- 2 passenger lifts
- Refurbished
- 156 on site car parking spaces (1:188 sq ft)
- Covered Cycle Racks
- Close to Gatwick Airport
- Ground floor fitted kitchen





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## TERMS

A new lease is available for a term to be agreed on the entire building or on a floor by floor basis.

## RENT

15.00 psf plus VAT.

## RATES

Rateable Value £345,000.

## LEGAL COSTS

Each party to bear its own legal costs.

## VIEWING

Strictly by appointment via sole agents.



Michael Deacon-Jackson

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