



PARK HOUSE

MANOR ROYAL | CRAWLEY | RH10 9AD

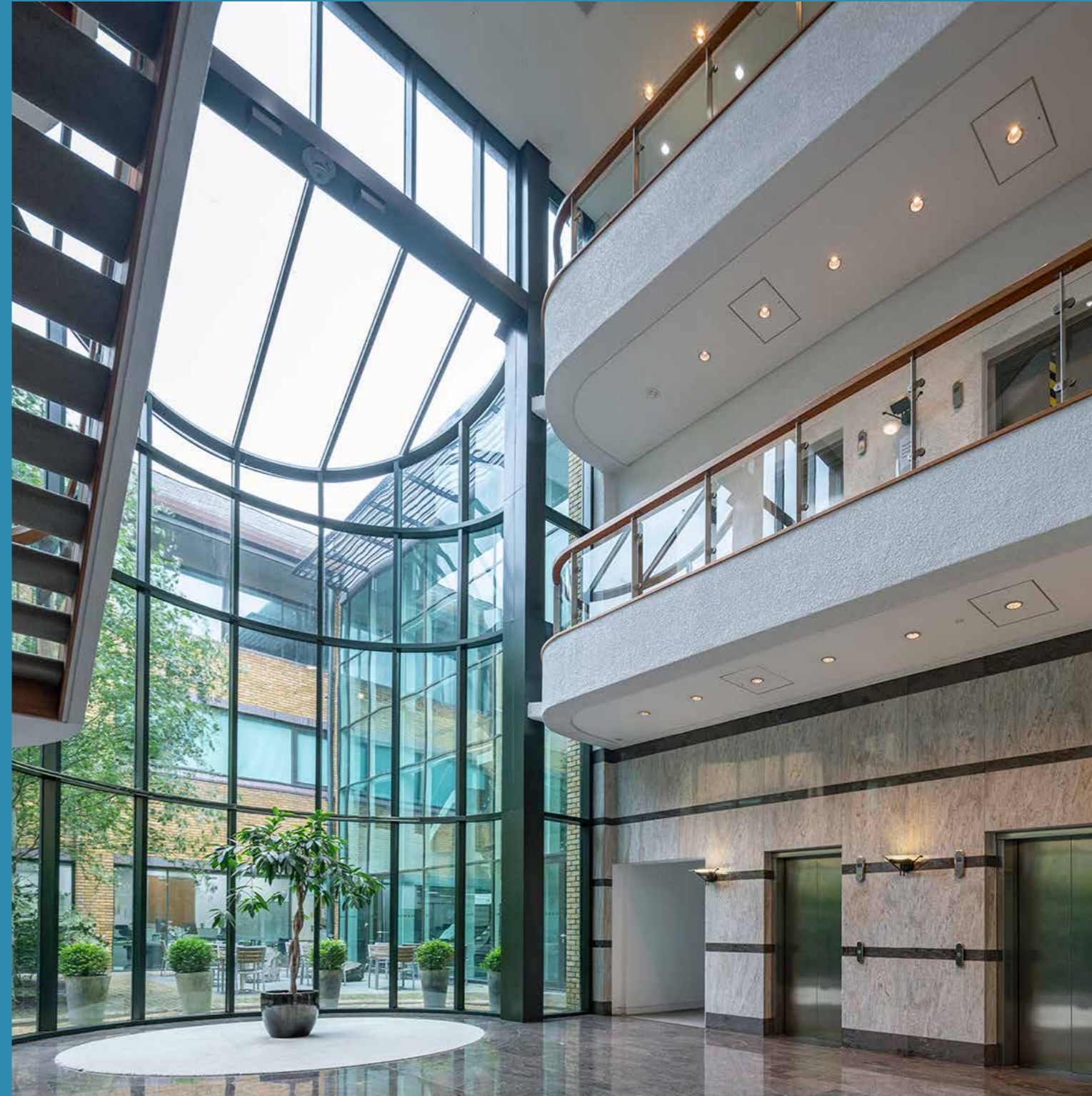




REGULAR FLOORS CREATES HIGHLY EFFICIENT, LIGHT FILLED OFFICE SPACE

Park House offers flexible floor plates totalling 120,000 sq ft within two buildings linked by a large café and courtyard break out area.

Both provide a dramatic reception, full height atrium and light filled Grade A office space with outstanding parking provision on a prominent position within the Crawley Business Quarter.



THE BUILDING DESIGN MAKES FEW ASSUMPTIONS ABOUT THE WAY YOU NEED TO WORK. NOW OR IN THE FUTURE.

Park House offers two high quality office buildings on Crawley Business Quarter which is at the heart of Manor Royal. On a large site, totalling 4.77 acres (1.93 ha), with road frontage to Manor Road.

Park House can accommodate the requirements of cutting edge occupiers with flexible floor plates that can be provided from 7,000 sq ft.

Park House benefits from the following specification:

FEATURES

- Courtyard break out areas
- On site Café
- Balconies
- Male, female & disabled WCs on each floor
- Shower facilities
- Cycle stores
- Car parking ratio of 1:231 sq ft
- 4-pipe fan coil air conditioning
- Suspended ceilings
- Raised floors
- LG7 compliant lighting
- Passenger lifts & goods lift
- EPC rating C





MANOR ROYAL IS ONE OF THE PRINCIPLE COMMERCIAL CENTRES IN THE SOUTH EAST

Manor Royal Business Park is considered one of the South East's premier employment areas, housing approximately 500 tenants and employing around 30,000 people across its 593 acre site.

The success of Manor Royal has attracted a number of retail and leisure operators. County Oak Retail Park is one of Crawley's most successful out of town parks. Other local amenities include a Tesco Express and two hotels (Premier Inn and Ibis).



Manor Royal has consistently been a popular choice for a diverse range of occupiers, including a host of blue chip global brands such as Virgin, Siemens, Boeing, Thales and Vent-Axia. The recently opened Acorn Retail Park has also attracted Marks & Spencers, Smyths Toys and Aldi.





COMMUNICATIONS

Park House is ideally located with easy links to all major transport hubs. Gatwick Airport, Three Bridges Station and Crawley Station, each of which are easily accessed by the Fastway bus network, provide services to Central London and Brighton.

The Gatwick Express runs every 15 minutes to London Victoria with a journey time of only 30 minutes. The Fastway bus service runs from every 7 minutes to Gatwick Airport and Crawley Town Centre with a bus stop on Manor Royal Road.



Drive Distances	miles
M23 Junction 10	2.4
Gatwick Airport	4
Redhill	9
M23/M25	12
Brighton	23
Central London	30



Gatwick Airport Station	mins
Redhill	7
East Croydon	13
Clapham Junction	24
Brighton	26
London Bridge	28
London Victoria	30

FURTHER INFORMATION

The property is available to let on a new lease. Terms and conditions upon application.

For further information contact the letting agents.

www.parkhouse-crawley.com



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