



High Street • Crawley • RH10 1DQ

**Newly Refurbished
Fitted and Furnished Cat A+ Office
1,960 sq ft
www.globalcrawley.co.uk**



A contemporary town centre office building with sustainability at its core

Global House is an iconic office building prominently located at the gateway to Crawley town centre which has been newly refurbished to a Grade A specification.

Incorporating both new technology and the latest environmental criteria, Global House is a highly energy efficient building with all electric operating plant and an excellent EV car charging capacity.

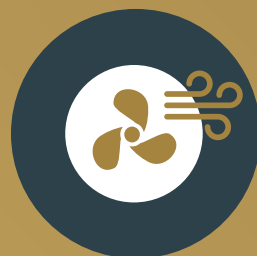
Sustainable specification



Zero carbon
operating emissions



New VRF air
conditioning



New ventilation (AHU)
with heat recovery



New building
management
system (BMS)



Excellent EPC
rating B (42)



New OTIS passenger
lifts with regenerative
braking technology



Exceptional office
area natural lighting



New LED office
lighting with PIR and
daylight sensors



Metal tile
suspended
ceilings



Fully accessible
raised floors



High speed fibre
comms installed
into the building



New Paxton 10
access control
system and CCTV



Showers &
changing room



Refurbished male
and female WCs
on all floors

Modern reception



The building benefits from a feature glazed entrance and spacious reception area with a new Paxton video access control system and two new 13 person Otis passenger lifts.



1st Floor North Cat A+ workspace

The 1st Floor North suite offers **1,960 sq ft** of Cat A+ fitted and furnished workspace.

Extensive floor to ceiling glazing provides excellent natural light and panoramic views ensuring an attractive working environment.

The fit out includes a good size board room with panoramic full height glazing, together with kitchen/break out space with a high bench and soft seating. In its current configuration the suite has 22 desks.

There is potential for the fit out and furniture to be varied to suit alternative solutions if required.



Fitted and furnished saving time and costs



External eco credentials



The spacious rear car park with barrier control provides 65 car parking spaces including EV charger points and a bike store. Additional licensed parking is also available if required in various town centre car parks.



5 car parking spaces remaining (1:392 sq ft) with automated barrier arm



EV charging points (app controlled)



Covered bike storage

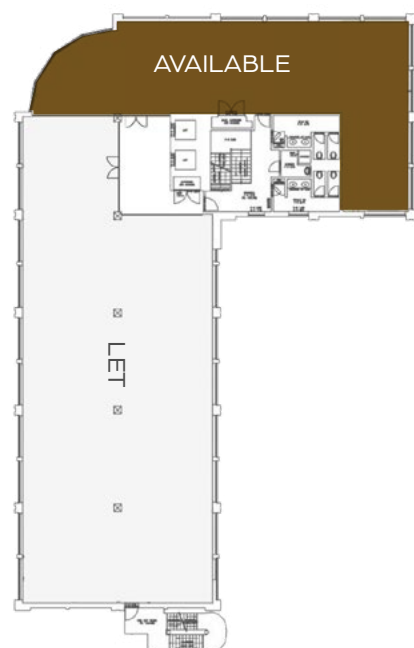


Outside seating

The 1st Floor North Cat A+ suite is fitted and furnished and can be combined with the 3rd Floor to accommodate requirements up to 8,260 sq ft. Please see the separate 3rd Floor brochure for further information.

Area	sq ft	sq m
3rd floor	6,300	585
2nd floor	LET	LET
1st floor north	1,960	182
1st floor south	LET	LET
Ground floor north	LET	LET
Ground floor south	LET	LET
Total available	8,260	767

1st Floor North
1,960 sq ft
(182 sq m)



Well positioned for a wealth of local amenities

Global House is prominently located to the northern end of the High Street, directly opposite Crawley Leisure Park. This excellent amenity provides a range of restaurants including Bella Italia, Nando's and wagamama, a multi-screen cinema and Starbucks, Bowling Alley and Pure Gym (coming soon).

The High Street, Queens Square, Boulevard and County Mall Shopping Centre offer a wide variety of High Street stores, restaurants, cafes and further leisure facilities. The Travelodge Hotel is also within a couple of minutes' walk.



The building is also within walking distance of Crawley train and bus stations, offering excellent public transport connectivity. There is a bus stop directly outside Global House providing frequent local Fastway bus services with a network of routes covering surrounding suburbs including Three Bridges and Gatwick Airport.

There are also a number of car parks in Crawley town centre that offer additional parking on licence for occupiers or shorter term for visitors.

- 
- 1 Crawley Station
 - 2 County Mall Shopping Centre
 - 3 Queens Square and The Gym
 - 4 The Boulevard
 - 5 Travelodge
 - 6 Crawley High Street

- 7 ASDA
- 8 Pure Gym (coming soon)
- 9 Crawley Leisure Park
- 10 Gatwick Airport

Prominently located
at the heart of Crawley...



Crawley
Leisure
Park
– directly
across from
Global House



A well connected international business district

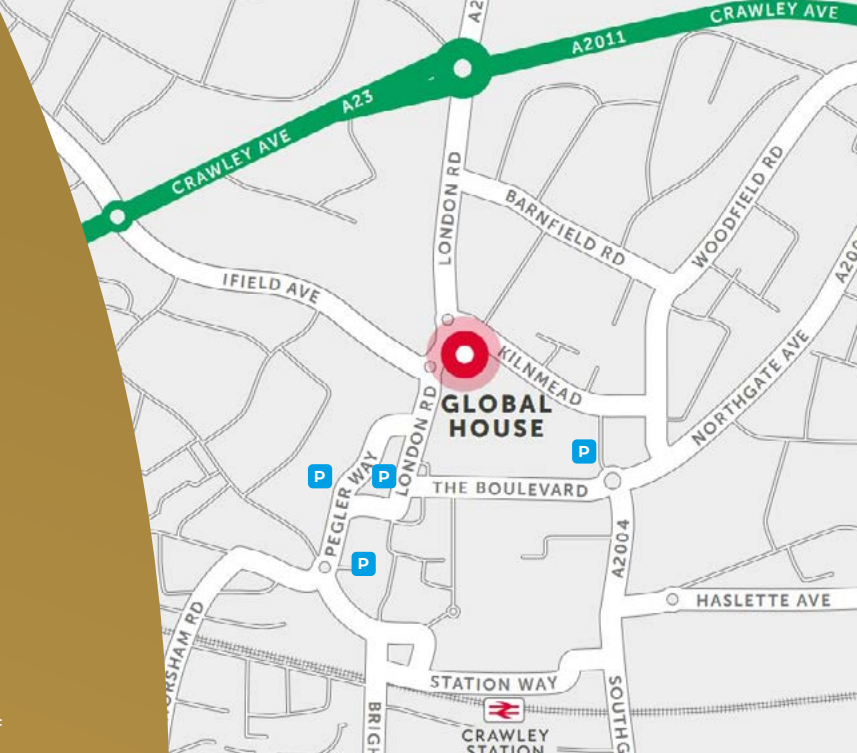
Crawley is in the heart of the "Gatwick Diamond" which stretches from outer London to Brighton and is an internationally recognised, high performance regional business district.

It is home to 45,000 businesses and over 500 international businesses, and is one of the strongest regional economies in the UK.

The town benefits from excellent connectivity, being well situated to the south of Gatwick Airport with easy road and rail links to London, the Southern Home Counties and beyond, with railway stations at Crawley, Three Bridges and Gatwick.

The A23 is approximately 0.5 miles to the north and Junctions 10 and 11 of the M23 motorway are both easily accessible within approximately 3 miles of the building, which in turn provides access to the M25 and national motorway network.

In addition to the frequent local Fastway Bus services including to Gatwick Airport and Three Bridges, there are also routes to further afield with destinations including Epsom, Tunbridge Wells and Brighton.



Road from Global House

Gatwick Airport	4.5 miles
Croydon	22 miles
Brighton	24 miles
Central London	31 miles
Heathrow Airport	41 miles

Rail from Crawley station

Gatwick Airport	9 mins
East Croydon	32 mins
Brighton	39 mins
London Victoria	46 mins
London Bridge	50 mins

Approximate journey distances and times from Google Maps and Trainline

Terms

New lease available direct from Landlord.

Terms upon application.

Contact



01737 243 328

ryan.com/agency

TIM HODGES

M: +44 (0)7818 514 403

tim.hodges@ryan.com

BILLY QUELCH

M: +44 (0)7827 806 899

billy.quelch@ryan.com

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