

# PORTLAND

HIGH STREET ▪ CRAWLEY ▪ RH10 1BG

TO LET

---

[portlandcrawley.com](http://portlandcrawley.com)

A high quality office building situated in the heart of Crawley Town Centre.



COMPREHENSIVELY  
REFURBISHED

# REFURBISHED RECEPTION

---

**PORLAND** has undergone an extensive refurbishment and provides a prestigious manned reception and open plan office accommodation, with VRF air conditioning, exposed ceilings, raised access floors and LED lighting.





## OPEN PLAN OFFICES

**PORTLAND** comprises a total of 42,000 sq ft of offices with its own multi-storey car park.

The entire first floor, comprising 11,249 sq ft, is available to let with two potential split options offering flexibility from 3,293 sq ft upwards.



# FIRST FLOOR

The first floor can be split to provide two separate offices of approximately 3,293 sq ft (306 sq m) and 7,405 sq ft (688 sq m).

Floor	sq ft	sq m	Parking
First	11,249	1,045	44 spaces

Approximate NIA floor areas:

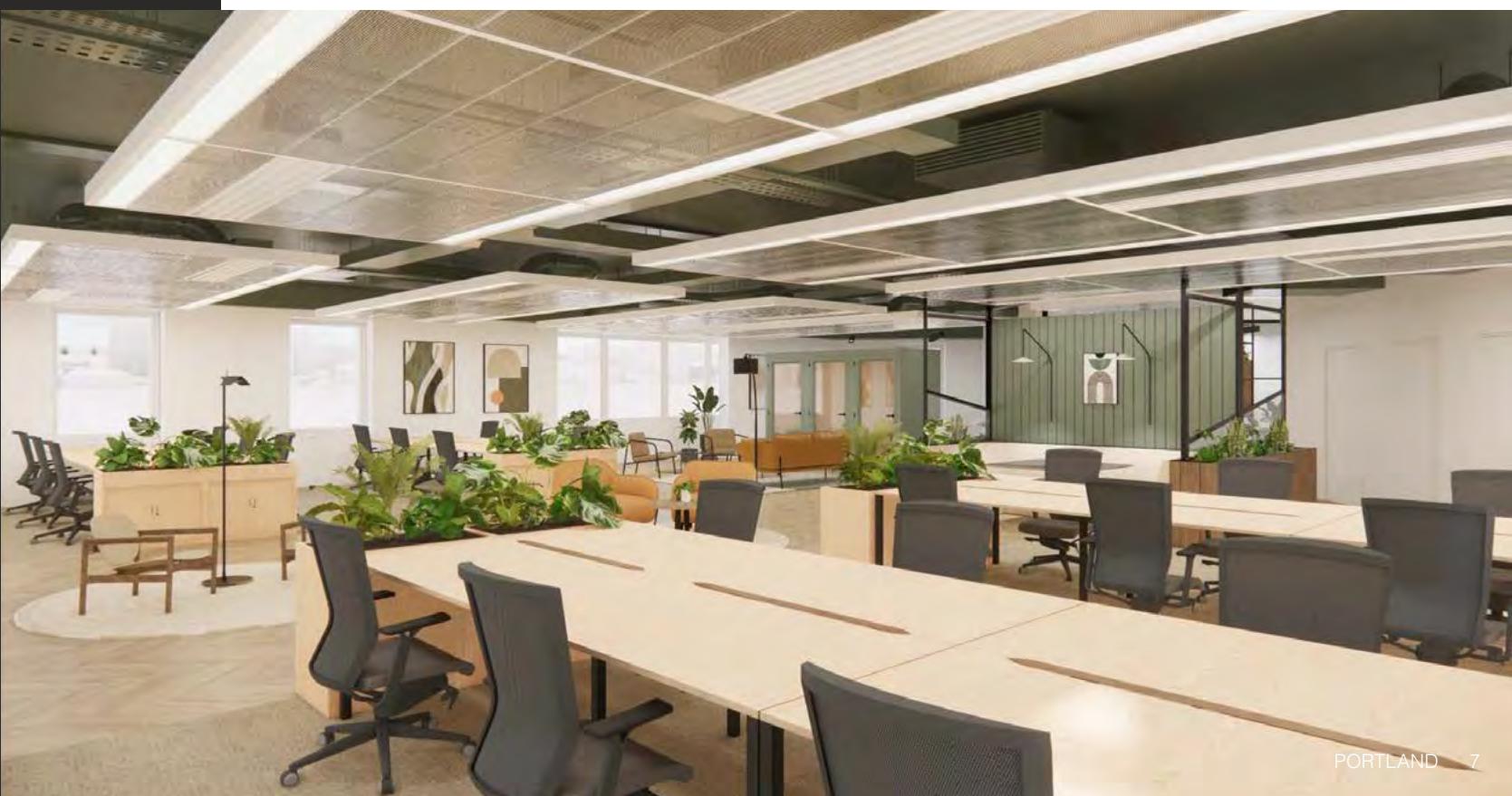


# FIRST FLOOR

---

## INDICATIVE SPACE PLAN





# FIRST FLOOR

---

## CGIs

# EXPOSED SERVICES FEATURING RAFT CEILINGS

---



# SPECIFICATION



EXTENSIVELY  
REFURBISHED  
RECEPTION WITH  
CONCIERGE



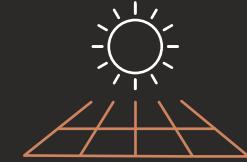
EXPOSED CEILING  
AND RAFT SYSTEM



LED LIGHTING WITH  
PIR SENSORS



VRF COMFORT  
HEATING/COOLING



SOLAR PV  
101 PANELS



FULL ACCESS  
RAISED FLOORS



2 X 13 PERSON  
PASSENGER LIFTS



MALE, FEMALE  
AND DISABLED WCS  
ON EACH FLOOR



SHOWERS,  
DRYING ROOM AND  
LOCKER ROOM



FULLY LANDSCAPED  
PRIVATE REAR  
COURTYARD



CYCLE  
STORAGE



MULTI-STOREY CAR PARK  
PROVIDES AN EXCELLENT  
TOWN CENTRE RATIO  
OF 1:256 SQ FT



ELECTRIC VEHICLE  
CHARGING POINTS  
6 PORTS  
11KW POWER



EPC B41



BREEAM RATING:  
EXCELLENT

# PRIVATE LANDSCAPED COURTYARD

The green credentials of the building, BREEAM “Excellent”, contemporary office finishes and proximity to all the amenities of the town centre makes **PORTLAND** an exciting place to work.





# LOCATION

**PORTLAND** is prominently situated at the southern end of the High Street, within walking distance of Crawley mainline Railway Station, County Mall shopping centre and the bus interchange.

Crawley is a major commercial centre in the heart of the Gatwick Diamond, with Gatwick Airport within 5 miles and Central London only 45 minutes by train. The national motorway network is also easily accessible via J10 of the M23.

## COMMUNICATIONS

Road	Distance
M23/A23 interchange	2.4 miles
Junction 10 M23	3.2 miles
Gatwick Airport	5.0 miles
M25 Junction 7	12 miles
Brighton	22 miles

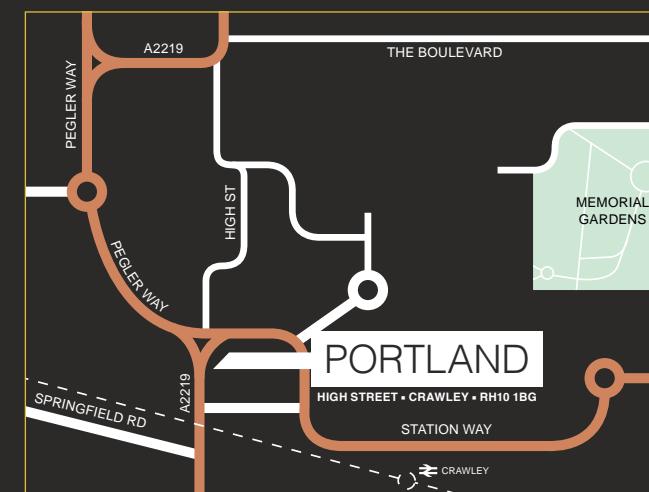
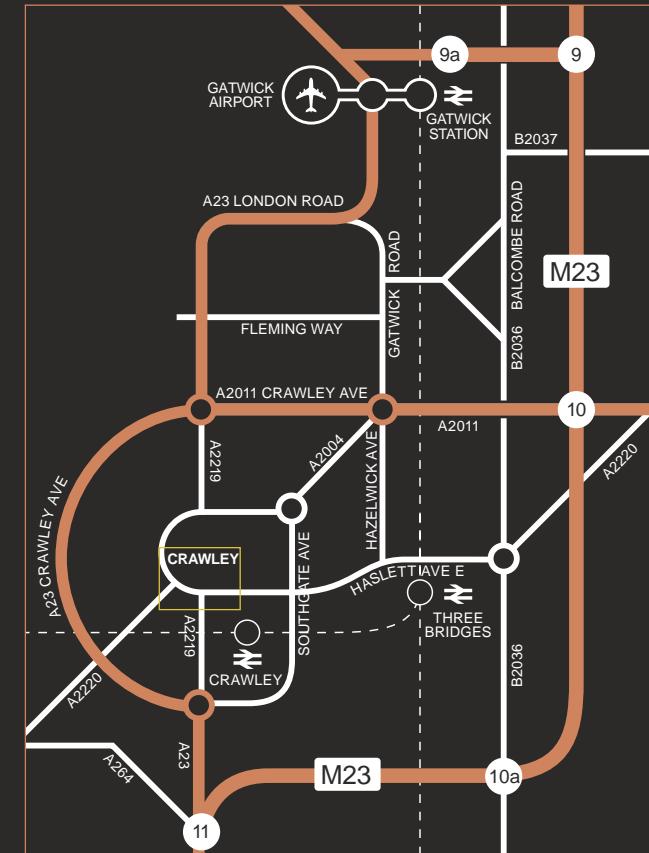
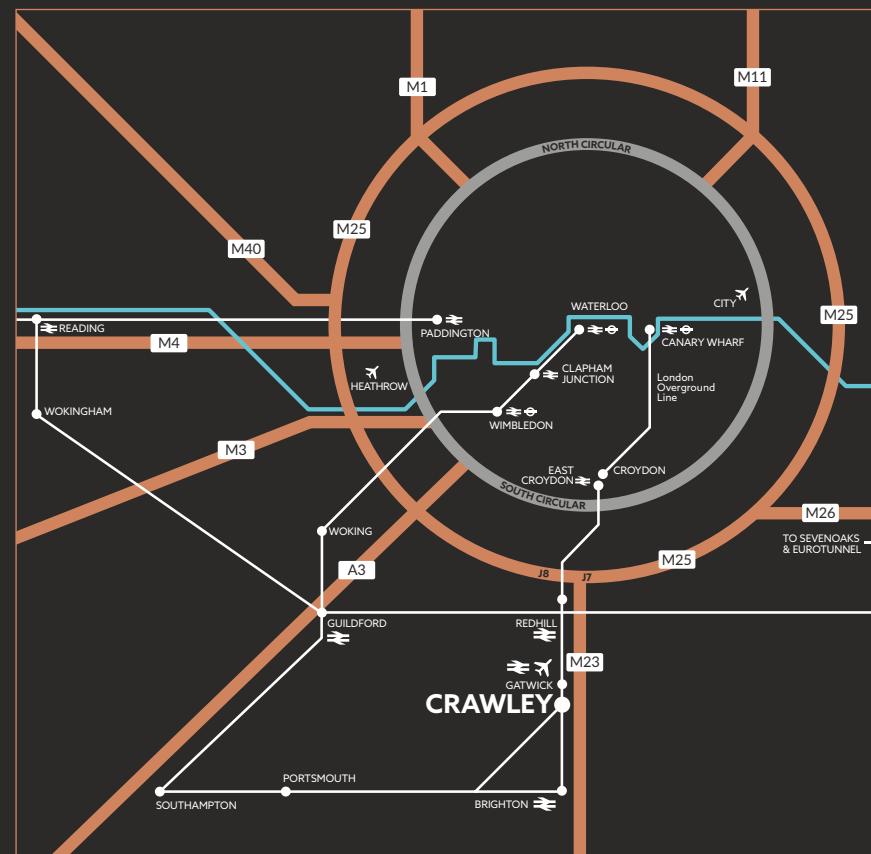
Source: Google Maps

Rail	Duration
Three Bridges	4 minutes
Gatwick Airport	10 minutes
Brighton	44 minutes
London Bridge	45 minutes
London Victoria	45 minutes

Source: National Rail

Fastway Bus	Duration
Three Bridges	3 minutes
Gatwick Airport	24 minutes

Source: metrobust.co.uk



# CRAWLEY

---

## BUSINESS

Crawley is the business hub of Sussex and one of the most dynamic economies in the country. The town's strategic position, educated catchment population and excellent communications have drawn a large number of high profile businesses to locate in Crawley. These include:

CHUBB®



THALES



Rentokil  
Initial



BRITISH  
AIRWAYS  
Holidays

## LEISURE

Crawley brands itself as a "new town with a strong sense of history". Crawley has a wide variety of shops, services and leisure outlets split between its historic High Street and modern shopping centre at County Mall. The town is easily accessible and offers excellent parking facilities.

GATWICK AIRPORT

M23 J10

CRAWLEY STATION

# PORTLAND



1 TOWN HALL CRAWLEY

2 MEMORIAL GARDENS

3 HIGH STREET

4 ASDA SUPERSTORE

5 CRAWLEY MUSEUM

6 TRAVELODGE

7 CRAWLEY LEISURE PARK

8 QUEEN'S SQUARE

9 MARKS & SPENCER

10 PREZZO ITALIAN

11 ANYTIME FITNESS

12 OLD PUNCH BOWL

13 CROW COFFEE

14 COUNTY MALL SHOPPING CENTRE

# LOCAL AMENITIES



# PORTLAND

HIGH STREET ▪ CRAWLEY ▪ RH10 1BG

[portlandcrawley.com](http://portlandcrawley.com)



**Tim Hodges**  
[tim.hodges@ryan.com](mailto:tim.hodges@ryan.com)  
**Billy Quelch**  
[billy.quelch@ryan.com](mailto:billy.quelch@ryan.com)



**Jack Riley**  
[jack.riley@knightfrank.com](mailto:jack.riley@knightfrank.com)  
**Tom Slater**  
[tom.slater@knightfrank.com](mailto:tom.slater@knightfrank.com)

Ryan Property Tax Services UK Limited or Knight Frank LLP for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Ryan Property Tax Services UK Limited or Knight Frank LLP (iv) No person in the employment of Ryan Property Tax Services UK Limited or Knight Frank LLP has any authority to make or give any representation or warranty whatever in relation to this property. February 2026.

