

GROUND FLOOR  
NOW LET TO  
PERMASENSE



# ALEXANDRA

HOUSE

Newton Road, Manor Royal, Crawley RH10 9TT

12,654 sq ft  
First floor office

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

To Let



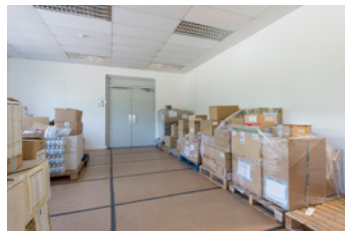
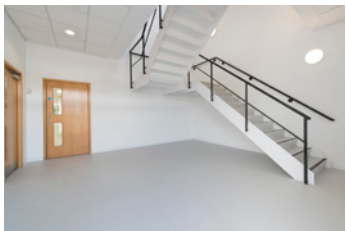
## DESCRIPTION

Alexandra House is of brick construction under a pitched roof built in 1999 and comprises a detached 2 storey hi-tech office building. The ground floor has recently been let to Permasense.

The property is in an excellent condition throughout having been refurbished to a good standard. Externally there are approx 54 car spaces with the first floor offices and the building benefits from security barrier entrance, loading door access and palisade fencing to the rear.

## AMENITIES

- > Suspended Ceiling
- > Double Glazing
- > Large Reception Area
- > Gas Central Heating
- > Male, Female & Disabled WC's
- > Refurbished Open Plan Offices
- > Central Light Well
- > 8 Person Lift
- > 54 Car Spaces
- > P.I.R Recessed Lighting
- > Raised Flooring





GROUND FLOOR



FIRST FLOOR

## ACCOMMODATION

The available accommodation comprises refurbished open plan offices on the first floor.

The net internal area is as follows:

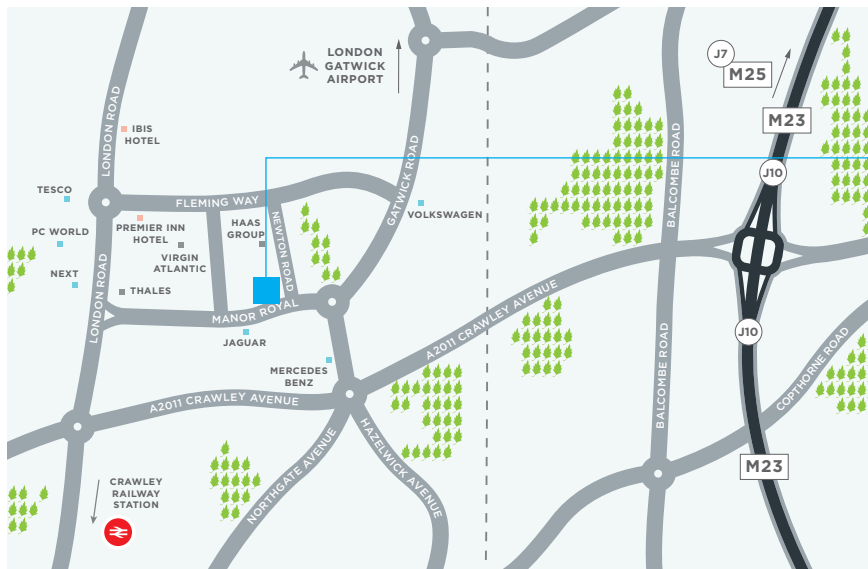
Floor	sq ft	sq m
First	12,654	1,175.59
Ground	LET	LET
<b>TOTAL</b>	<b>12,654</b>	<b>1,175.59</b>

# ALEXANDRA HOUSE

## LOCATION

Alexandra House is located in a prominent position on the corner of Newton Road and Manor Royal, in the heart of the Manor Royal Business District. This is the largest business park in the Gatwick Diamond area and one of the south east's premier mixed activity employment hubs.

Alexandra House is ideally situated for transport to and from London, the South Coast and both London Gatwick and London Heathrow airports. There are also Fastway bus stops nearby providing 24 hour services to Gatwick and Crawley, whilst London Victoria can be reached in just 30 minutes by train from Gatwick rail station.

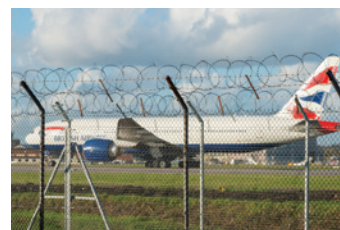


Alexandra House, Newton Road, Crawley, West Sussex RH10 9TT

### COMMUNICATIONS

By car to:	Miles
Crawley Rail Station	1.8
Junction 10 M23	1.9
London Gatwick Airport	3.2
Junction 7 M25	11.2
Croydon	21.1
Brighton	26.8

All distances are approximate.  
Source: www.google.co.uk/maps



## TERMS

The property is held on a Full Repairing and Insuring lease for a term expiring August 2023.

The first floor is available by way of a new sub-lease for a term to be agreed.

## VAT

VAT will be payable on the terms.

## EPC

EPC Asset Rate of C (73).

## VIEWING

To arrange an inspection of the property or for further information, please contact the joint sole agents.

## CONTACT

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Paul Dowson  
pdowson@lsh.co.uk

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