

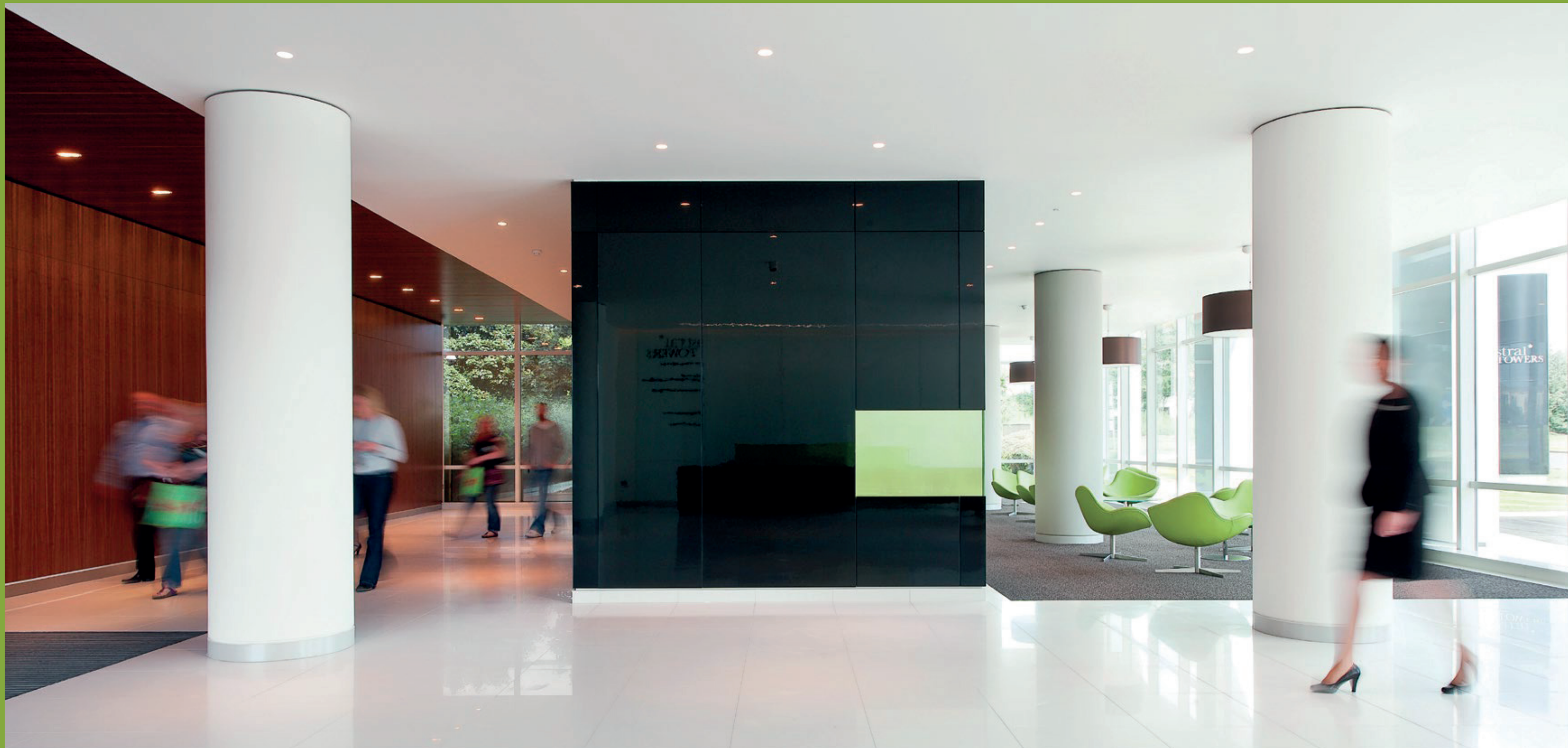


# astral TOWERS

FROM 1,100 sq.ft TO 40,000 sq.ft (102-3,716 sqm)  
THE LANDMARK OFFICE BUILDING IN CRAWLEY

SatNav: **RH10 9XA**









It's the dawn of a new era at Astral Towers.

A stunningly remodelled, light and expansive reception creates a stylish entrance to seven floors of flexible well arranged office accommodation.

Colony Capital LLC have invested in the highest quality upgrades to create an environment that is sure to impress both occupiers and their clients alike.

Many leading UK businesses have already seen the potential of Astral Towers.

Existing tenants include BA Holidays, Avios, Aerdata, Westcon-Comstar, Concur and Sulzer.

# gravity



flexible  
space



a real  
spectrum  
of options

Astral Towers offers a flexible platform for small, medium, large and growing businesses, floors can be split from 2,500sq ft upwards.

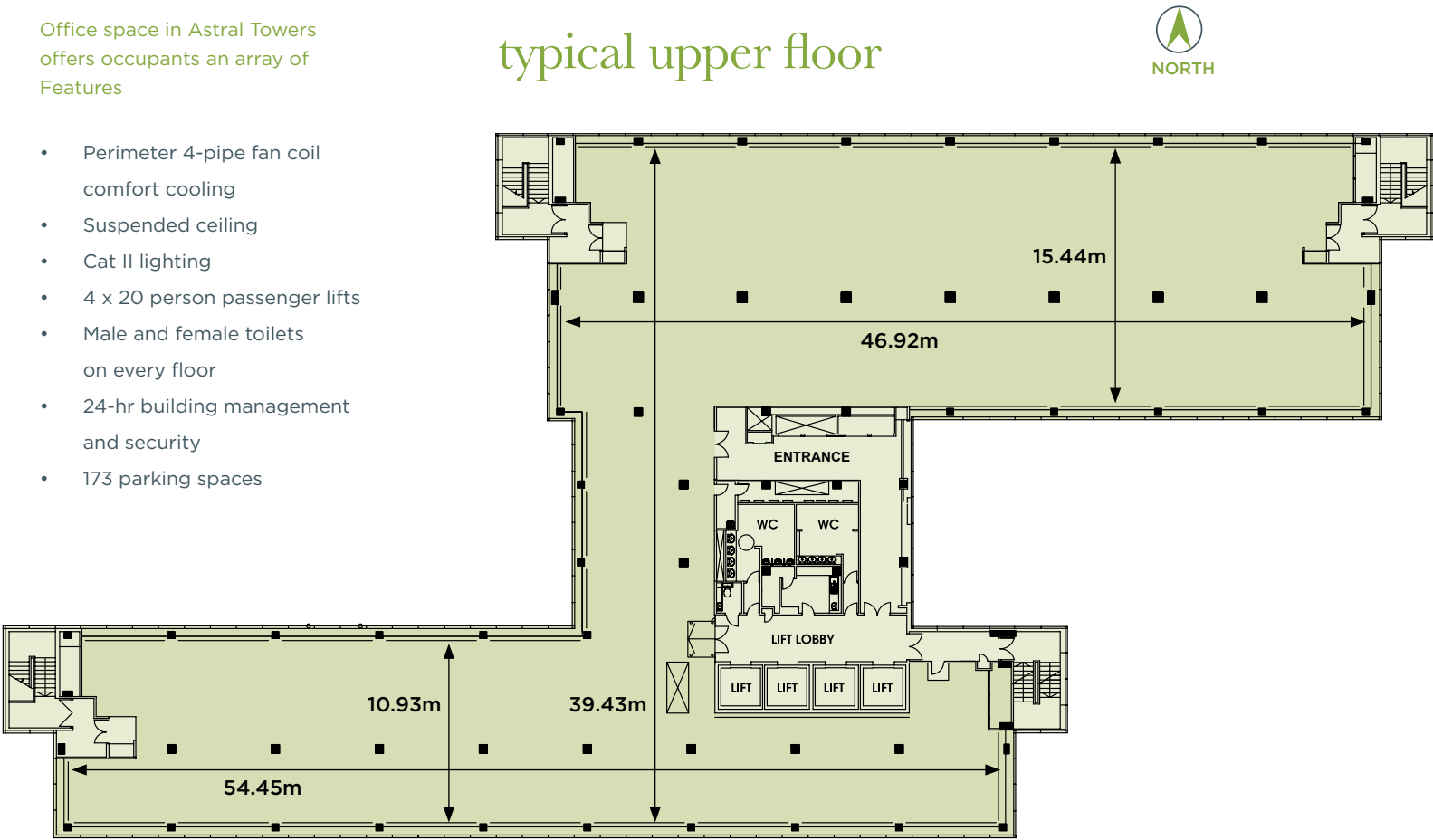
The building offers occupiers highly adaptable floor plates. See Below for availability

FLOOR	sq ft	sq m
FIRST FLOOR	14,507	1,347.74
SECOND FLOOR	14,493	1,346.44
THIRD FLOOR	1,152	107.02
FIFTH FLOOR	8,991	835.29

Office space in Astral Towers offers occupants an array of Features

- Perimeter 4-pipe fan coil comfort cooling
- Suspended ceiling
- Cat II lighting
- 4 x 20 person passenger lifts
- Male and female toilets on every floor
- 24-hr building management and security
- 173 parking spaces

typical upper floor





M&S  
FOODHALL

M&S FOODHALL

M&S  
FOODHALL

ORDER &  
COLLECT

M&S  
FOODHALL

M&S  
CAFÉ

astral

ET53 YCN

GU64 PUE

LX13 NNW



# a cluster

## of local amenities

With Gatwick Airport and of course Crawley on your doorstep,

Astral Towers offers a wide range of amenities on its doorstep including M&S Foodhall and Cafe Revive, Costa Coffe, Tesco Express and Snap Fitness Gym all within a 3 minute walk from the front door.

The private minibus service for occupiers, throughout the day between Gatwick Airport, Crawley and the building, which opens up drinks and restaurants to all xxxx has to offer including leisure, retail and sports.

The Acorn Retail Park immediately adjacent is now open with M&S, Aldi and Smyths Toys. Just a few steps further away is the County Oaks Retail Park with Next, Boots, TK Maxx, Hobbycraft, Argos, Harveys, B&M, Halfords, Currys/PC World and Costa.



**COFFEE**  
4 Outlets within  
3 minutes walk



**SNAP GYM**  
On site



**TESCO METRO**  
On site



**SHOWERS**  
On site



**CAR PARKING**  
173 spaces  
1:225



**MINIBUS**  
Regular shuttle to  
Gatwick & Town centre



**RETAIL SHOPPING**  
Adjacent to  
County Oak Centre







## RETAIL

1. NEXT
2. BOOTS
3. TK MAXX
4. CURRYS/PC WORLD
5. HALFORDS
6. SMYTHS
7. LIDL
8. MARKS & SPENCER/CAFE REVIVE
9. WICKES

## CORPORATE

10. ASTRAL TOWERS
11. HAYES & JARVIS
12. BOEING
13. ELEKTA
14. PREMIER INN
15. DELOITTE LLP
16. THALES UK
17. DOOSAN POWER SYSTEMS
18. VIRGIN ATLANTIC





# stellar

## communications



An unrivalled location gives Astral Towers ideal access to all major transport links.

Prominently located on Manor Royal fronting the A23, 9 miles from the M25, 3 minutes from Gatwick Airport which links to over 230 destinations in over 70 countries and in 2019 served more destinations than any other UK airport.



### ROAD

Central London	32 miles
Gatwick Airport	3 miles
Junction 10 M23	3 miles
M23/M25 interchange	12 miles
Heathrow airport	46 miles

### RAIL

London Victoria (Gatwick Express)	30 minutes
London Bridge (Thameslink)	29minutes
Redhill	7 minutes
East Croydon	15minutes

Road timings by Google Maps  
Rail timings by The Trainline





## local map



## regional map



Energy Performance Certificate Non-domestic building	
<b>OFFICE</b> Astral Towers, Betts Way, CRAWLEY, RH10 9UY <b>Certificate Reference Number:</b> 0095-9679-9930-4900-5303 This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website <a href="http://www.communities.gov.uk/epbd">www.communities.gov.uk/epbd</a> .	
Benchmarks	
Buildings similar to this one could have ratings as follows: <span>31</span> If newly built <span>92</span> If typical of the existing stock	
Energy Performance Asset Rating	
<span>A+</span> More energy efficient <span>A</span> 0-25 <span>B</span> 26-50 <span>C</span> 51-75 <span>D</span> 76-100 <span>E</span> 101-125 <span>F</span> 126-150 <span>G</span> Over 150 Less energy efficient	
Technical information	
<b>Main heating fuel:</b> Grid Supplied Electricity <b>Building environment:</b> Air Conditioning <b>Total useful floor area (m<sup>2</sup>):</b> 14025 <b>Building</b> 4	



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