



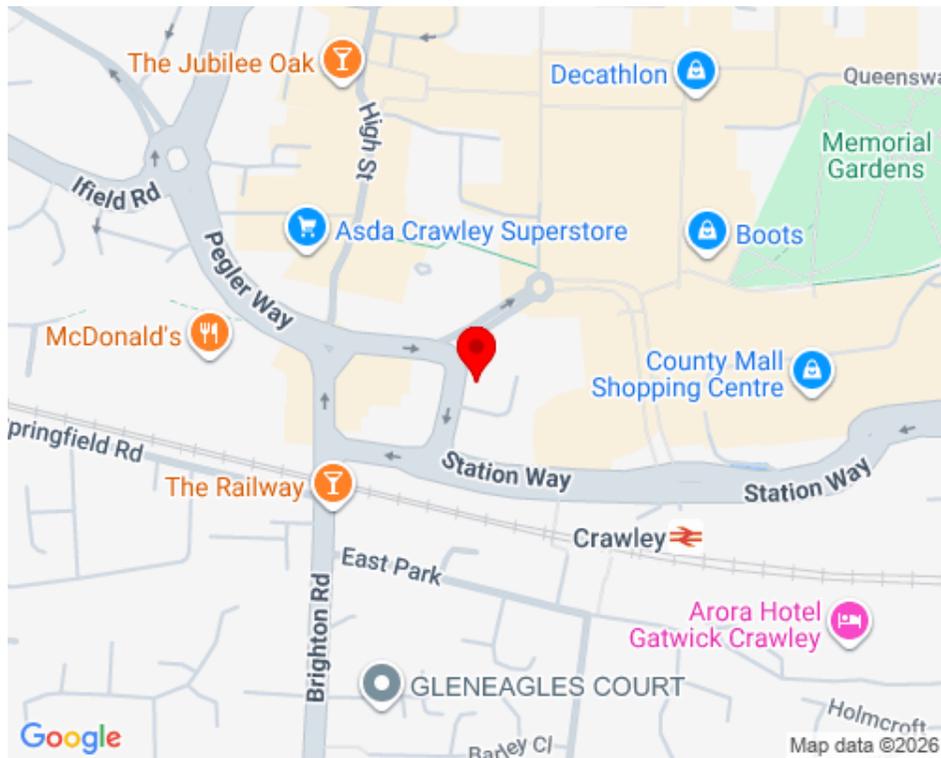
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PROPERTY PEOPLE

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The Galleria, Crawley, RH10 1WW
HIGH QUALITY OFFICES

LOCATION



The Galleria is a superb Headquarters office building offering high quality accommodation in the heart of Crawley town centre; strategically located with excellent transport links in all directions. Crawley is at the heart of the Gatwick Diamond, with London Gatwick International Airport approximately 3 miles to the north.

Junctions 9 and 10 are approximately 3 miles and 1.5 miles respectively and central London is within about 45 minutes by train from nearby Crawley station.

For exact location use `///what3words: choice.scuba.saying`

Description:

There are currently 3 suites available within the property;

Ground floor (south) – open plan offices or opportunity for alternative uses falling within planning Class E.

First floor (south) - a superb light open plan suite.

Second floor (whole) – a unique opportunity on one of the largest single office floor plates available in the town.

The building benefits from an excellent town centre parking ratio within the secure building car park, male and female shower facilities, on site security, secure bike storage and lockers, and two wall climbing lifts within the full height atrium.

Website: <https://galleriacrawley.com/>

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Key Features:

- Grade A town centre offices
- Secure car parking
- Cycle store
- Potential for CAT A+ fitted space

- Ground floor suitable for Class E uses

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Office	4,566	424.20
First Floor Office	5,181	481.33	Second Floor Office	10,459	971.67
Total	20,206	1877.20			

Rent:

On Application

Terms:

Available to let on a new lease for a term to be agreed.

Specifications:

- Two wall climber lifts
- VRF air conditioning
- Suspended metal ceilings
- Raised access floors
- Shower facilities
- Secure car parking (1:397 sq ft)

VAT:

VAT is Applicable

Legal Fees:



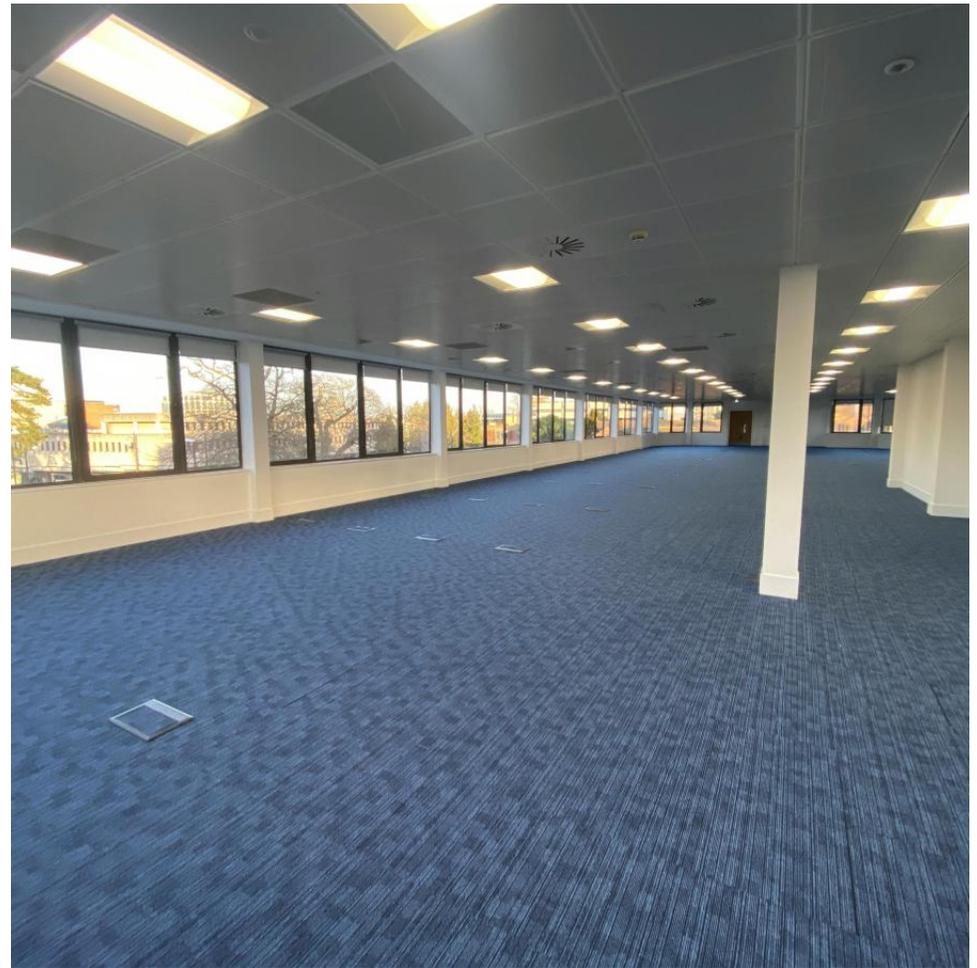
Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.













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