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The Galleria, Station Road, Crawley RH10 1WW

TO LET: HIGH QUALITY OFFICES – 4,566 UP TO 20,206 SQ FT (424 – 1877 SQM)

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](https://www.what3words.com/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.

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

Ground floor (part) – 4,566 sq ft (424.19 sq m)

First floor (part) – 5,181 sq ft (481.33 sq m)

Second floor – 10,459 sq ft (971.67 sq m)

Amenities

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

Lease

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

Rent

On application

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.

EPC

Rating B - 32

Business Rates

To be confirmed.



VAT

VAT will be payable on the terms quoted.

AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

By appointment through sole Agents Graves Jenkins.









GET IN TOUCH
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