

Pegasus 2

Manor Royal
Crawley



4,331 sq ft high quality fitted office space


The second floor of Pegasus 2 offers 4,331 sq ft (402 sq m) of fully fitted recently refurbished Grade A offices, giving increased speed of occupancy and significantly reduced fit out costs.



FULL
FIT OUT



DEMISED
WCS



LED
LIGHTING




AIR
CONDITIONING



REMODELLED
CONTEMPORARY
RECEPTION




ACCESS
CONTROL
SYSTEM



SHOWERS AND
LOCKER ROOM



COVERED BICYCLE
PARKING



REFURBISHED
LIFT



CAR PARKING
18 SPACES (1:240)

The contemporary fit out includes open plan workspace, waiting space, meeting room, collaboration corner, open and closed booths, kitchen and breakout space.



Occupational density
designed for up to
1:8m²

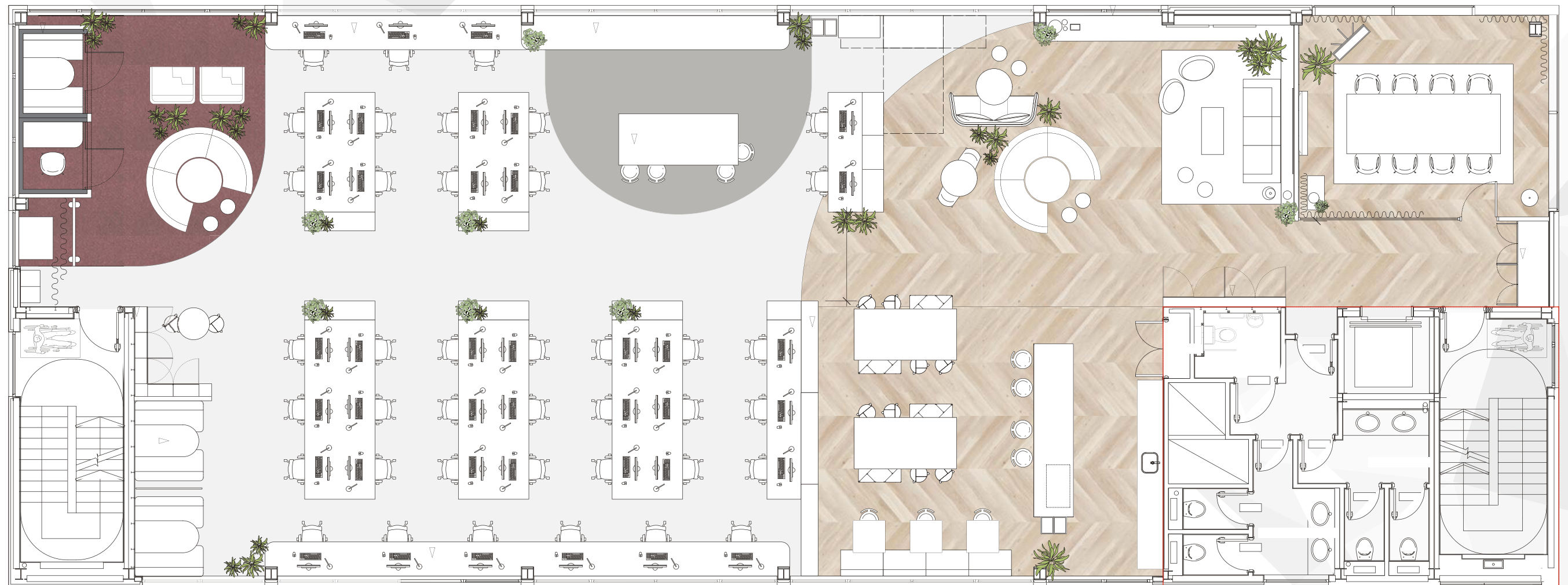
Car parking ratio
1:240 sq ft

EPC
B(48)

Pegasus2

| | sq ft | sq m |
|---------------------|--------------|--------------|
| Second floor | 4,331 | 402.4 |

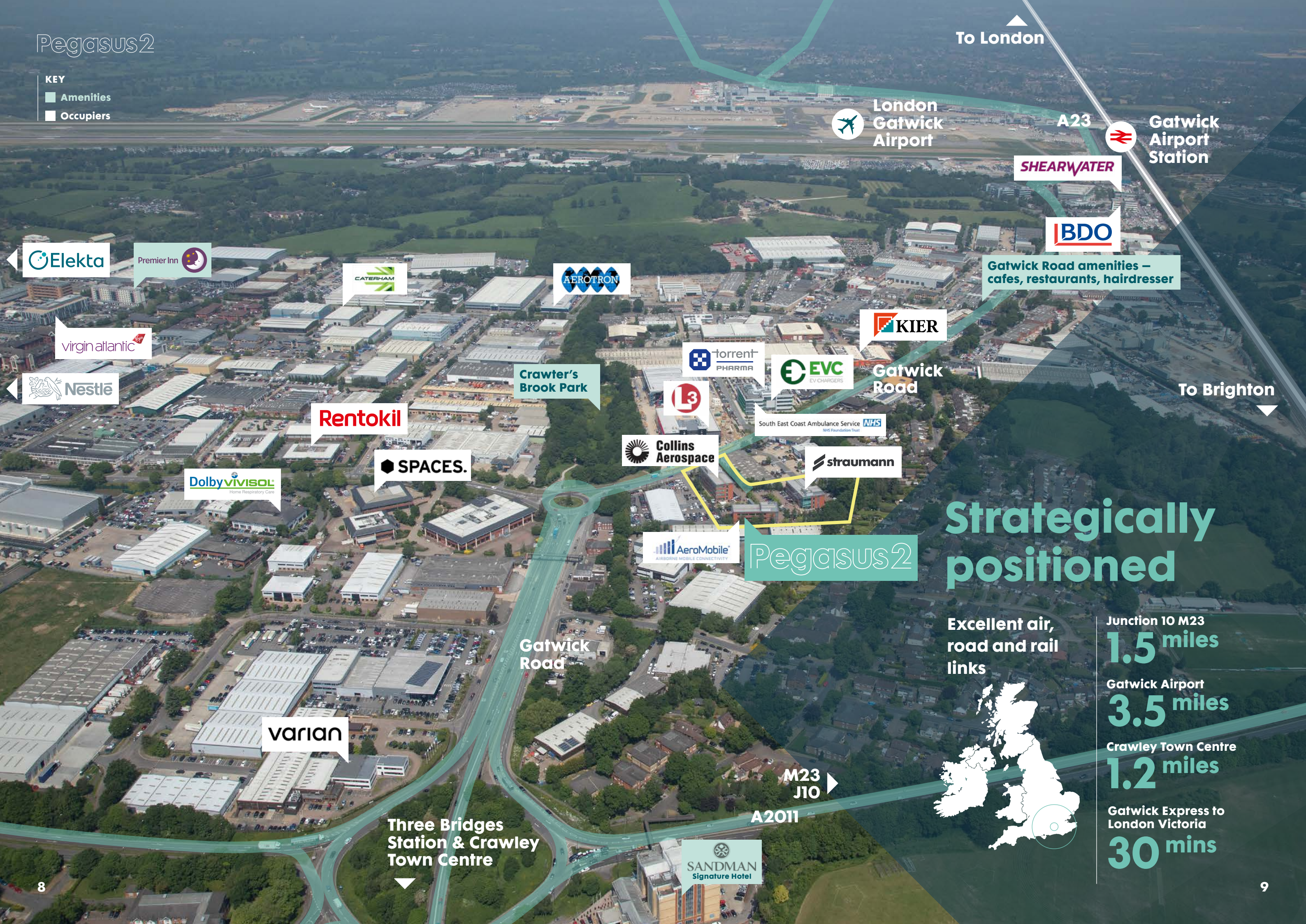
Note: Measured on an IPMS 3 basis in accordance with the RICS Property Measurement Professional Statement (2nd Edition, January 2018).



Approximate plan of current fit out

KEY

- Amenities
- Occupiers



To London

London Gatwick Airport

A23



Gatwick Airport Station

SHEARWATER

BDO

Gatwick Road amenities – cafes, restaurants, hairdresser

Elekta

Premier Inn

CATERHAM

AEROTRON

virgin atlantic

Nestlé

Crawter's Brook Park

torrent PHARMA

EVC EV CHARGERS

KIER

Gatwick Road

To Brighton

Rentokil

L3

South East Coast Ambulance Service NHS

Collins Aerospace

straumann

SPACES.

Dolby VIVISOL Home Respiratory Care

AeroMobile AIRBORNE MOBILE CONNECTIVITY

Pegasus2

Strategically positioned

Excellent air, road and rail links

Junction 10 M23
1.5 miles

Gatwick Airport
3.5 miles

Crawley Town Centre
1.2 miles

Gatwick Express to London Victoria
30 mins



Gatwick Road

varian

Three Bridges Station & Crawley Town Centre

M23 J10

A2011

SANDMAN Signature Hotel

Today there are approximately **2,000 businesses** in Crawley, employing **65,000 people**

A dynamic business location

Crawley is at the hub of one of the most dynamic economies in the country, taking advantage of its skilled working population, the close proximity of Gatwick Airport and a wealth of local amenities.

Many of these companies are within the Manor Royal business district, located mid-way between Crawley town centre and Gatwick Airport, with a dual carriageway link to junction 10 of the M23 providing direct access to the national motorway network.

Just two miles to the north of Pegasus Place is Gatwick Airport Station, from where the Gatwick Express runs, with a journey time of 30 minutes into Central London.

The area is also very well-connected by the excellent Fastway Bus Service with a journey time of approximately 7 minutes to Gatwick Airport Station and 6 minutes to Three Bridges Station.



Road

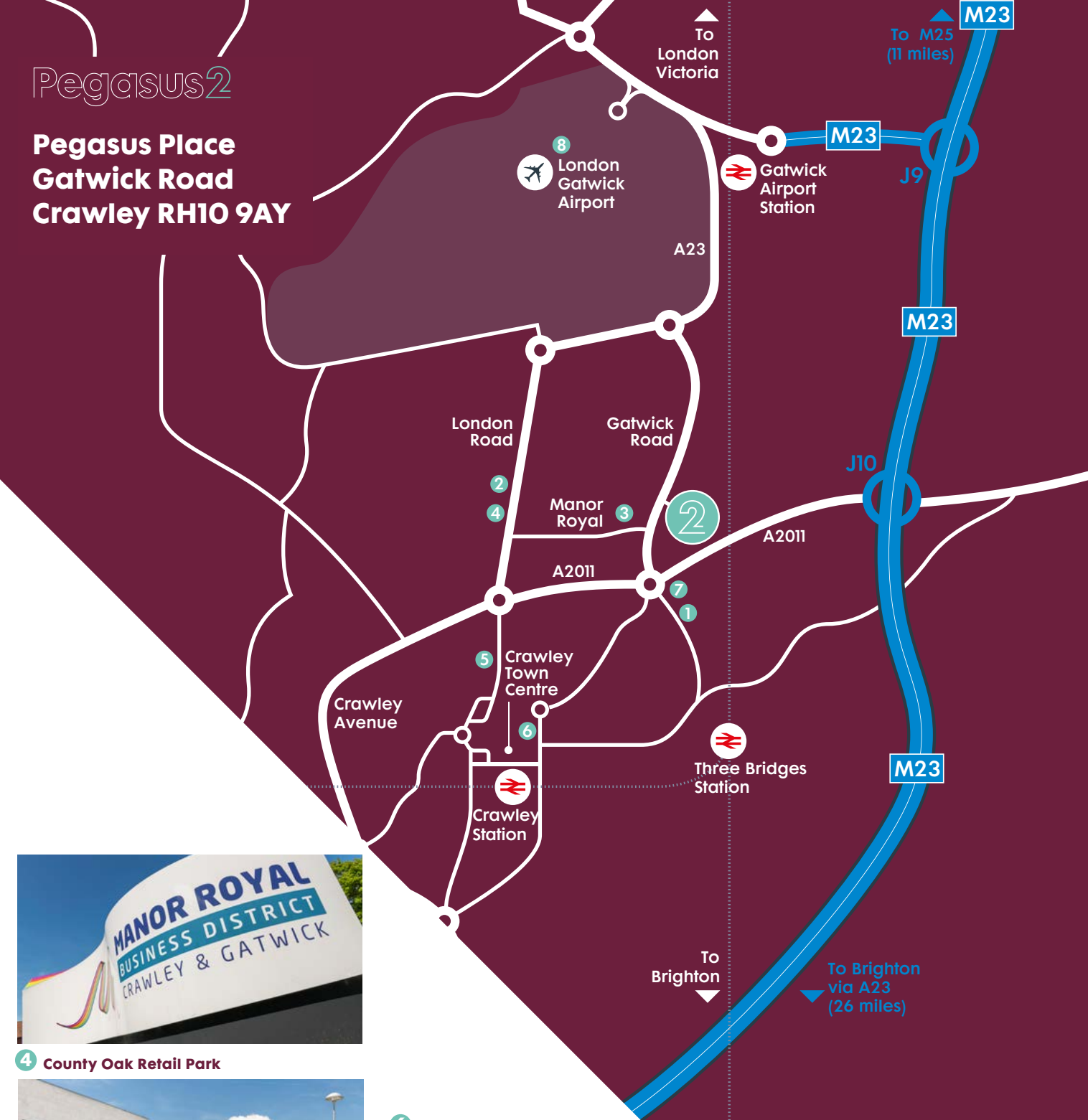
| | |
|---------------------|-----------|
| Crawley Town Centre | 1.2 miles |
| Junction 10 M23 | 1.5 miles |
| Gatwick Airport | 4 miles |
| Redhill/Reigate | 9 miles |
| M23/M25 interchange | 11 miles |
| Brighton | 26 miles |
| Heathrow Airport | 40 miles |

Rail from Gatwick

| | |
|-----------------|---------|
| London Victoria | 30 mins |
| London Bridge | 28 mins |
| Three Bridges | 4 mins |
| Redhill | 9 mins |
| East Croydon | 15 mins |
| Brighton | 27 mins |

Source: maps.google.co.uk / nationalrail.co.uk

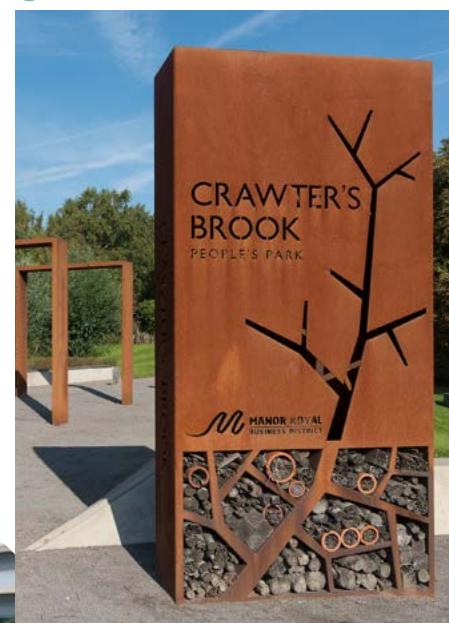
**Pegasus Place
Gatwick Road
Crawley RH10 9AY**



2 Acorn Retail Park



3 Crawler's Brook Park



4 County Oak Retail Park



5 Crawley Leisure Park



6 Town Centre



7 Sandman Signature Hotel



8 London Gatwick Airport



Acorn Retail Park

M&S FOODHALL

ALDI

Opening Hours
 Mon. - Sat. 08.00 - 22.00
 Sun. 10.00 - 16.00
 Bank Hol. 08.00 - 20.00

Contact the sole agents:



Tim Hodges

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TERMS:

The offices are available on a sub lease or an assignment.

A new lease direct from the landlords may also be available. Further details upon request.