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TO LET

OFFICE – 14,560 SQ FT (1,352.62 SQ M)

Nexus - 2nd Floor, 4 Gatwick Road, Crawley, West Sussex, RH10 9BG

DESCRIPTION

4 Gatwick Road at Nexus is a Grade A headquarters office building located in a prominent position on Gatwick Road.

The building is a stunning and contemporary glazed four storey building with feature brise soleil screens and an impressive full height reception area. The available accommodation is on the second floor and benefits from excellent natural light. The building has been achieved a BREEAM rating of "Very Good", and an EPC of B(37).

Circa 70% of the building is already let to SECamb, Torrent Pharma and EVC Charging.

LOCATION

Nexus is prominently situated on Gatwick Road in the Manor Royal Business District, the largest business park in the Gatwick Diamond area and one of the South East's premier mixed activity employment hub. Manor Royal is home to numerous blue chip businesses, including CGG, Eleckta, B&CE, Rockwell Collins, Thales and Virgin.

Nexus benefits from quick and easy access to J10/M23 and, in turn, the national motorway network. Communications are further enhanced being within 3 miles of London Gatwick Airport and 37 miles from London Heathrow. The Fastway bus stops outside Nexus and provides 24 hour services to Gatwick and Crawley, whilst London Victoria can be reached in just over half an hour by train from Gatwick Airport Station.

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
Second	14,560	1,352.62
TOTAL	14,560	1,352.62

AMENITIES

- Opaque glass and metal curtain walling
- Feature brise soleil screens
- Full height reception
- WCs and shower facilities to each floor
- Cycle parking and 8 electric vehicle charging points
- 47 car parking spaces (1:305 sq ft approx)
- BREEM rating of "Very Good"
- 2 x 13 person passenger lifts
- 24/7 Access

RENT

On application

RATES

Rateable Value £315,000 (2023 List).

VAT

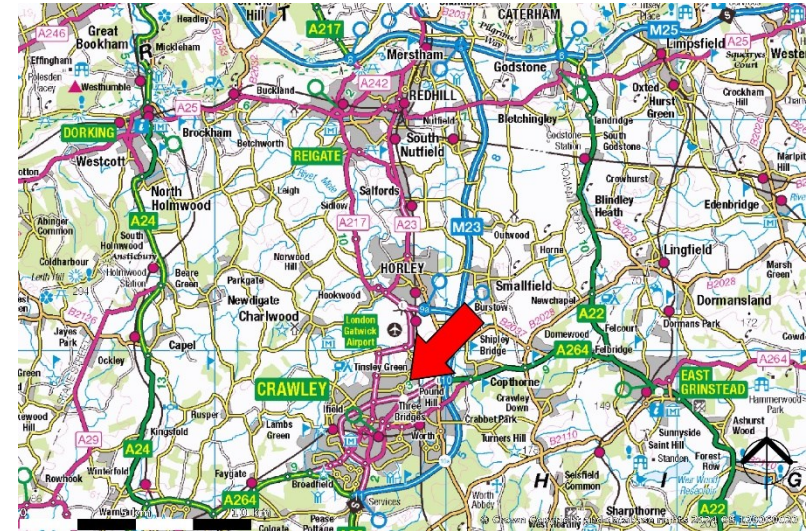
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



VIEWINGS – 01293 441300

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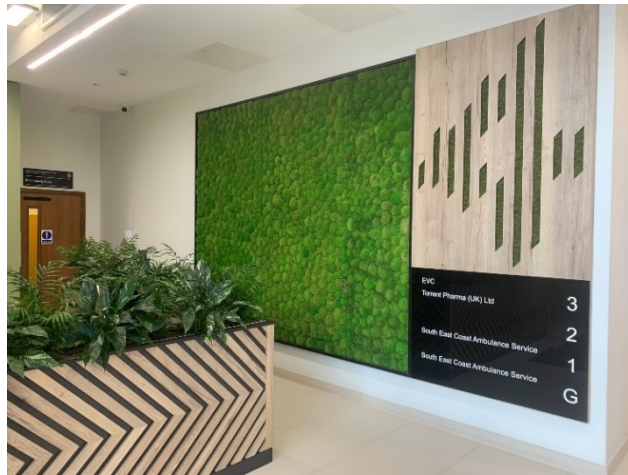


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