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FLEMING WAY, **CRAWLEY**, RH10 9GT



HIGH QUALITY FULLY FITTED AND FURNISHED SPACE AVAILABLE IMMEDIATELY



explorer OFFICE TO LET

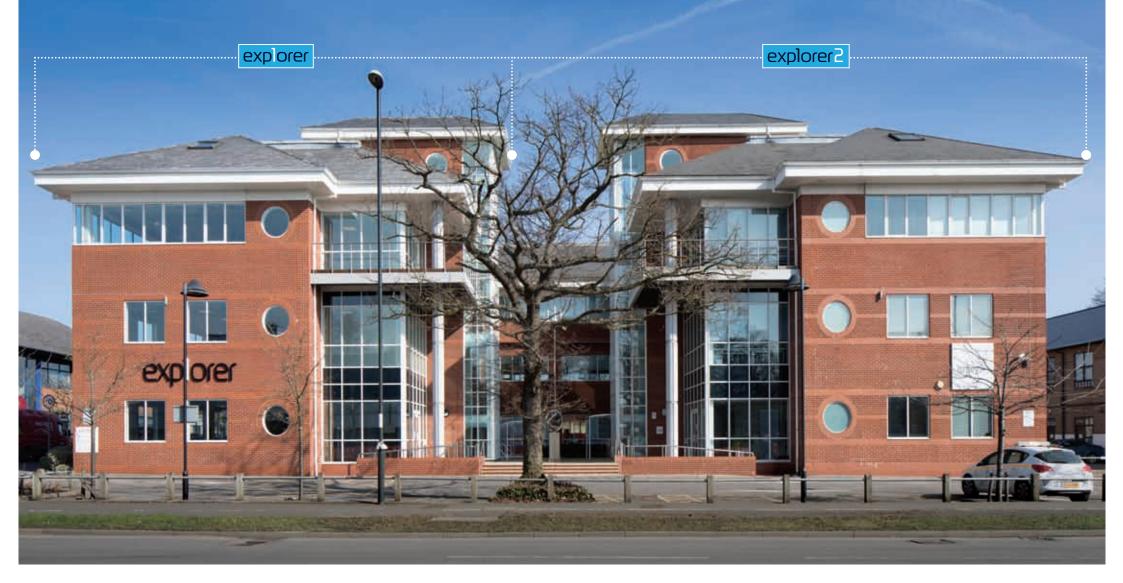
First floor with third floor storage

- description -

Explorer I is situated in a prominent position at the eastern end of Fleming Way where it meets Gatwick Road.

Explorer I and Explorer 2 have been constructed in a 'u' shape around a landscaped central paved courtyard and benefit from one of the best parking ratios in Manor Royal.

The available first floor space comprises 4,800 sq ft with some storage space on the third floor, which could also provide a staff break out area or other uses.







- NEW REMODELLED RECEPTION
- NEW VRV AIR-CONDITIONING
- NEW METAL TILED SUSPENDED CEILING
- LED LIGHTING
- NEW WC'S

- 23 ON SITE CAR SPACES (1:208 SQ FT)
- NEW LOCKABLE BIKE STORE
- THREE NEW SHOWERS WITH CHANGING AREA
- USEFUL 3RD FLOOR ANCILLARY AREA









explorer







- areas -

FLOOR	SQ FT	SQ M
Third (Storage)	2,500	232
Second	LET - AAR	
First	4,800	446
Ground	LET - TRADE SKILLS 4 U	
TOTAL	7,300	678





































- location -

Crawley is one of the principle office markets in the South East, being located immediately south of London Gatwick Airport with a mix of town centre and out of town office supply.

The town is very well positioned for transport being adjacent to the M23 Motorway, which provides fast links north to the M25 Motorway and Central London.

Gatwick Airport Station offers services by train to London Victoria in approximately 30 minutes whilst Crawley Station offers services in approximately 45 minutes to London Victoria.

