



Pegasus 2

Pegasus Place, Gatwick Road, Crawley, RH10 9AY

Refurbished Grade A offices with nearly new high quality contemporary fit out strategically situated within prestigious business park

4,331 sq ft
(402.36 sq m)

- Contemporary fit out with high quality finishes
- LED lighting
- Air conditioning
- Remodelled reception
- Access control system
- Refurbished lift
- Showers & locker room
- Demised WCs
- Covered bicycle parking
- Car parking - 18 spaces (1:240 sq ft)

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Summary

Available Size	4,331 sq ft
Passing Rent	£125,600 per annum
Rates Payable	£9.90 per sq ft
Rateable Value	£78,500
Service Charge	£12.53 per sq ft Budget to March 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

The second floor of Pegasus 2 offers fully fitted recently refurbished Grade A offices, giving increased speed of occupancy and significantly reduced fit out costs. The contemporary fit out includes open plan workspace, waiting space, meeting room, collaboration corner, open and closed booths, kitchen and breakout space.

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.

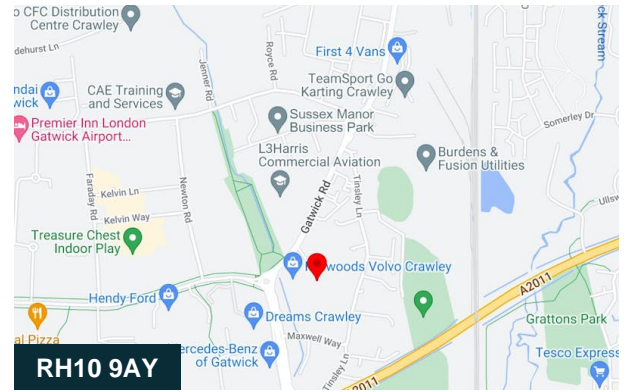
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Office	4,331	402.36	Available
Total	4,331	402.36	

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.



Viewing & Further Information



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