

# PARK HOUSE

MANOR ROYAL | CRAWLEY | RH10 9AD



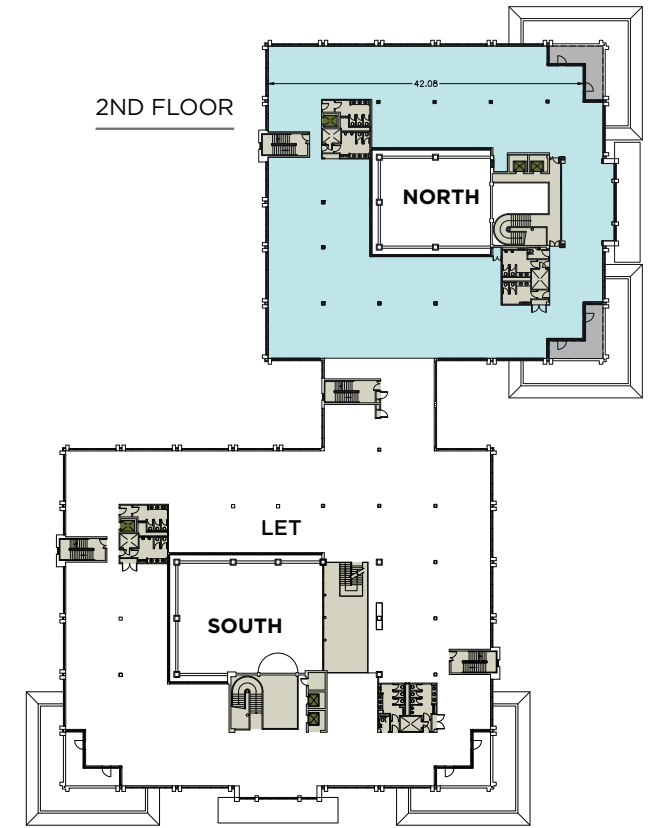
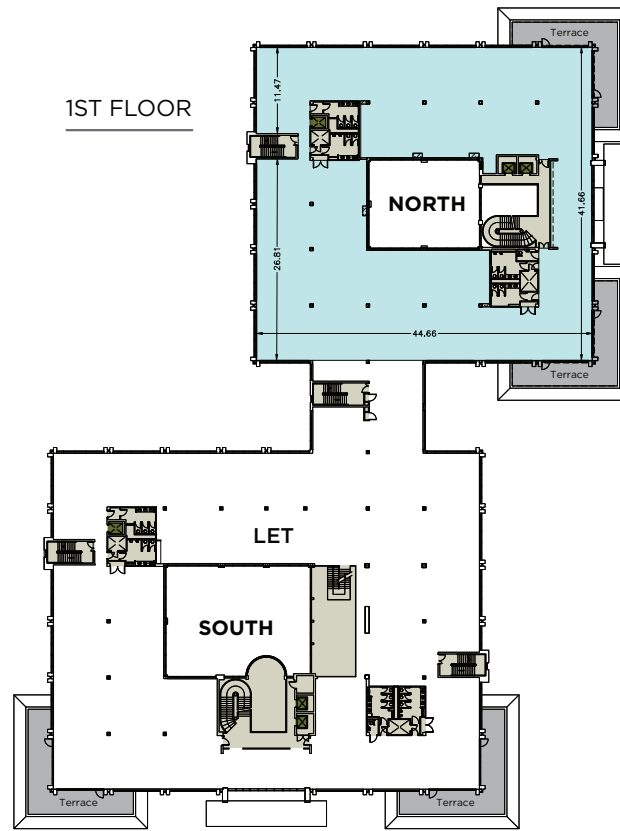
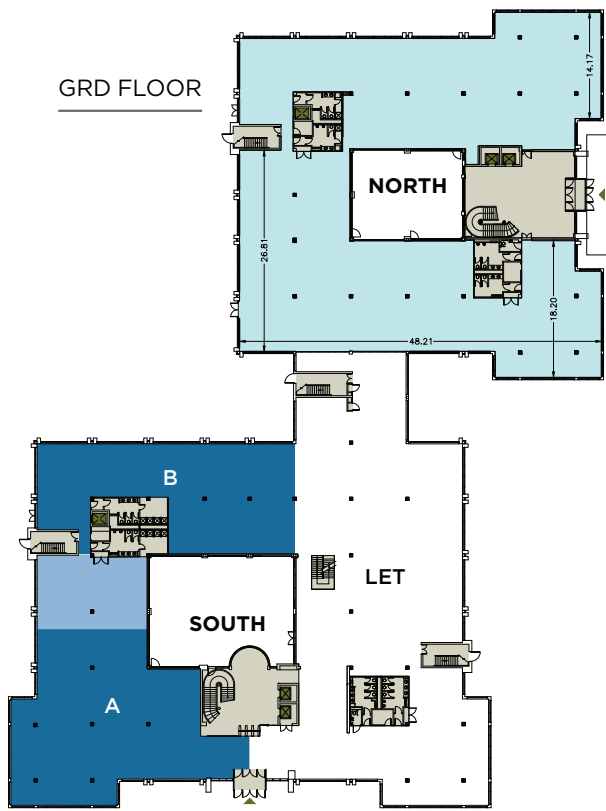
PARK HOUSE

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Park House offers large floor plates of up to 15,400 sq ft with private terraces and a generous car parking ratio.

Each building has a dramatic double height reception area and light-filled office space with outstanding parking provision on a prominent position within the Crawley Business Quarter.





**SOUTH Offices**

Floor	Sq Ft	Sq M
Ground A	3,683	342.2
Ground B	3,652	339.3
<b>Total</b>	<b>7,335</b>	<b>681.5</b>

**NORTH Offices**

Floor	Sq Ft	Sq M	Terraces	
			Sq Ft	Sq M
2nd	14,440	1,341.5	607.0	56.4
1st	15,402	1,430.9	1,606.0	149.2
Ground	18,254	1,695.9		
<b>Total</b>	<b>48,096</b>	<b>4,468.3</b>	<b>2,213.0</b>	<b>205.6</b>

**TOTAL Offices**

<b>55,431</b>	<b>5,149.8</b>
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# PARK HOUSE















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Park House can accommodate the requirements of cutting edge occupiers with flexible floor plates that can be provided up to 15,400 sq ft.

Park House benefits from the following specification:

-  Two Internal Courtyards
-  Openable windows
-  Two impressive double height reception atriums
-  On site Café
-  Male, female & disabled WCs on each floor
-  EPC rating C65
-  CAT 6 Cabling
-  Car parking ratio of 1:279 sq ft
-  Air conditioning
-  Raised floors
-  Suspended ceilings
-  Passenger lifts & goods lift



**Crawley Town Centre**  
- 1.5 miles - connecting buses up to 1 every 2.5 minutes

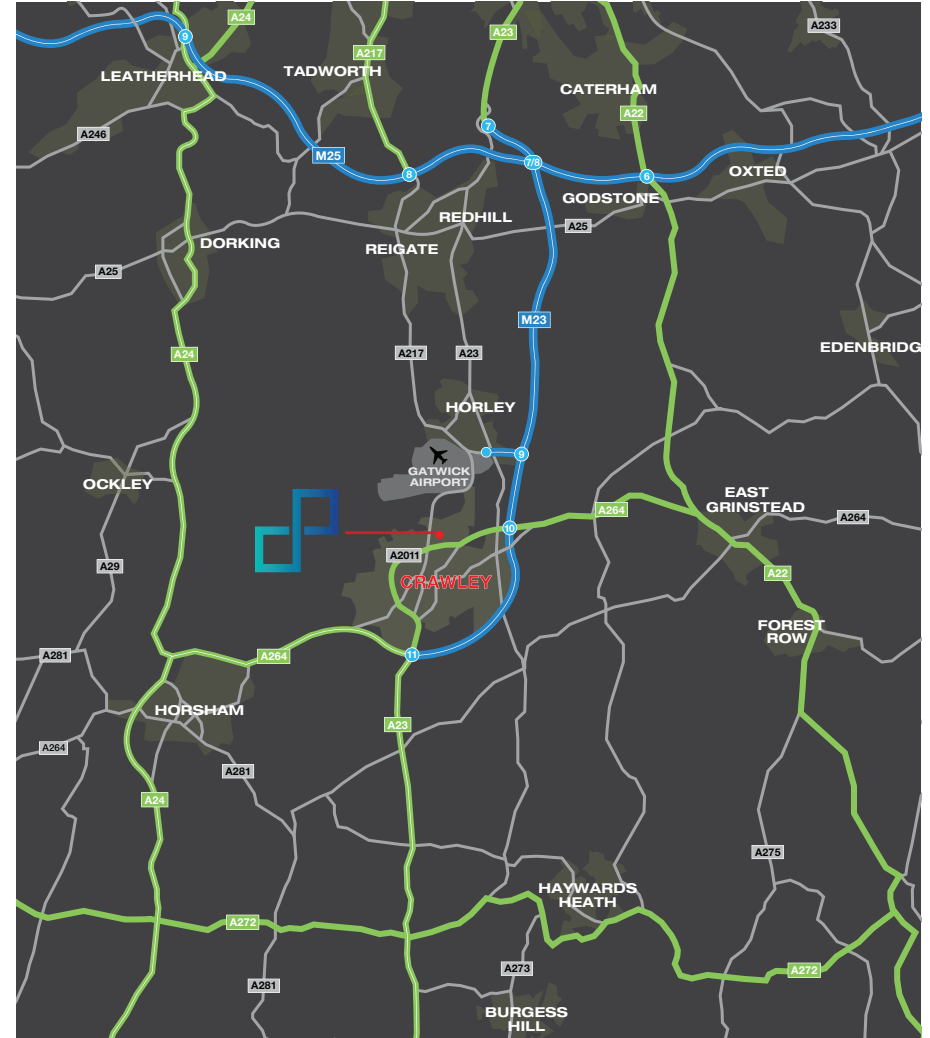
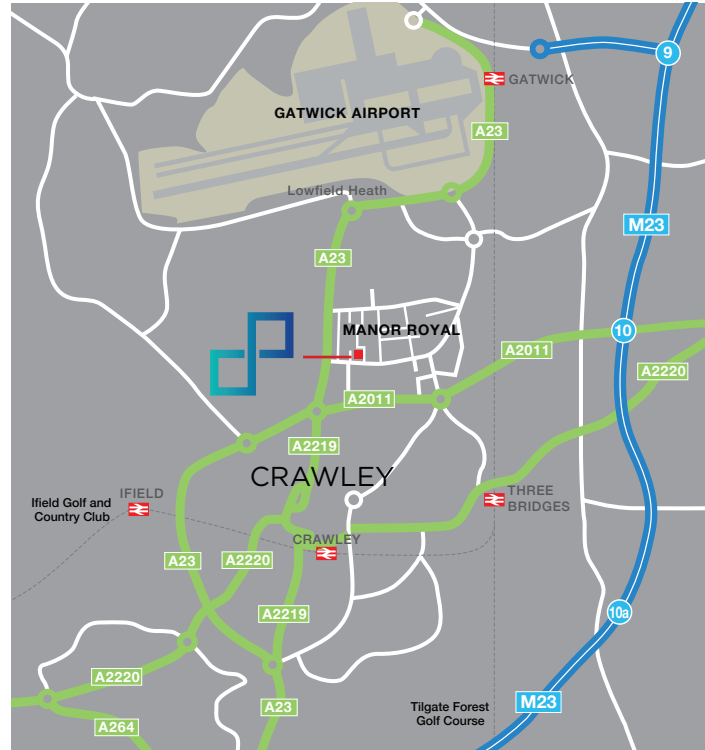
# PARK HOUSE



Drive Distances	miles
M23 Junction 10	2.4
Gatwick Airport	4
Redhill	9
M23/M25	12
Brighton	23
Central London	30



Gatwick Airport Station	mins
Redhill	7
East Croydon	13
Clapham Junction	24
Brighton	26
London Bridge	28
London Victoria	30



## FURTHER INFORMATION

The offices are held on a Head Lease expiring October 2033 and are available in part or as a whole, on flexible sublease terms to be agreed.

Terms: Upon application.

For further information contact the letting agents.



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