

explorer

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

Explorer 1 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.

explorer

explorer2

explorer





- 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



- first floor -

PLAN NOT TO SCALE, FOR INDICATIVE PURPOSES ONLY.



FLEXIBLE LEASES AVAILABLE

3 MEETING ROOMS

48 WORKSTATIONS

HIGH SPEED FIBRE CONNECTIVITY BY INIFI

KITCHEN AND BREAK OUT AREA

EV CHARGING

PASSENGER LIFT

COVERED CYCLE PARKING

23 CAR PARKING SPACES

NEW LED LIGHTING

NEW AIR-CONDITIONING

LOFT STORAGE



- areas -

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



Gatwick Airport

London - Brighton
Main Line



A23



NYETIMBER
PRODUCT OF ENGLAND



FLEMING
WAY



GATWICK
ROAD



GATWICK
ROAD



- 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.



- rent -

Available upon request.

- rates -

To be confirmed.

- service charge -

Available upon request.

- epc -

EPC is B (47).

- viewing -

Strictly through the joint agents:

DTRE
020 3328 9080
www.dtre.com

Alex Lowdell 020 3328 9099
Hannah Davies 020 3328 9108

 **Vail
Williams**

Steve Berrett 07780 324 996
Mikael Goldsmith 07435 829 861



explorer www.explorercrawley.co.uk



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