

# explorer2

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



RANGE OF FLEXIBLE AND FULLY FITTED SPACE

# explorer<sup>2</sup>

## OFFICES TO LET

First and second floors with third floor storage

### - description -

Explorer 2 is situated in a prominent position at the eastern end of Fleming Way within the sought after Manor Royal Business District.

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.

First, second and third floor accommodation available as Cat A+ furnished, Cat A standard or for tenant fit out.

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- FLEXIBLE SPACE AVAILABLE FURNISHED, CAT A OR FOR TENANT FIT OUT
- CAR PARKING RATIO 1:208 SQ FT
- USEFUL 3RD FLOOR ANCILLARY AREA
- FIT OUT INCLUDES NEW VRF AIR-CONDITIONING, METAL TILED SUSPENDED CEILINGS, LED LIGHTING, NEW WCS AND SHOWER FACILITIES
- ON-SITE LOCKABLE BIKE STORE

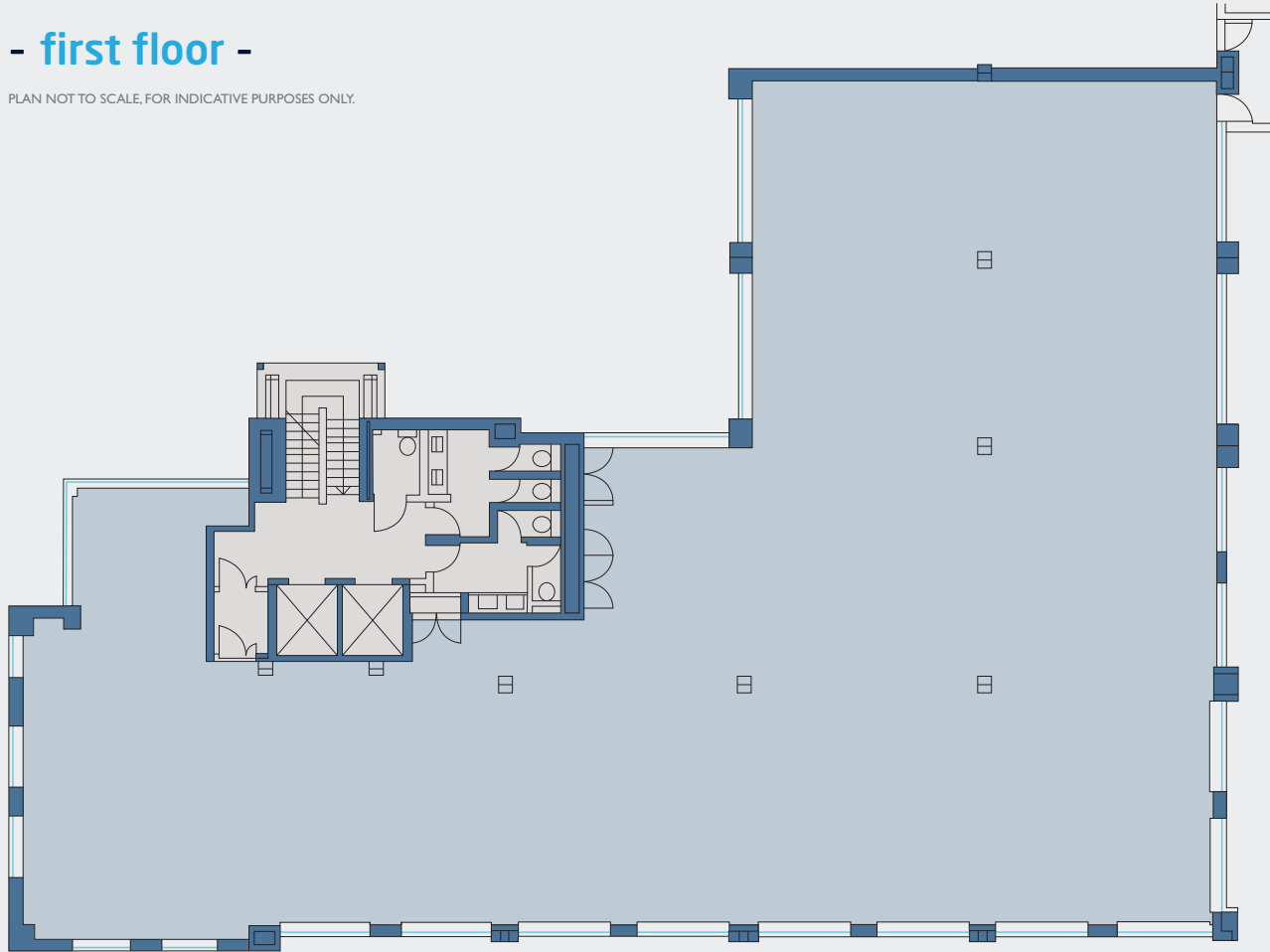
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ALL INTERIOR PHOTOS ARE OF EXPLORER 1 AND ARE FOR INDICATIVE PURPOSES ONLY.

## - first floor -

PLAN NOT TO SCALE, FOR INDICATIVE PURPOSES ONLY.



## - areas -

FLOOR	SQ FT	SQ M
Third (Storage)	2,629	244
Second	6,462	600
First	6,462	600
Ground	LET - TRADE SKILLS 4 U	
<b>TOTAL</b>	<b>15,553</b>	<b>1,444</b>



Gatwick Airport

London - Brighton  
Main Line



A23



NYETIMBER  
PRODUCT OF ENGLAND

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FLEMING  
WAY



GATWICK  
ROAD

VOLVO  
Harwoods

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 -

POA. Range of rents based upon level of fit out required.

- rates -

To be confirmed.

- service charge -

Available upon request.

- epc -

To be confirmed.

- viewing -

Strictly through the joint agents:

**DTRE**

**020 3328 9080**

[www.dtre.com](http://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



**explorer2** [www.explorercrawley.co.uk](http://www.explorercrawley.co.uk)

**abr dn**

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. The particulars are provided in good faith but any information should be confirmed before being relied upon. All interior photos are of Explorer 1 and are for indicative purposes only. October 2021. Alamo Design 01924 471114.