



EXPLORER 2, FLEMING WAY, CRAWLEY, RH10 9GT

NEWLY REFURBISHED OFFICE TO LET

6,462 SQ FT (739.69 SQ M)



Summary

**Manor Royal office accommodation
available fitted to CAT A+**

Available Size 6,462 sq ft

Car Parking 31

EPC Rating A (25)

- 6,462 sq ft Suite available on the second floor with 31 allocated parking spaces
- Newly refurbished WC's and common parts
- 5 minutes drive from Three Bridges mainline railway station
- Reception entrance area
- Passenger lift
- Additional store/ancillary space to third floor
- Potential for fitted furniture (subject to terms)



Location



**Explorer 2 Fleming Way,
Crawley, RH10 9GT**

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.

J10 of M23 - 2 miles - 4 minutes

Three Bridges Railway Station - 1.5 miles - 5 minutes





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	6,462	600.34
Total	6,462	600.34

Description

Second floor suite available in this modern office building by way of new lease.

The building has recently been refurbished with new WC facilities and common parts. The office accommodation has been provided with raised floors, suspended ceilings, LED lighting and air conditioning.

- Building includes passenger lift
- 31 allocated parking spaces
- Lockable bike store on site
- On site showers
- On site EV car charging points
- Separate Ladies & Gents WCs on each floor

Viewings

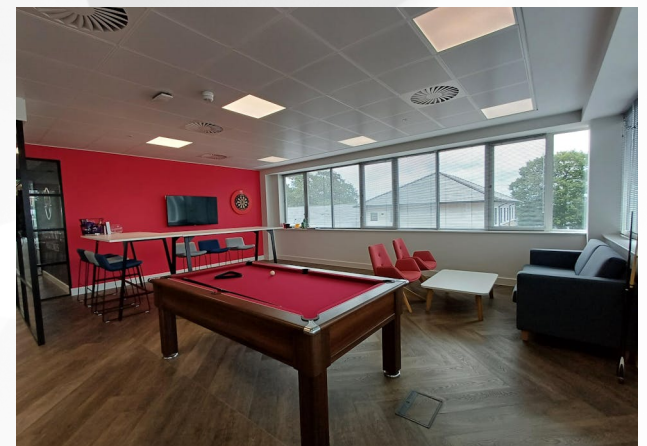
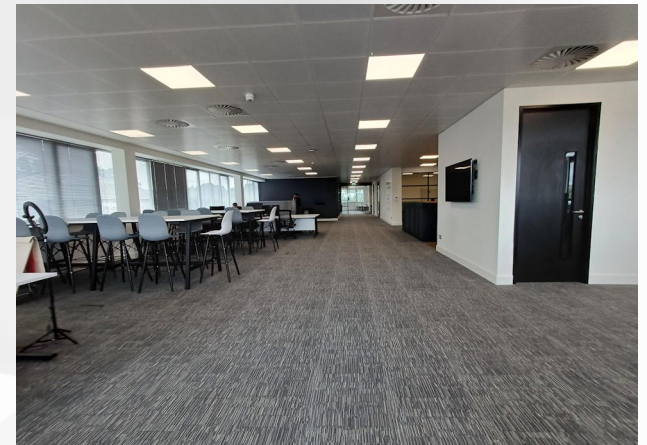
Strictly by appointment via sole Agents Vail Williams.

Terms

Available on assignment of existing lease . Alternatively new lease possibly available. Subject to Contract and Landlord Approval.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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