

# Space for creative minds

6,997 - 77,795 sq ft (650-7,230 sq m)  
of new Grade A office space to let



The  
Create  
Building.

Crawley RH10 1UZ

# The Create Building: open for business

Located in Crawley, in the centre of the Gatwick Diamond, The Create Building is a 9-storey Grade A office headquarters. Newly built in the town centre's Regeneration Quarter, the development offers easy access to cafés, restaurants, gyms, and the green space of Memorial Gardens. Crawley has excellent links via road and rail to London and Gatwick Airport, and is home to international movers and shakers such as Irwin Mitchell, Chubb, Travelopia, Spirent and Grant Thornton.

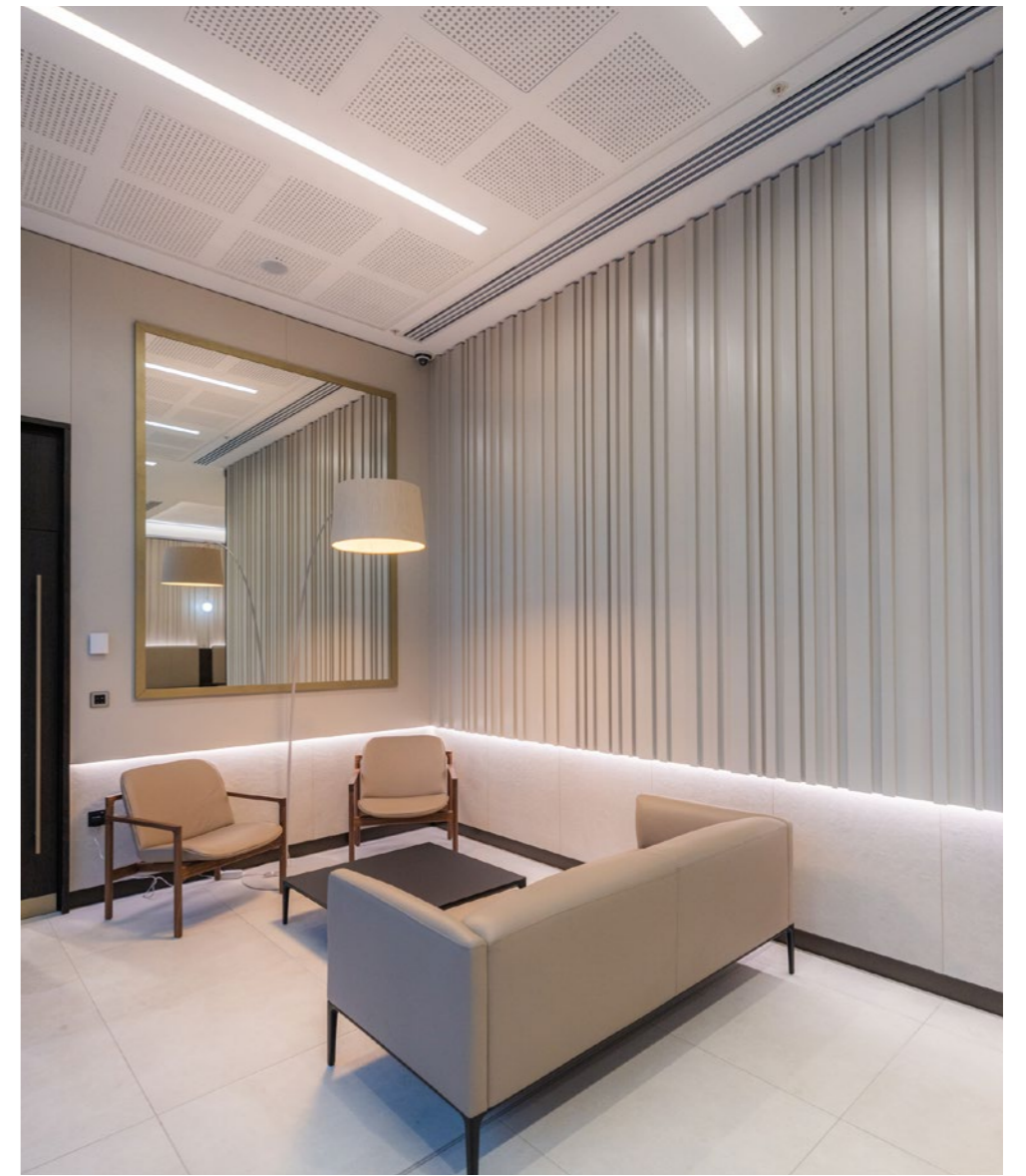


The Create Building offers businesses the ideal space to work in a more flexible way. With its almost column-free floor plates, the occupier has the opportunity to create their bespoke workspace fit for today's needs. Each floor is 14,000 sq ft. The building has excellent natural light, and benefits from LG7 LED lighting, with gigabit superfast broadband available throughout.



**Workspace,  
office, whatever  
you want to call it**

# Space to inspire creative thinking?





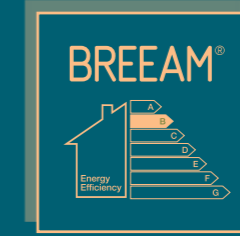
Space  
to grow

Space, light, air. All vital elements for a happy workplace. And with high ceilings and column-free floors, The Create Building has been designed to bring you the perfect balance. The building's high energy efficiency rating (EPC) and excellence in sustainability (BREEAM) mean you can feel assured of a low carbon footprint while at work. Ample secure cycle spaces, great public transport links, parking spaces with EV charging points and showers on site offer a stress-free route to productivity.

# Keep it clean and green



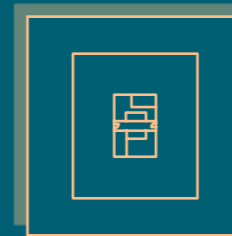
Generous secure cycle parking



BREEAM Excellent rating  
EPC - B



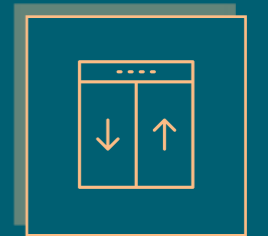
Showers with changing rooms and drying racks



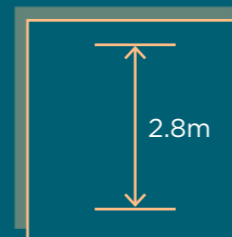
Large open plan efficient floor plates



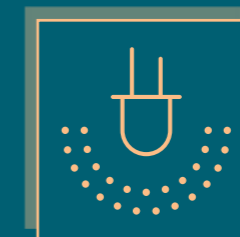
Raised floor with underfloor void of 160mm



4 no. 17 person passenger lifts



Floor to ceiling height of 2.8m



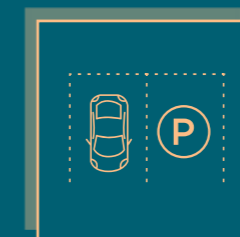
Suspended metal ceiling with LG7 LED lighting



Four pipe fan coil unit air conditioning



Access to gigabit digital connectivity



Car parking at 1:350 sq ft EV charging points



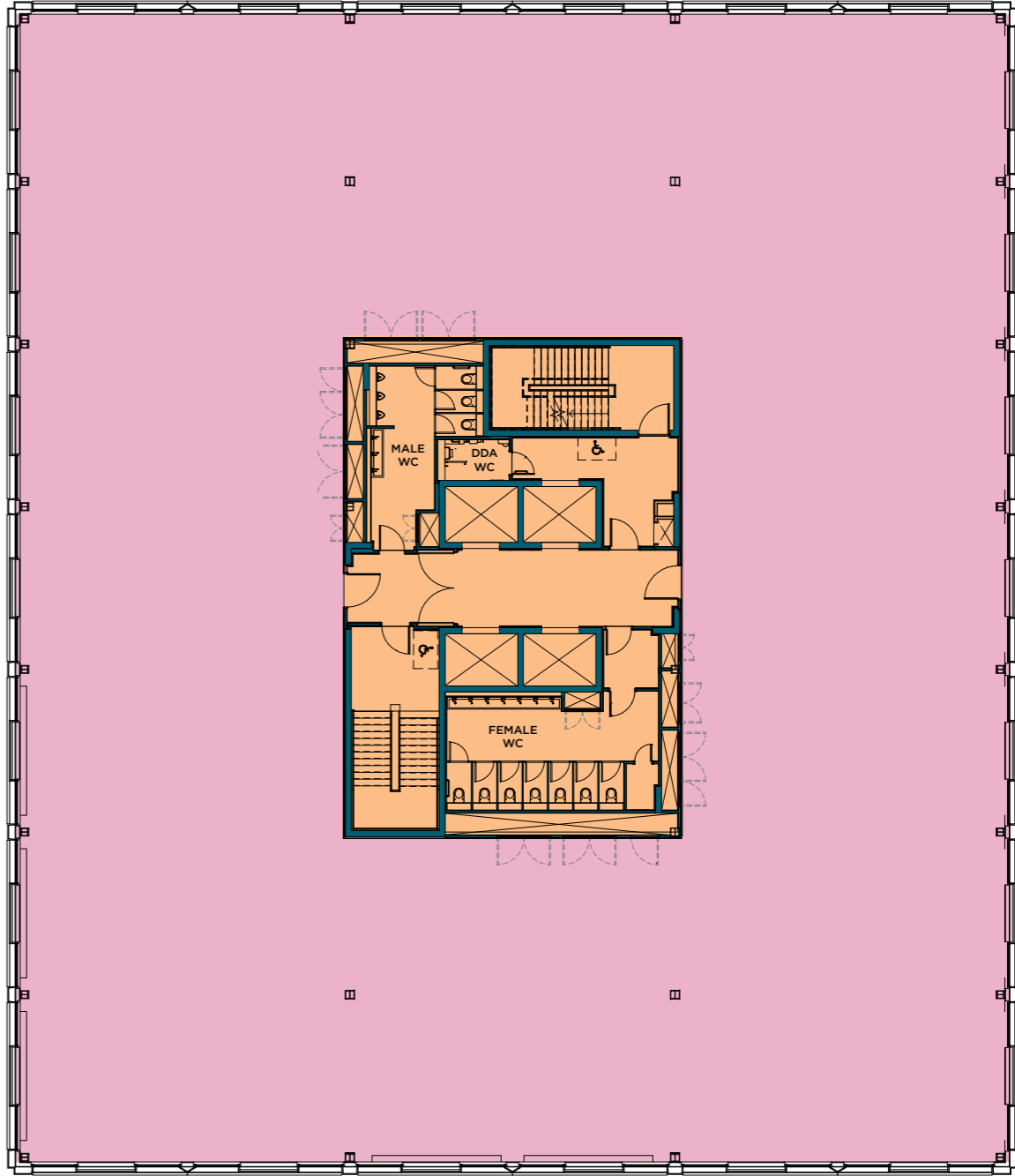
Male and female WCs on each floor

# Create the space to think outside the box

Open-plan, open thinking

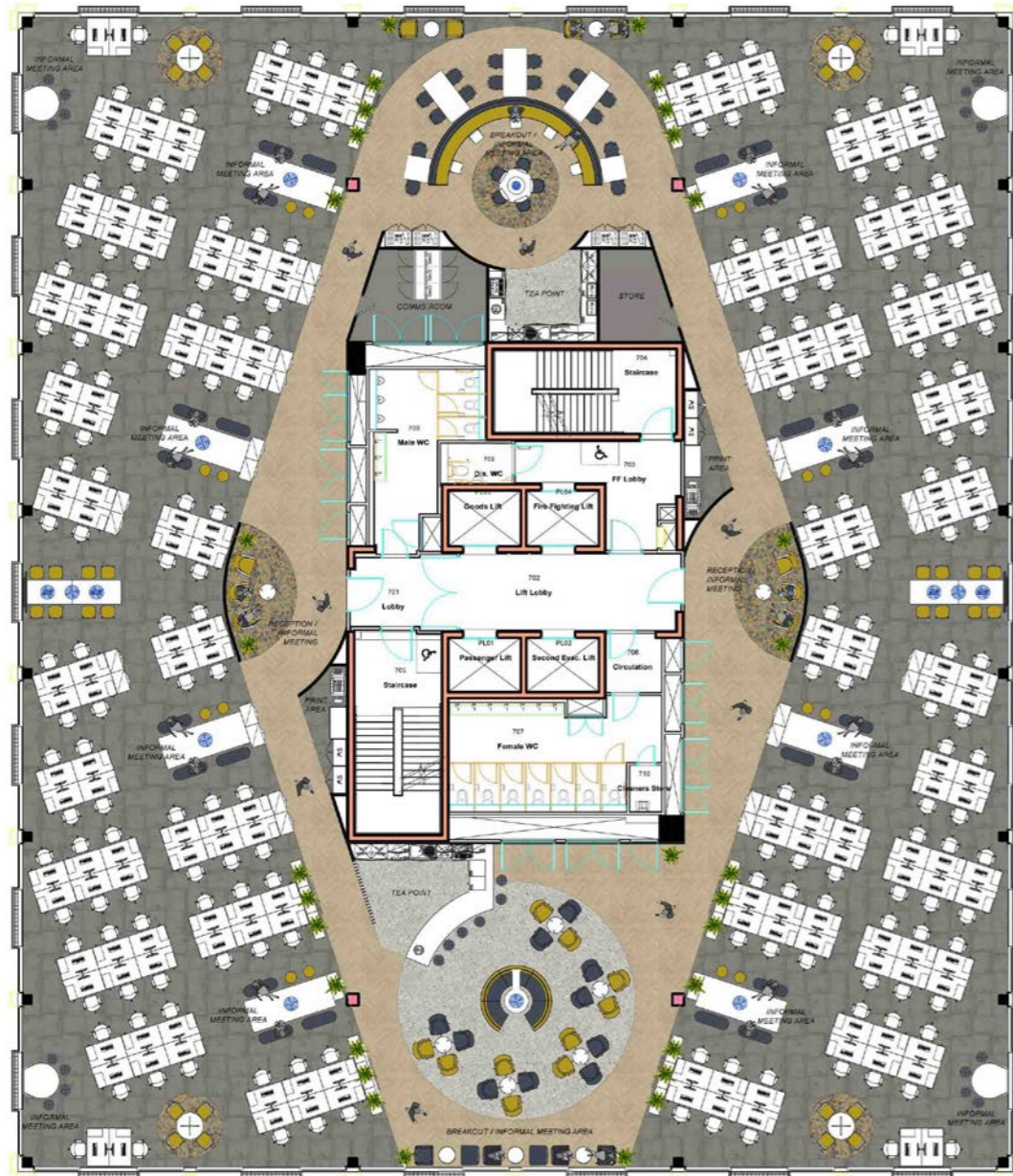
| FLOOR        | SQ.FT         | SQ.M            |
|--------------|---------------|-----------------|
| Third        | 6,996.76      | 650.02          |
| Fourth       | 14,151.85     | 1,314.75        |
| Fifth        | 14,156.37     | 1,315.17        |
| Sixth        | 14,172.2      | 1,316.64        |
| Seventh      | 14,172.95     | 1,316.71        |
| Eighth       | 14,171.98     | 1,316.62        |
| <b>TOTAL</b> | <b>77,795</b> | <b>7,229.91</b> |

Typical floorplan  
8th floor



**KEY**  
■ OFFICE  
■ CORE

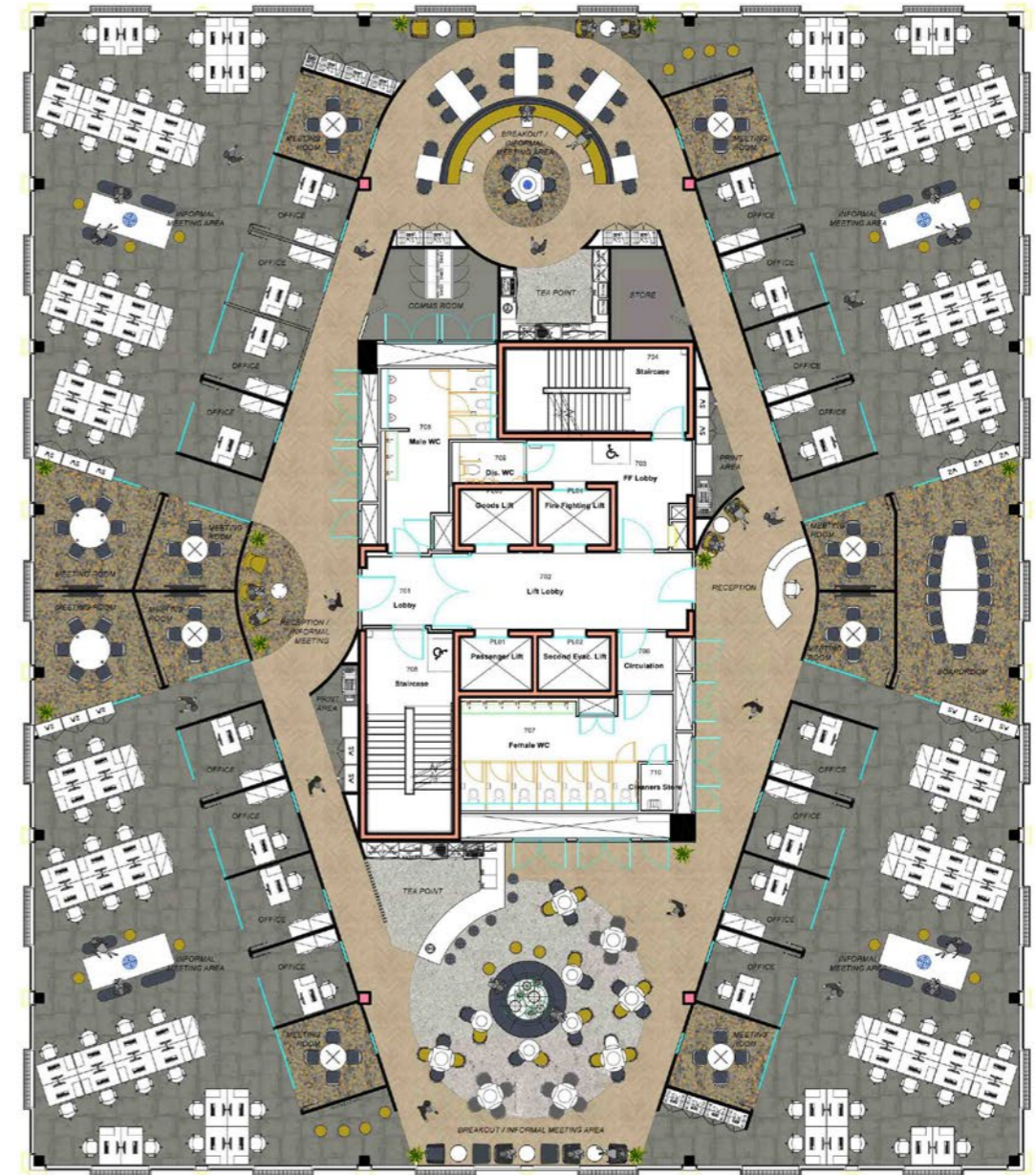
## Illustrative layout option 1



### SUMMARY

|   |     |  |   |
|---|-----|--|---|
| Reception/informal meeting area                   | 2   | Print areas                                    | 2 |
| 1400x800mm desks                                  | 200 | Store  | 1 |
| Informal meeting areas (with agile spaces for 88) | 18  | Tea point/breakout areas (with seating for 66) | 2 |
| Comms room  | 1   |  |   |

## Illustrative layout option 2



### SUMMARY

|   |    |  |   |
|---|----|--|---|
| Reception/informal meeting area                   | 2  | Team meeting spaces                            | 2 |
| 1400x800mm desks                                  | 96 | Comms room                                     | 1 |
| Boardroom (14 person)                             | 1  | Print areas                                    | 2 |
| Boardroom (4 person)                              | 8  | Store  | 1 |
| Boardroom (6 person)                              | 2  | Tea point/breakout areas (with seating for 66) | 2 |
| Offices   | 16 |  |   |
| Informal meeting areas (with agile spaces for 32) | 4  |  |   |

# Office based or visiting clients, it's easy at The Create Building

The location of The Create Building couldn't be better. Crawley train station is an 8-minute walk away, and with direct services to London Victoria, London Bridge and Clapham Junction, commuters can be in the capital in approximately 40 minutes. It's easy to get to the seaside too, with regular fast trains from Three Bridges Station to Brighton, Hove and Worthing. As for holidays further afield, Gatwick Airport is just 10 minutes away by car (4 miles), via the easily accessible A23.

Within Crawley itself, there's the reliable Fastway bus system, designed specifically to avoid congestion spots, and you can get to anywhere in Crawley within 20 minutes by bike. The regeneration project also sees a new network of cycle lanes, bus routes and pedestrian walkways, carving the way for a more sustainable and traffic-free town centre. With all this on offer, access across the entire Gatwick Diamond region is effortless.

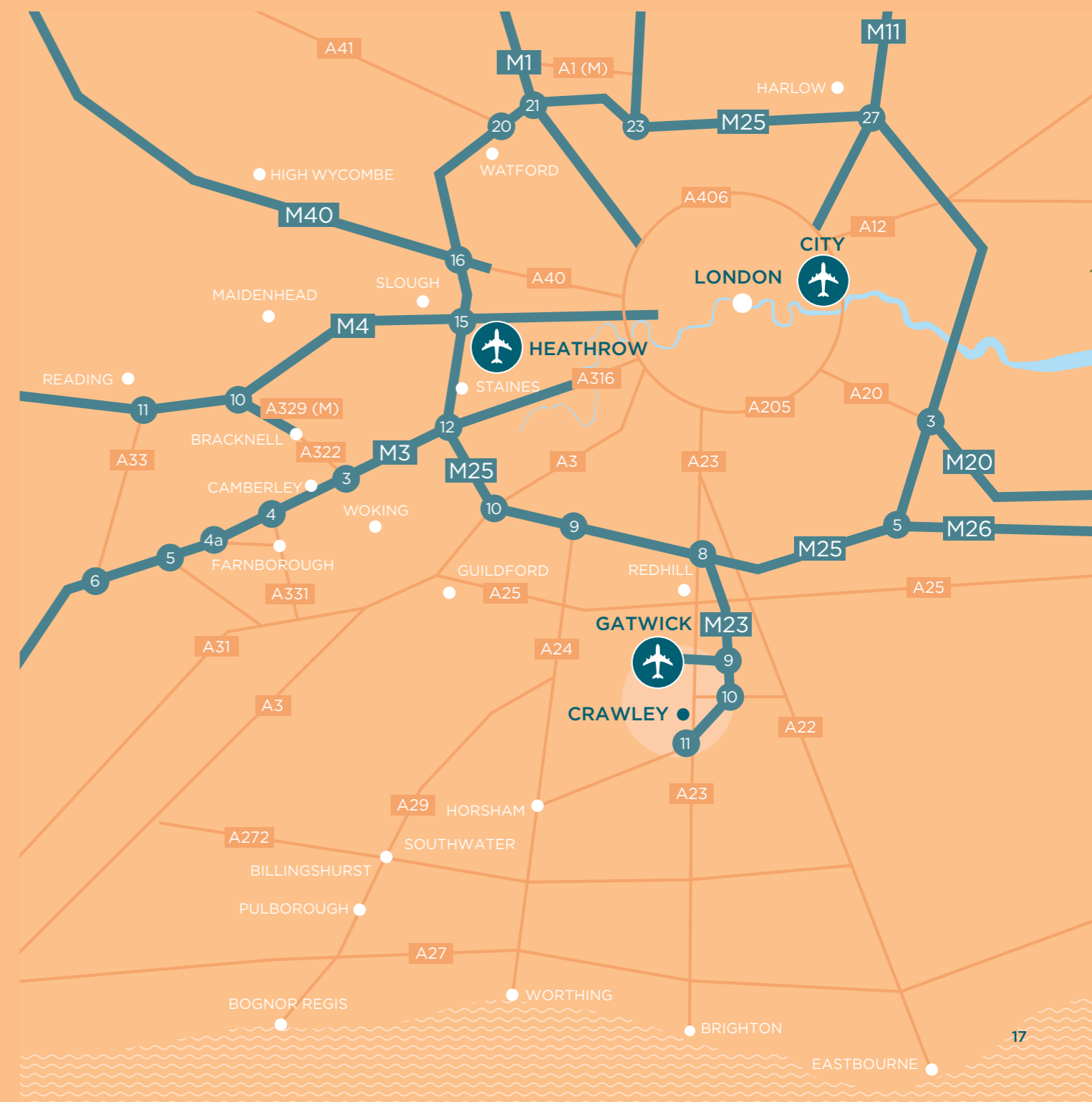
## Location and journey times



|                                 |             |
|---------------------------------|-------------|
| Gatwick Airport                 | 9 mins      |
| Brighton                        | 39 mins     |
| London Victoria                 | 45 mins     |
| London Bridge                   | 46 mins     |
| London St.Pancras International | 1hr 1 min   |
| London King's Cross             | 1hr 11 mins |



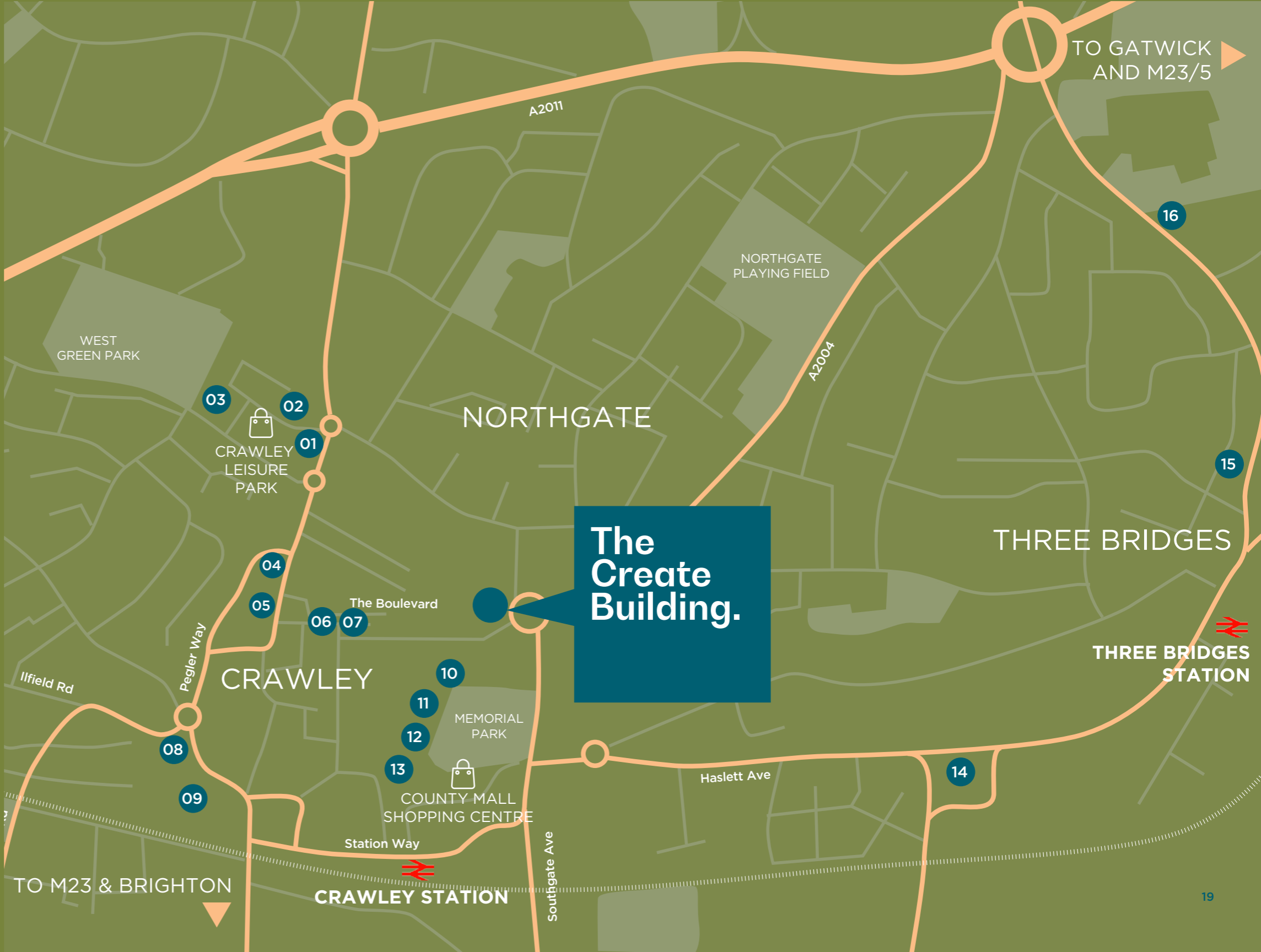
|                  |         |
|------------------|---------|
| Junction 10, M23 | 4 mins  |
| Gatwick Airport  | 7 mins  |
| Junction 7, M25  | 15 mins |
| Brighton         | 25 mins |



# Be at the centre of it all

## Local occupiers

- 01 FIVE GUYS
- 02 wagamama
- 03 Nuffield Health
- 04 Travelodge
- 05 Turtle Bay
- 06 PIZZA EXPRESS
- 07 SUBWAY
- 08 ANYTIME FITNESS
- 09 ASDA
- 10 M&S
- 11 CAFE NERO
- 12 PRET
- 13 COSTA
- 14 Holiday Inn
- 15 LIDL
- 16 TESCO



# Say hello to your new office



# Contact



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