

PARK HOUSE



PARK HOUSE

MANOR ROYAL | CRAWLEY | RH10 9AD

63,000 SQ FT
NOW LET

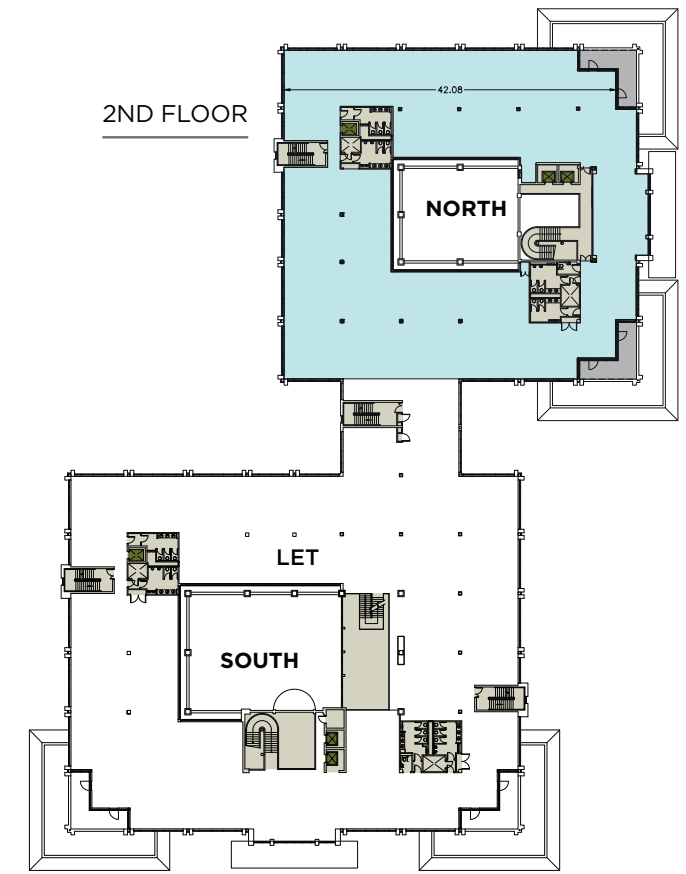
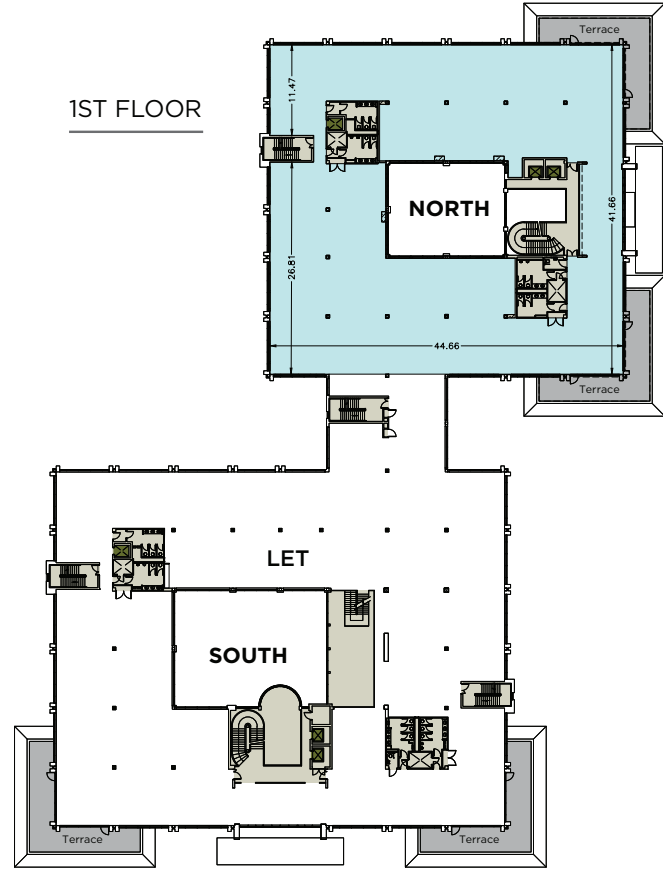
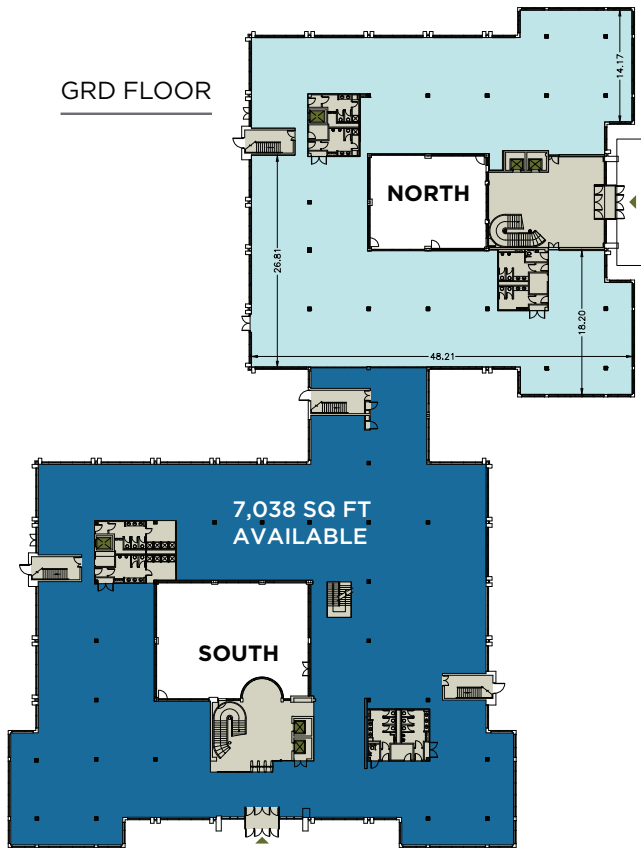
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Park House offers flexible floor plates and totals 55,134 sq ft NIA across two interlinked buildings.

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



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SOUTH

Floor	Offices		Terraces	
	Sq Ft	Sq M	Sq Ft	Sq M
2nd	-	-	-	-
1st	-	-	-	-
Ground	7,038	653.84	-	-
Total	7,038	653.84	-	-

NORTH

Floor	Offices		Terraces	
	Sq Ft	Sq M	Sq Ft	Sq M
2nd	14,440	1,341.50	607.00	56.39
1st	15,402	1,430.9	1,606.00	149.20
Ground	18,254	1,695.9	-	-
Total	48,096	4,468.3	2,213.00	205.59















Combined total for South and North Buildings **Offices** 55,134 Sq Ft 5,122.00 Sq M **Terraces** 2,213.00 Sq Ft 205.59 Sq M

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Park House can accommodate the requirements of cutting edge occupiers with flexible floor plates that can be provided from 7,000 sq ft.

Park House benefits from the following specification:

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



Gatwick LONDON AIRPORT

Gatwick Station

M 23













PARK HOUSE

Royal Mail

To J10 M23
 M23 - 3 miles
 M25 - 12 miles
 Central London - 32 miles

A2011

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

A23

A2011



ibis

Premier Inn

Elekta

Virgin Atlantic

Boeing

The Peoples Pension

Thales

Tesco

Transvalair

Amazon

Land Rover

DPD

Regus

UPS

Mercedes Benz

SANDMAN SIGNATURE HOTELS & RESORTS

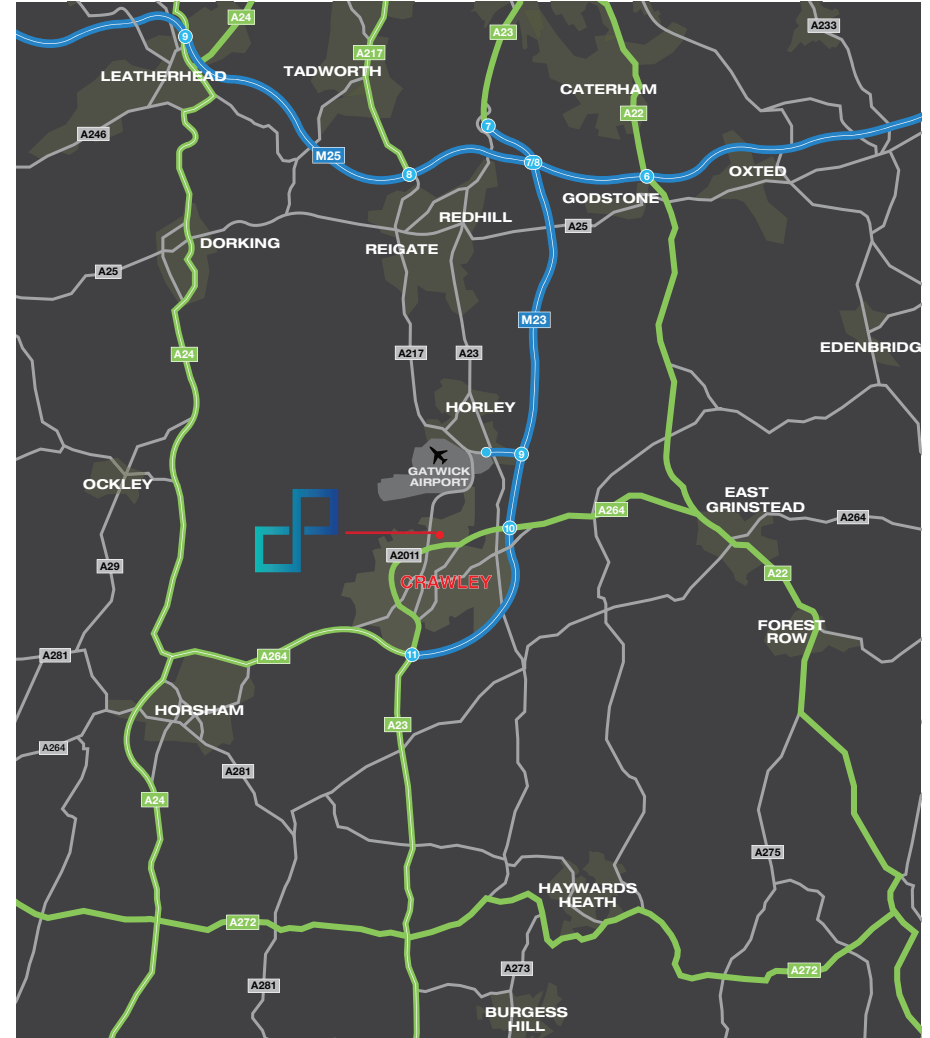
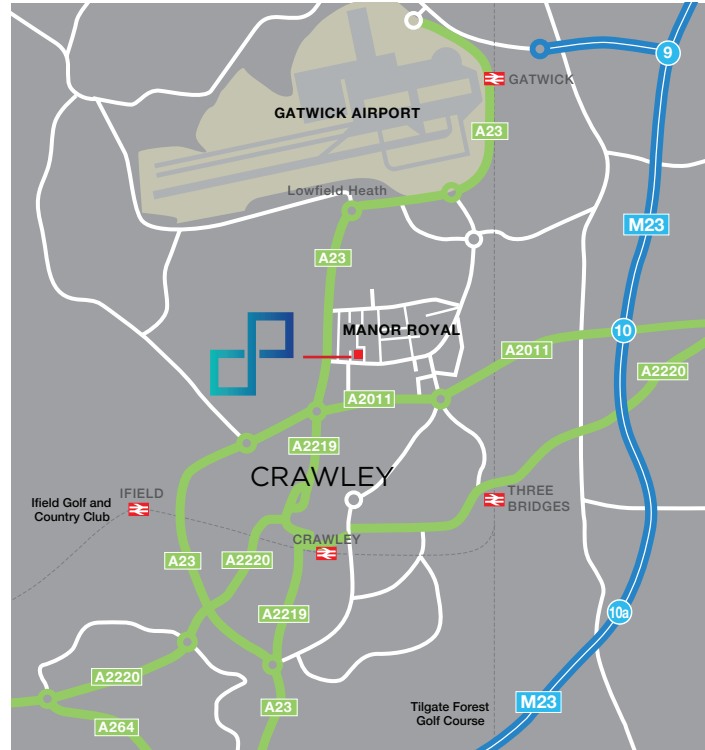
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Drive Distances	miles
M23 Junction 10	2.4
Gatwick Airport	4
Redhill	9
M23/M25	12
Brighton	23
Central London	30



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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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. All areas quoted are approximate. July 2023.