



pegasusplace

CRAWLEY

OFFICES TO LET

pegasusone 4,618 sq ft - 9,946 sq ft

pegasusthree 2,125 sq ft - 5,587 sq ft

80% NOW LET



pegasusone

10,656 sq ft
Let to ARINC

Floors available from
4,618 sq ft to 9,946 sq ft



pegasusthree

16,752 sq ft
Let to Straumann

2nd Floor available in suites from
2,125 sq ft to 5,587 sq ft



Pegasus Place is a prestigious new office development prominently positioned on Gatwick Road midway between Crawley and Gatwick Airport with easy access to the M23.

The development comprises three new, detached, high quality office buildings totalling 50,835 sq ft (4,723 sq m), with striking elevations in a fully landscaped setting incorporating mature woodland.

Occupiers include Rok, ARINC and Straumann, and the available accommodation comprises suites from 2,125 sq ft to 9,946 sq ft.



pegasusone

Ground Floor	4,618 sq ft	429 sq m
First Floor	5,328 sq ft	495 sq m
Second Floor	Let to ARINC	
Third Floor	Let to ARINC	
Total Area Available	9,946 sq ft	924 sq m

43 car spaces at a ratio of 1:231 sq ft net

pegasustwo

Entire Building

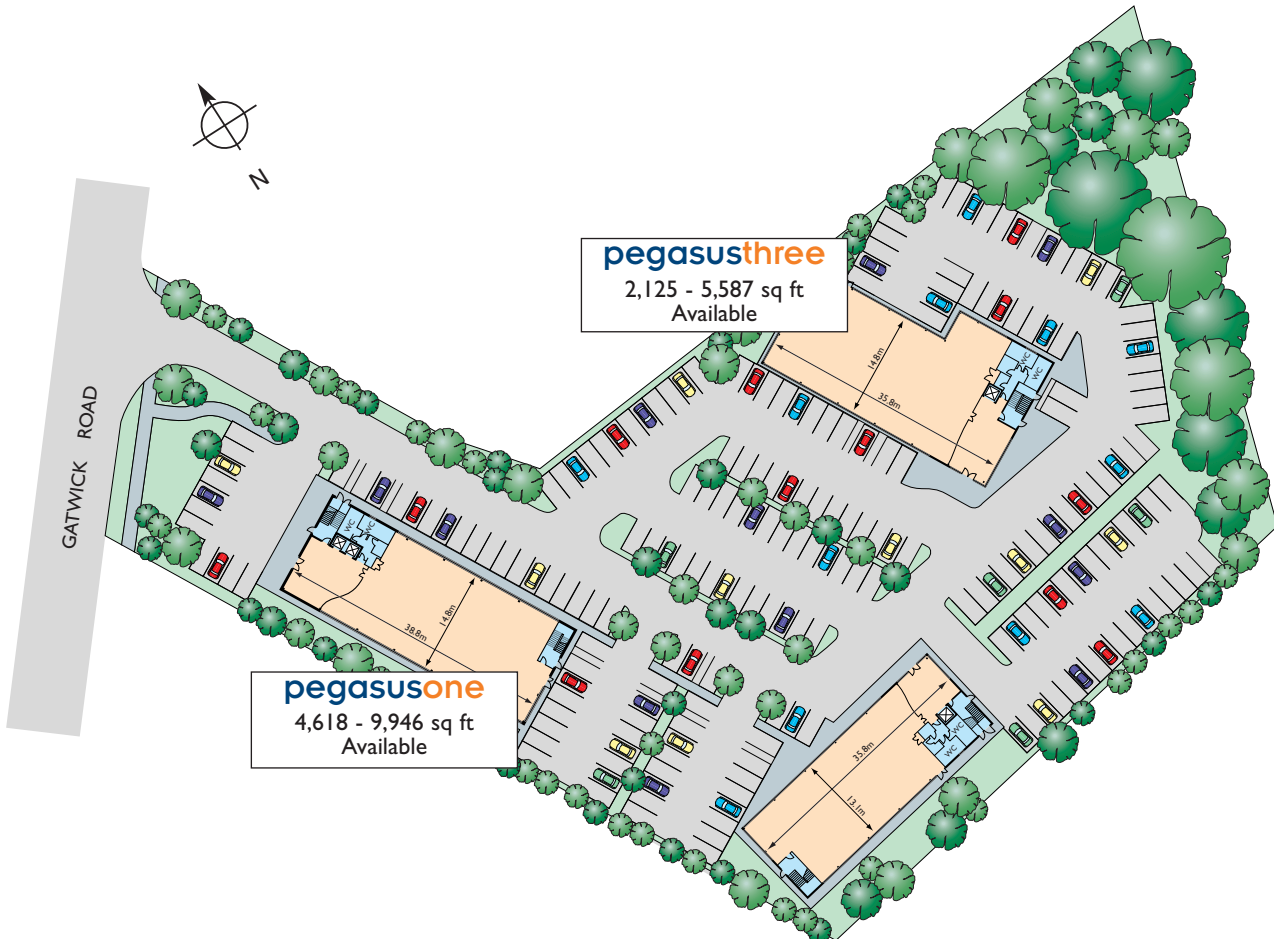
Let to ROK

pegasusthree

Entire Building

Let to STRAUMANN

Second Floor available on a flexible short term basis in suites from 2,125 sq ft – 5,587 sq ft with up to 23 car spaces at a ratio of 1:243 sq ft net.





- Prestigious reception areas.
- Clear column free space.
- Four pipe fan coil air conditioning.
- Full access raised floor system.
- Metal tile suspended ceiling with Cat II lighting.
- Excellent telecommunications infrastructure.
- 10 person passenger lifts.
- Male and female toilets on every floor.
- Disabled toilets and shower facilities.



Communications

Road

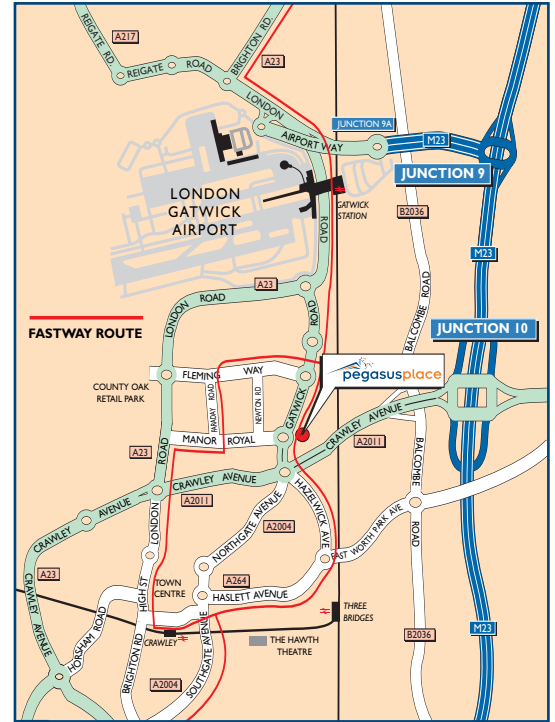
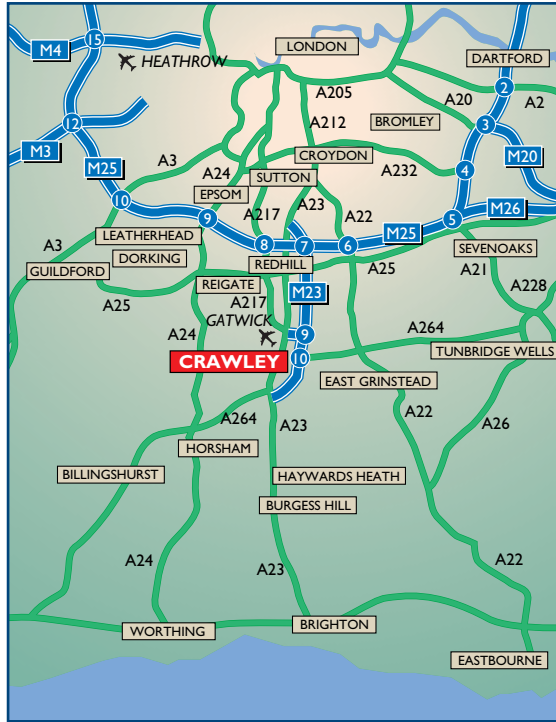
Central London	31 miles
Crawley town centre	1.2 miles
Gatwick Airport	2 miles
Junction 10 M23	1.5 miles
M23/M25 interchange	9 miles
Redhill/Reigate	10 miles
Brighton	26 miles
Heathrow Airport	40 miles
Ashford International	60 miles

Rail from Gatwick

London Victoria (Gatwick Express)	30 minutes
London Bridge (Thameslink)	28 minutes
Redhill	9 minutes
East Croydon	15 minutes
Brighton	27 minutes

Fastway Bus Service

A new smart bus service linking Manor Royal with Crawley, Three Bridges and Gatwick Airport.



Terms

New full repairing and insuring leases are available at Pegasus One.

Short term flexible leases are available at Pegasus Three.

Rent

Upon application

www.pegasusplace.co.uk

A development by **McKay Securities Group**



Nick Woodman



Will Foster