

# Pegasus<sup>2</sup>

Manor Royal  
Crawley





**High quality partially fitted office space**





Pegasus 2 offers 4,331 – 8,662 sq ft of fully refurbished Grade A offices with the benefit of a high quality partial fit out, giving an occupier speed of occupancy and significantly reduced fit out costs





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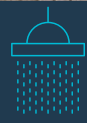
PARTIAL  
FIT OUT
- 


DEMISED  
WCS
- 


NEW  
LED LIGHTING
- 


NEW  
AIR-CONDITIONING
- 

REMODELLED  
CONTEMPORARY  
RECEPTION
- 

NEW ACCESS  
CONTROL  
SYSTEM
- 

NEW  
SHOWERS
- 

COVERED BICYCLE  
PARKING
- 

REFURBISHED  
LIFT
- 

CAR PARKING  
RATIO 1:240 SQ FT



The fit out on each floor includes a double aspect board room, a large kitchen/break out area and sample desking, leaving the suite ready for an occupier to finalise the design to meet their occupational requirements. The Landlord would consider completing the fit out of the floor subject to agreement of acceptable terms.





Occupational density

1:8m<sup>2</sup>

Fibre enabled

100 mb

EPC

C

Pegasus2

	sq ft	sq m
Second floor	4,331	402.4
First floor	4,331	402.4
Ground floor	Let to Aeromobile	
Reception	463	43.0
TOTAL	8,662	804.8

Note: Measured on an IPMS 3 basis in accordance with the RICS Property Measurement Professional Statement (2nd Edition, January 2018).



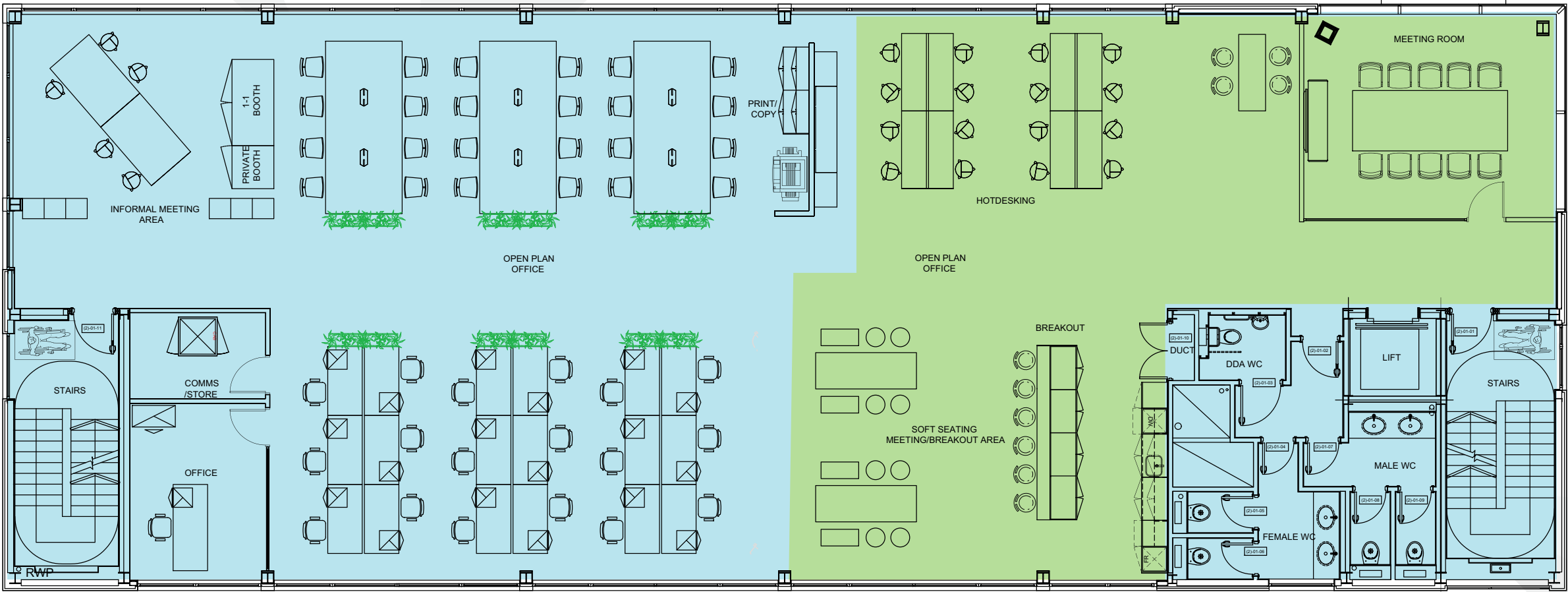
Car parking ratio

1:240 sq ft



First floor example fitout

Landlord's Cat A+ partial fitout



Column free space available to let from

4,331 sq ft

to

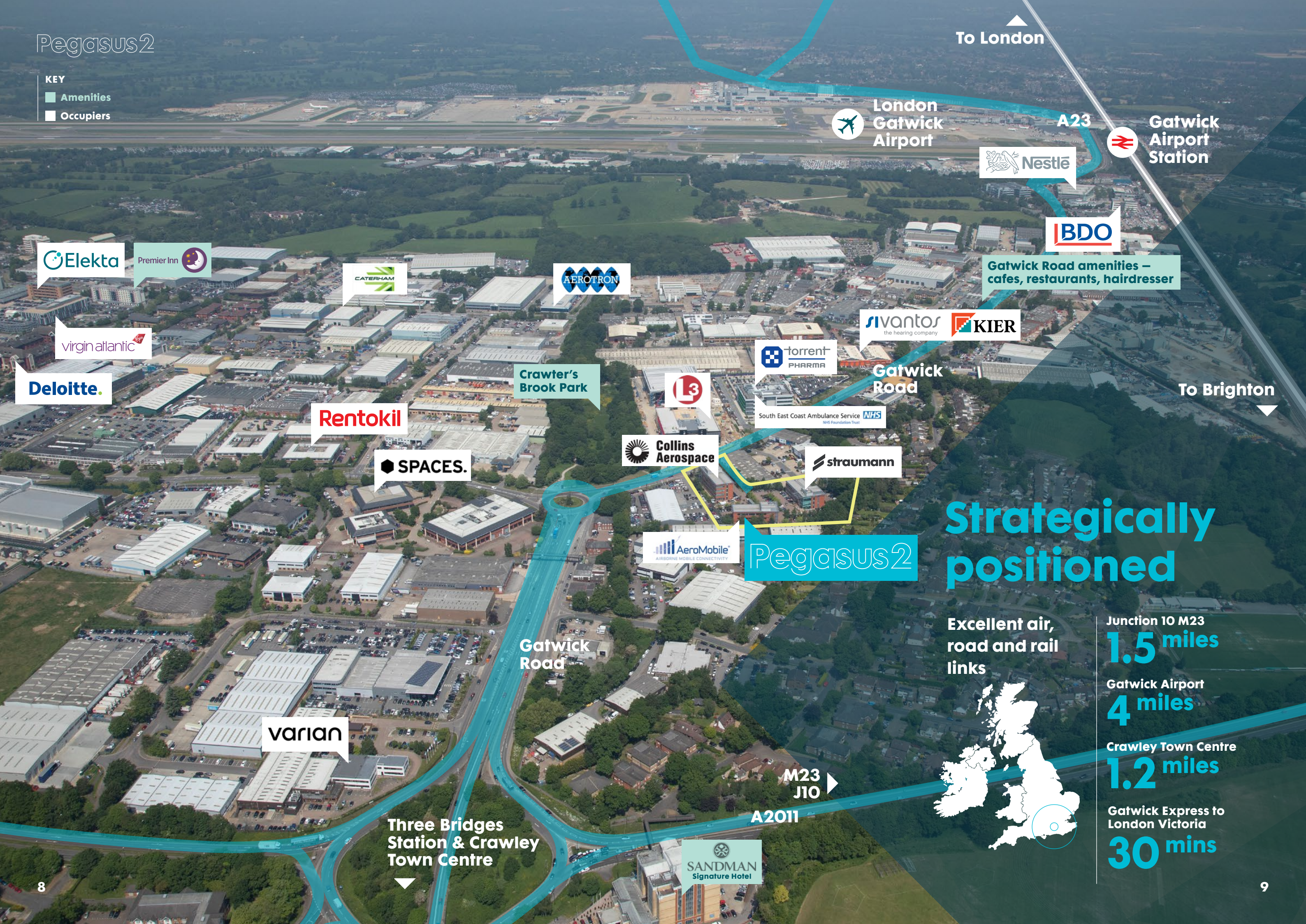
8,662 sq ft





## KEY

- Amenities
- Occupiers



To London



London  
Gatwick  
Airport

A23



Nestlé



Gatwick  
Airport  
Station

BDO

Gatwick Road amenities –  
cafes, restaurants, hairdresser

Elekta

Premier Inn



virgin atlantic

Deloitte.

Crawter's  
Brook Park

Rentokil

SPACES.



Collins  
Aerospace



Gatwick  
Road

ivantor  
the hearing company



South East Coast Ambulance Service  
NHS Foundation Trust

straumann

AeroMobile  
AIRBORNE MOBILE CONNECTIVITY

Pegasus2

# Strategically positioned

Excellent air,  
road and rail  
links



Junction 10 M23  
**1.5 miles**

Gatwick Airport  
**4 miles**

Crawley Town Centre  
**1.2 miles**

Gatwick Express to  
London Victoria  
**30 mins**

Gatwick  
Road

varian

Three Bridges  
Station & Crawley  
Town Centre

M23  
J10

A2011

SANDMAN  
Signature Hotel



Today there are approximately 2,000 businesses in Crawley, employing 65,000 people

# A dynamic business location

Crawley is at the hub of one of the most dynamic economies in the country. Many companies from a diverse range of sectors have centred their operations here, taking advantage of its skilled working population, the close proximity of Gatwick Airport and a wealth of local amenities.

Many of these companies are located within the Manor Royal business district, located mid-way between Crawley town centre and Gatwick Airport, with a dual carriageway link to junction 10 of the M23 providing direct access to the national motorway network.

Just four miles to the north of Pegasus Place is Gatwick Airport Station, from where the Gatwick Express runs at 15 minute intervals, with a journey time of 30 minutes into Central London.

Road	
Crawley Town Centre	1.2 miles
Junction 10 M23	1.5 miles
Gatwick Airport	4 miles
Redhill/Reigate	9 miles
M23/M25 interchange	11 miles
Brighton	26 miles
Heathrow Airport	40 miles

Rail from Gatwick	
London Victoria	30 mins
London Bridge	28 mins
Three Bridges	4 mins
Redhill	9 mins
East Croydon	15 mins
Brighton	27 mins

Source: maps.google.co.uk / nationalrail.co.uk

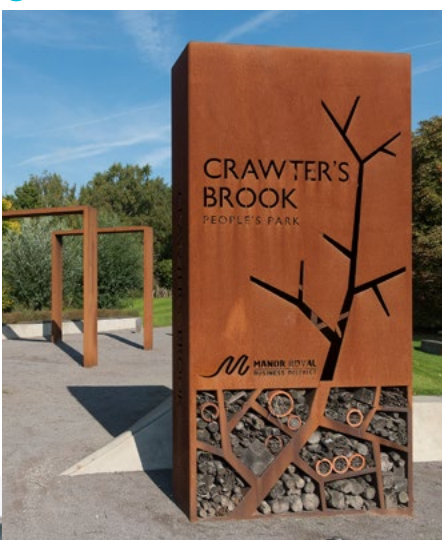


Pegasus2  
Pegasus Place  
Gatwick Road  
Crawley RH10 9AY

2 Acorn Retail Park



3 Crawler's Brook Park



4 County Oak Retail Park



5 Crawley Leisure Park



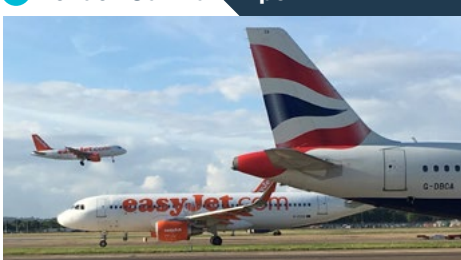
6 Town Centre



7 Sandman Signature Hotel



8 London Gatwick Airport



**pegasusplace.co.uk**

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TERMS: New lease available  
direct from the landlord.  
Terms on application.

Owned and managed by:

