

Pegasus2

Manor Royal
Crawley

**Pegasus 2 offers
3,821 – 12,946 sq ft of fully
refurbished Grade A offices,
in Manor Royal, available
for immediate occupation**



KEY

- Amenities
- Occupiers

To London



London
Gatwick
Airport



Nestlé



Gatwick
Airport
Station

BDO

Gatwick Road amenities –
cafes, restaurants, hairdresser

Elekta

Premier Inn

virgin atlantic

virgin atlantic

Deloitte.

Crawter's
Brook Park

Rentokil

SPACES.

Collins
Aerospace

L3

torrent
PHARMA

ivantor
the hearing company

KIER

A23
Gatwick
Road

South East Coast Ambulance Service
NHS Foundation Trust

straumann

To Brighton

Strategically
positioned

Excellent air, road
and rail links

Junction 10 M23
1.5 miles

Gatwick Airport
4 miles

Crawley Town Centre
1.2 miles

London Victoria
30 mins



A23
Gatwick
Road

varian

Three Bridges
Station & Crawley
Town Centre

M23
J10

A2011

SANDMAN
Signature Hotel

Allocated car spaces

52

Ratio

1:240 sq ft

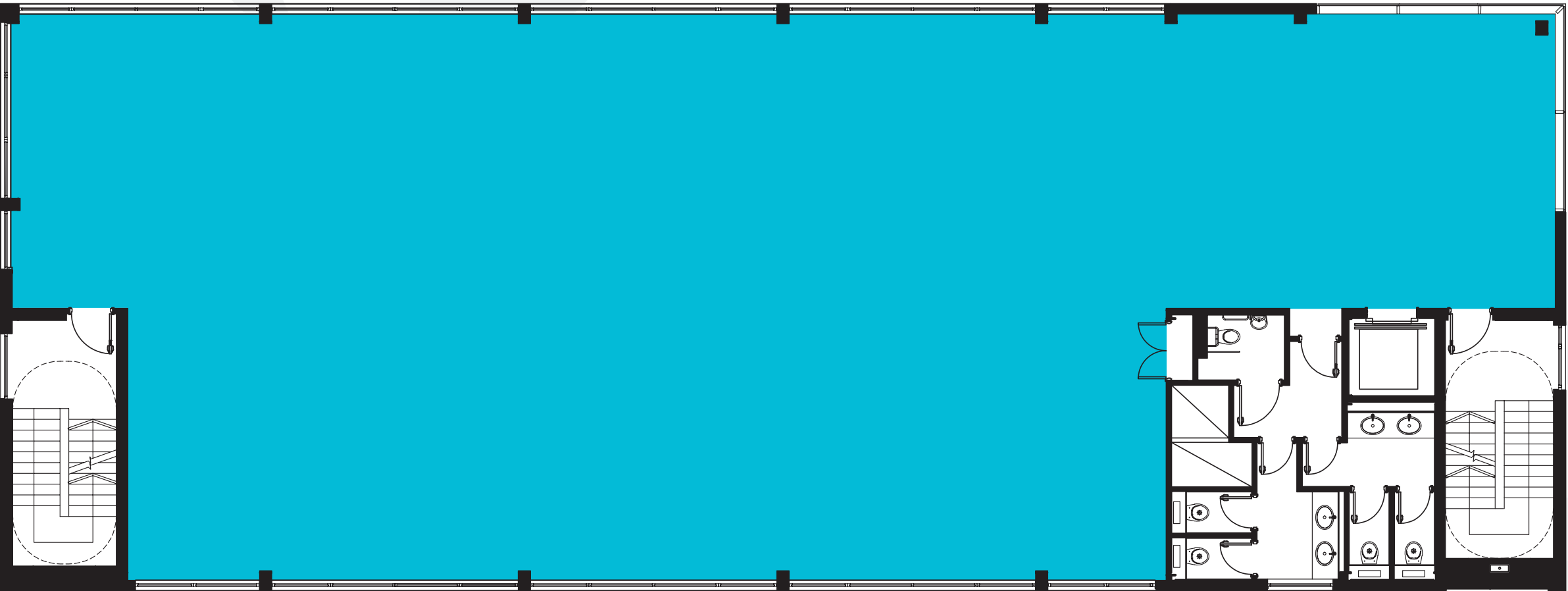
Pegasus2

	sq ft	sq m
Second floor	4,331	402.4
First floor	4,331	402.4
Ground floor	3,821	355.0
Reception	463	43.0
TOTAL	12,946	1,202.8

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



Typical upper floor



Column free space available to let from
3,821 sq ft
to
12,946 sq ft



Occupational density

1:8m²

Fibre enabled

100 mb

EPC

C

Creating a high-quality modern workplace

The reception area, common parts and office floors in Pegasus 2 are being comprehensively refurbished to provide a flexible and efficient modern workspace.

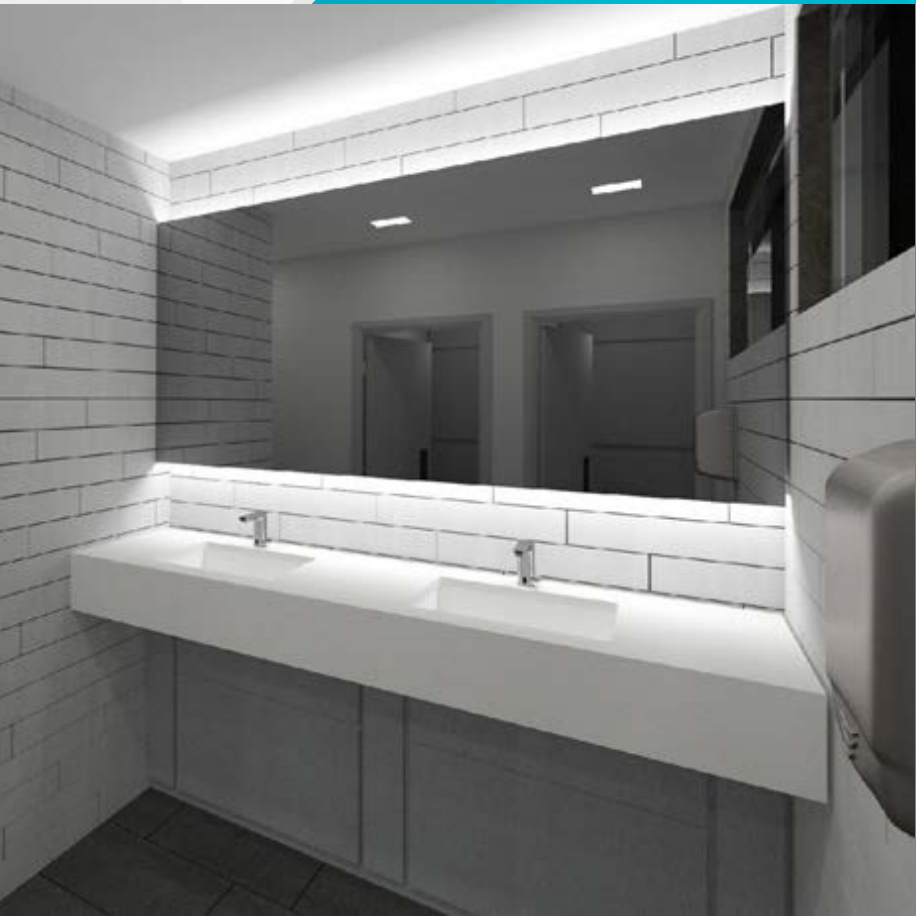
▲ New contemporary reception (indicative cgi)



▲ Typical upper floor (indicative cgi)



▲ Remodelled bathrooms (indicative cgi)



- | | |
|--|---|
| 
NEW LED LIGHTING | 
NEW AIR-CONDITIONING |
| 
REMODELLED CONTEMPORARY RECEPTION | 
NEW ACCESS CONTROL SYSTEM |
| 
ADDITIONAL NEW SHOWERS | 
SECURE BICYCLE PARKING |
| 
REFURBISHED LIFT | 
CAR PARKING RATIO 1:240 SQ. FT |

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	10 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

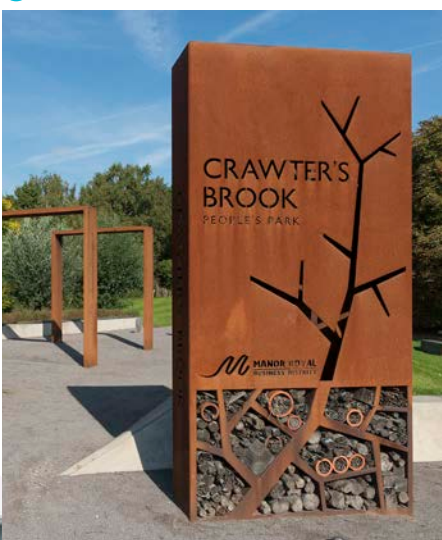


Pegasus2
Pegasus Place
Gatwick Road
Crawley RH10 9AY

2 Acorn Retail Park



3 Crawler's Brook Park



4 County Oak Retail Park



5 Crawley Leisure Park



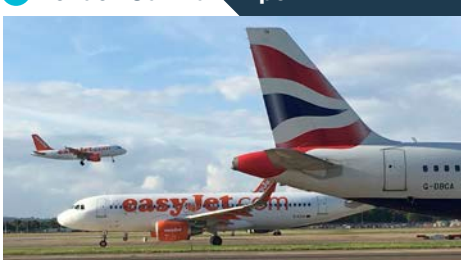
6 Town Centre



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:

