

LAST FLOOR  
REMAINING



4 Gatwick Road

CRAWLEY RH10 9BG

**4 Gatwick Road is a stunning new headquarters office building situated in a prime position fronting Gatwick Road at the heart of the renowned Manor Royal Business District**





## DESCRIPTION

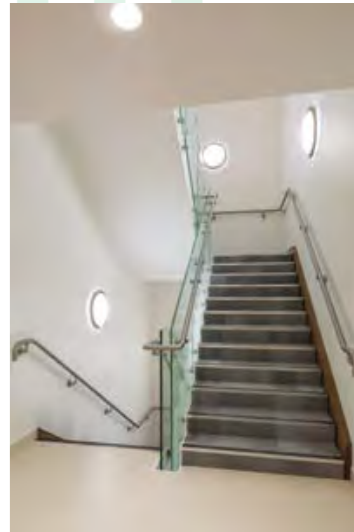
No.4 Gatwick Road is a 57,000 sq ft Grade A headquarters office building in a prominent position in Manor Royal, forming part of the mixed use Nexus development.

The building is a stunning and contemporary glazed four storey building with feature brise soleil screens and an impressive full height reception area.

The only available accommodation is on the second floor following the lettings to Torrent Pharma, Electric Vehicle Chargers and SECAmb.

The building benefits from excellent sustainability credentials including EV charging points, an EPC rating of B(37) and a BREEAM rating of "Very Good".

4 Gatwick Road marked the first phase of a three-part mixed use development.



## SPECIFICATION

- > Opaque glass and metal curtain walling
- > Feature brise soleil screens
- > Full height reception
- > 2 x 13 person passenger lifts
- > Metal filed suspended ceilings and LED light fittings
- > 2.8m floor to ceiling height
- > Raised floors
- > WCs and shower facilities to each floor
- > Cycle parking and 8 electric vehicle charging points
- > 4 pipe fan coil air conditioning
- > 46 car parking spaces
- > BREEAM rating of 'Very Good'
- > EPC rating B(37)



# 2

GATWICK ROAD



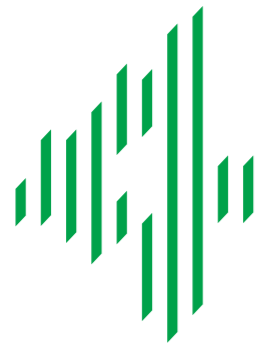
## NEXUS SITE PLAN

# 5

GATWICK ROAD

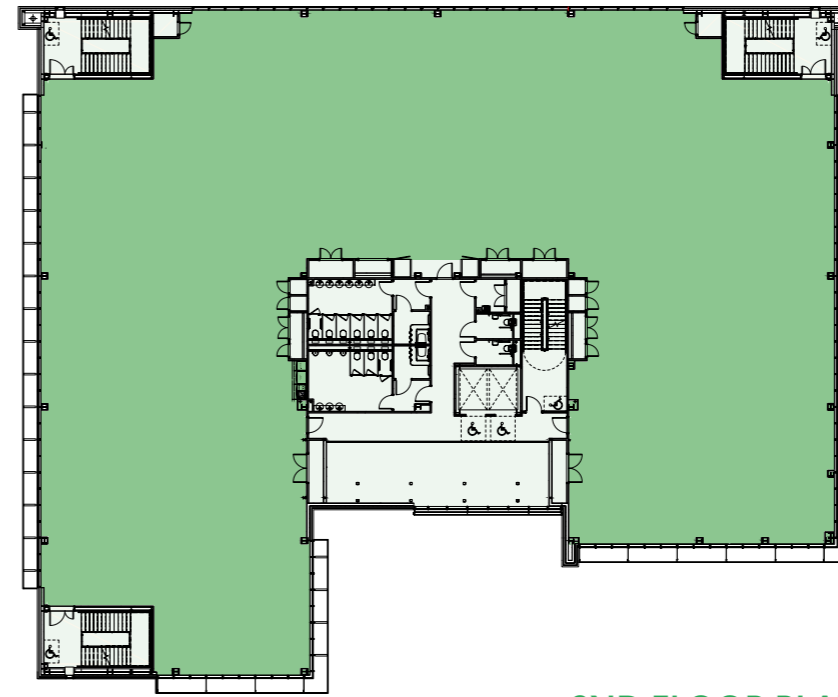
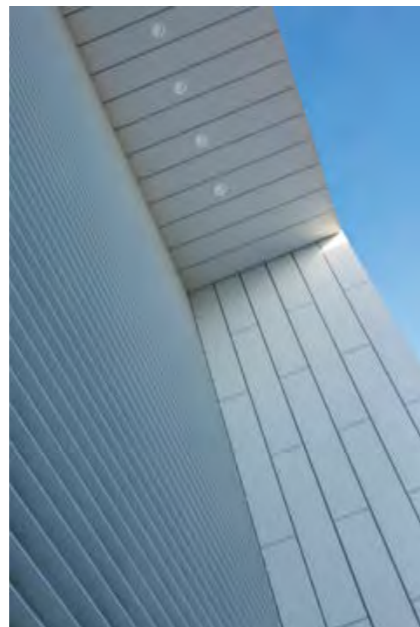
1.6 ACRES UNDER CONSTRUCTION FOR A3 USERS, COMPLETION Q3 2024

GATWICK ROAD



LETTINGS SECURED TO SECAMB, ELECTRIC VEHICLE CHARGERS AND TORRENT PHARMA

FINAL FLOOR REMAINING 14,560 SQ FT



## 2ND FLOOR PLAN

Plans are illustrative only. Not to scale

## SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Third	LET	
Second	14,560	1,353
First	LET	
Ground	LET	

AVAILABLE	14,560	1,353
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The floor area have been calculated on an IPMS3 basis.

## INDICATIVE SPACE PLAN - 2ND FLOOR





GATWICK AIRPORT

GATWICK AIRPORT STATION



**AMENITIES**

- A Crawter's Brook Park
- B Local Cafés
- C Natwest
- D Premier Inn
- E County Oak Retail Park  
M&S Foods / Aldi /  
Tesco Express /  
Next / Costa
- F Sandman Hotel
- G Retail food & beverage facilities  
(under construction)

**OCCUPIERS**

- A Nestlé
- B BDO
- C Civil Aviation Authority
- D Novo Nordisk
- E Amey
- F Kier Group / Sivantos
- G Elekta
- H Doosan
- I Redrow Homes
- J Varian Medical Systems
- K Digital Realty
- L Virgin Atlantic
- M Regus
- N Rentokil Initial
- O B&CE
- P Collins Aerospace
- Q L3

TO M23 J10



## LOCATION

The Nexus development is prominently situated on Gatwick Road in the Manor Royal Business District, the largest business park in the Gatwick Diamond area and one of the South East's premier mixed activity employment hubs. Manor Royal is home to numerous blue chip businesses, including Amey, CGG, Doosan, Elekta, B&CE, Collins Aerospace, Thales and Virgin.

The FASTWAY bus network connects the whole of the Crawley-Gatwick area with swift, regular services. Route 20 stops immediately outside the property in each direction and runs between Gatwick Airport and Crawley town centre.

Nexus benefits from quick and easy access to J10/M23 and, in turn, the national motorway network. Communications are further enhanced being within 3 miles of London Gatwick Airport and 37 miles from London Heathrow. The Fastway bus stops outside Nexus and provides 24 hour services to Gatwick and Crawley, whilst London Victoria can be reached in just over half an hour by train from Gatwick Airport Station.

Further transport information and guidance can be found by visiting the following websites:

- [www.fastway.info](http://www.fastway.info)
- [www.networkrail.com](http://www.networkrail.com)
- [www.thetrainline.com](http://www.thetrainline.com)
- [www.gatwickairport.com](http://www.gatwickairport.com)
- [www.theaa.com](http://www.theaa.com)
- [www.visitsoutheastengland.com/gatwick](http://www.visitsoutheastengland.com/gatwick)
- [www.gatwickinformation.co.uk](http://www.gatwickinformation.co.uk)

## CONNECTIONS

By Rail (fastest train times from Gatwick Airport Station)	mins	By Road (approximate)	miles
East Croydon	14	M23 J10	1.6
Brighton	22	M25 J7	11
Clapham Junction	26	London Gatwick Airport	2.5
London Bridge	32	London Heathrow Airport	37
Victoria	33	Croydon	20
Southampton Central	105	Brighton	28

Source: nationalrail.co.uk / theaa.com



## TERMS

New lease available. Terms and rent on application.

## CONTACT

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