

Space for creative minds

6,997 - 77,795 sq ft (650-7,230 sq m)
of new Grade A office space to let



The
Create
Building.

Crawley RH10 1UZ

The Create Building: open for business

Located in Crawley, in the centre of the Gatwick Diamond, The Create Building is a 9-storey Grade A office headquarters. Newly built in the town centre's Regeneration Quarter, the development offers easy access to cafés, restaurants, gyms, and the green space of Memorial Gardens. Crawley has excellent links via road and rail to London and Gatwick Airport, and is home to international movers and shakers such as Irwin Mitchell, Chubb, Travelopia, Spirent and Grant Thornton.



The Create Building offers businesses the ideal space to work in a more flexible way. With its almost column-free floor plates, the occupier has the opportunity to create their bespoke workspace fit for today's needs. Each floor is 14,000 sq ft. The building has excellent natural light, and benefits from LG7 LED lighting, with gigabit superfast broadband available throughout.



**Workspace,
office, whatever
you want to call it**

Space to inspire creative thinking?





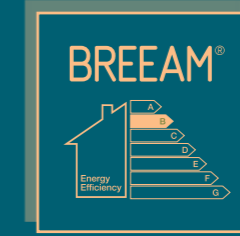
Space
to grow

Space, light, air. All vital elements for a happy workplace. And with high ceilings and column-free floors, The Create Building has been designed to bring you the perfect balance. The building's high energy efficiency rating (EPC) and excellence in sustainability (BREEAM) mean you can feel assured of a low carbon footprint while at work. Ample secure cycle spaces, great public transport links, parking spaces with EV charging points and showers on site offer a stress-free route to productivity.

Keep it clean and green



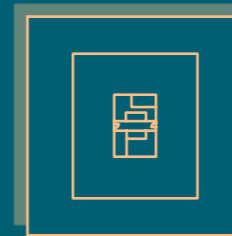
Generous secure cycle parking



BREEAM Excellent rating
EPC - B



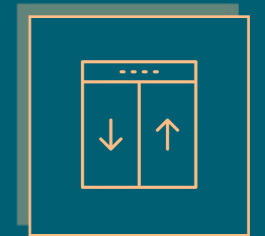
Showers with changing rooms and drying racks



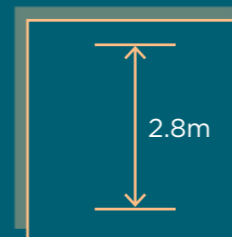
Large open plan efficient floor plates



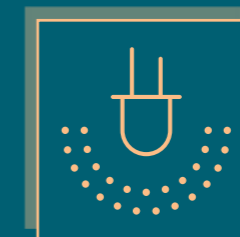
Raised floor with underfloor void of 160mm



4 no. 17 person passenger lifts



Floor to ceiling height of 2.8m



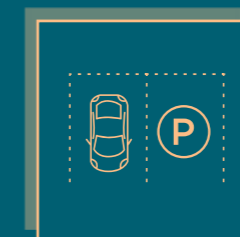
Suspended metal ceiling with LG7 LED lighting



Four pipe fan coil unit air conditioning



Access to gigabit digital connectivity



Car parking at 1:350 sq ft EV charging points



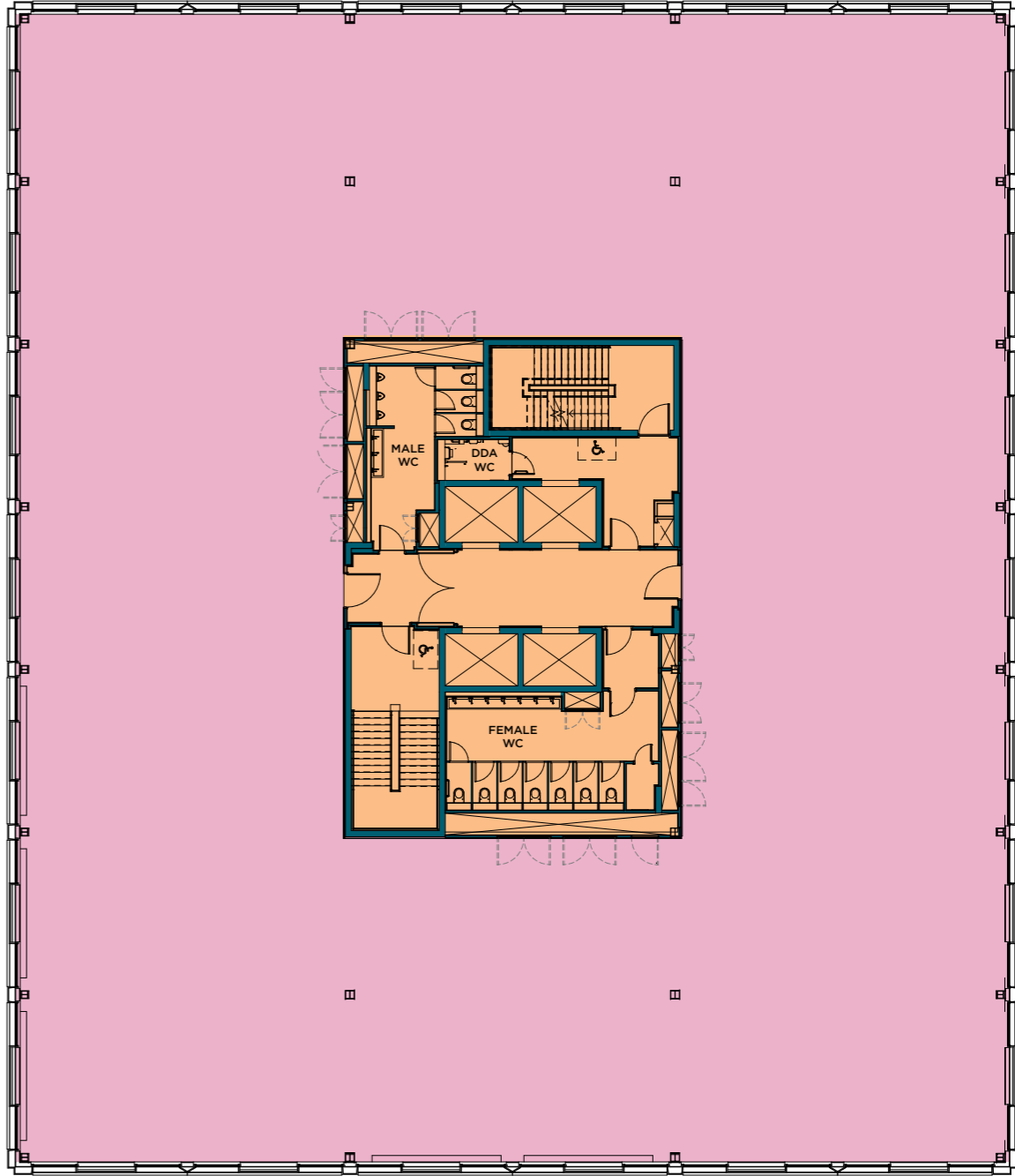
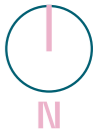
Male and female WCs on each floor

Create the space to think outside the box

Open-plan, open thinking

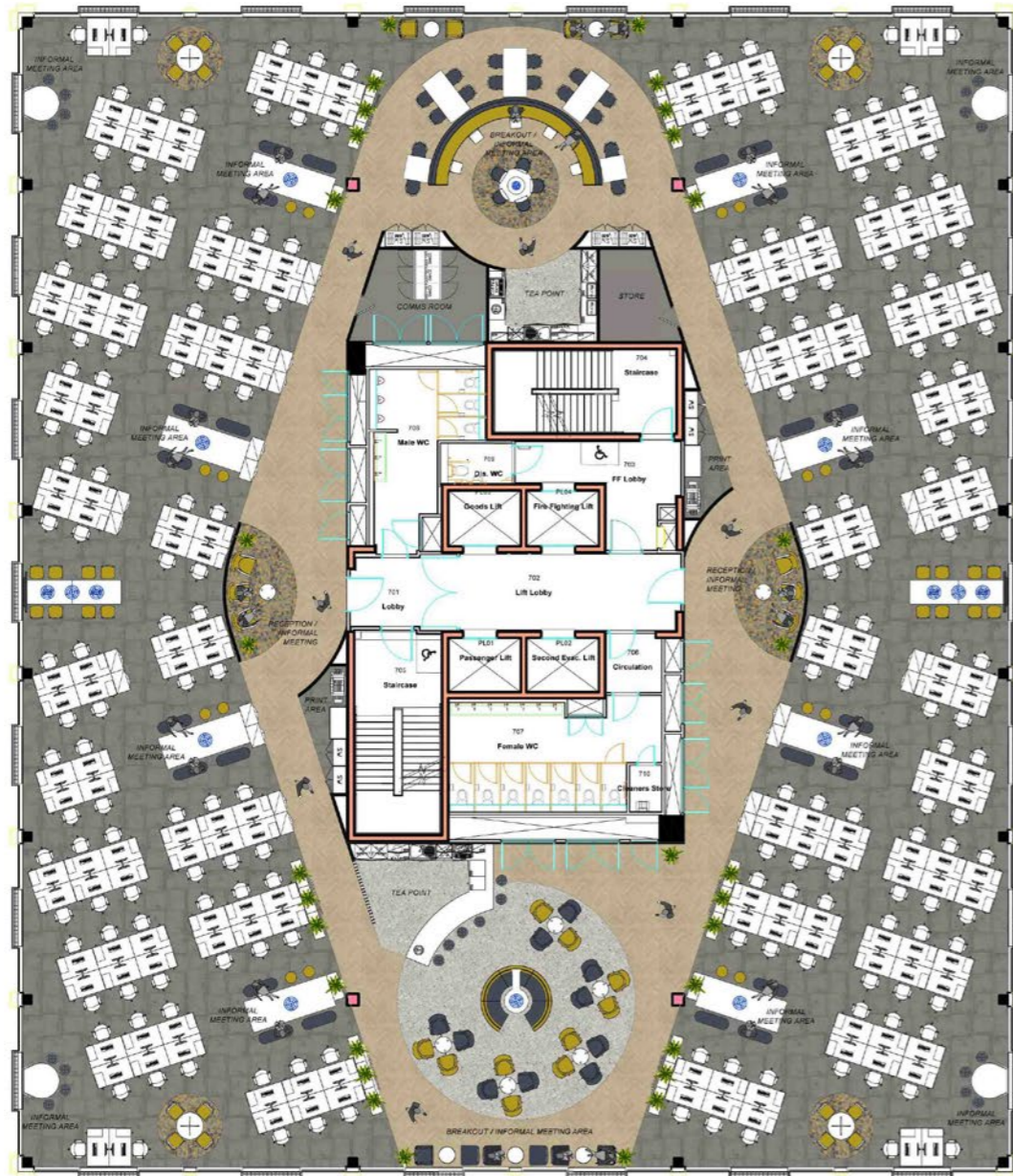
FLOOR	SQ.FT	SQ.M
Third	6,996.76	650.02
Fourth	14,151.85	1,314.75
Fifth	14,156.37	1,315.17
Sixth	14,172.2	1,316.64
Seventh	14,172.95	1,316.71
Eighth	14,171.98	1,316.62
TOTAL	77,795	7,229.91

Typical floorplan
8th floor



KEY
■ OFFICE
■ CORE

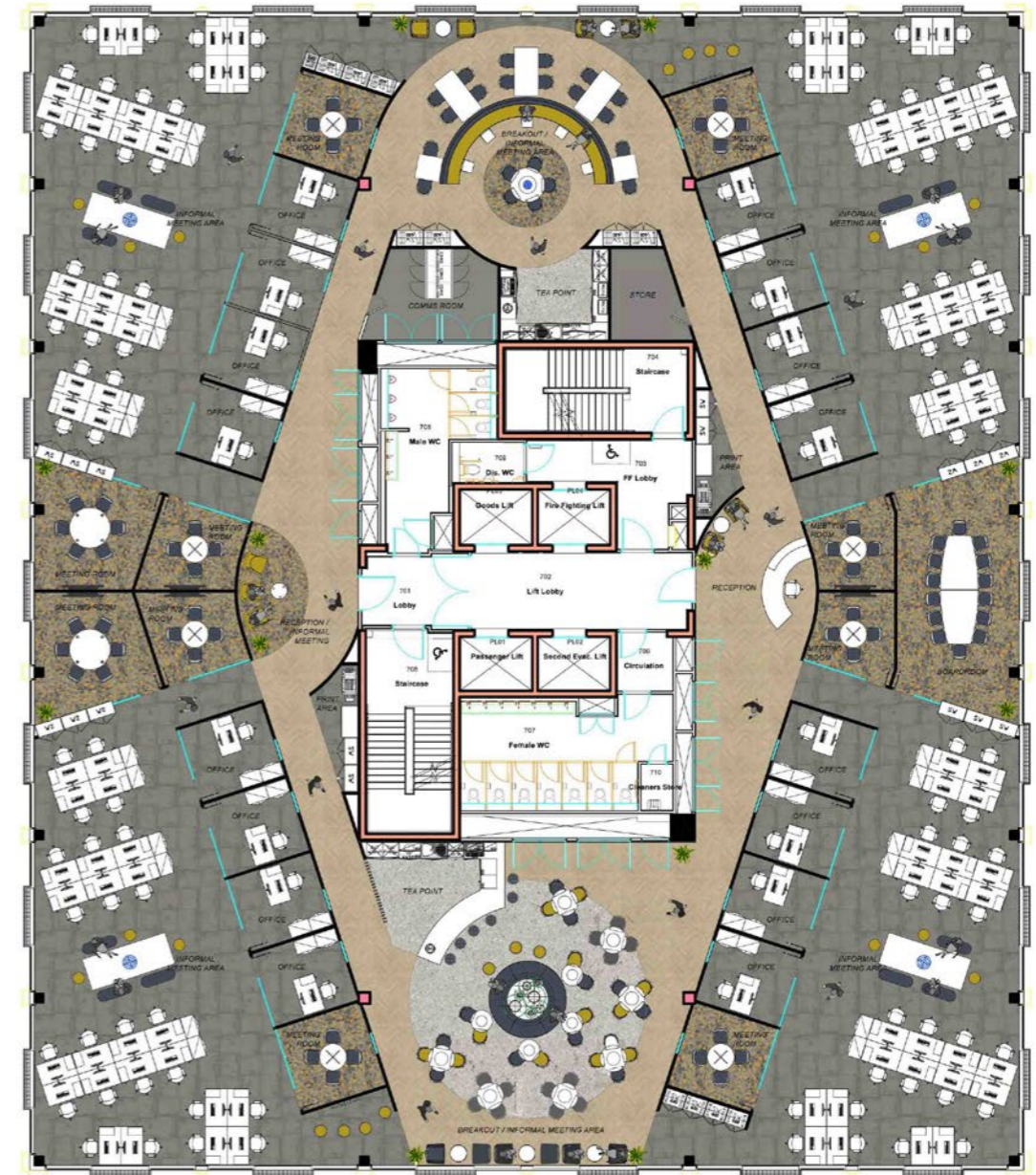
Illustrative layout option 1



SUMMARY

Reception/informal meeting area	2	Print areas	2
1400x800mm desks	200	Store	1
Informal meeting areas (with agile spaces for 88)	18	Tea point/breakout areas (with seating for 66)	2
Comms room	1		

Illustrative layout option 2



SUMMARY

Reception/informal meeting area	2	Team meeting spaces	2
1400x800mm desks	96	Comms room	1
Boardroom (14 person)	1	Print areas	2
Boardroom (4 person)	8	Store	1
Boardroom (6 person)	2	Tea point/breakout areas (with seating for 66)	2
Offices	16		
Informal meeting areas (with agile spaces for 32)	4		

Office based or visiting clients, it's easy at The Create Building

The location of The Create Building couldn't be better. Crawley train station is an 8-minute walk away, and with direct services to London Victoria, London Bridge and Clapham Junction, commuters can be in the capital in approximately 40 minutes. It's easy to get to the seaside too, with regular fast trains from Three Bridges Station to Brighton, Hove and Worthing. As for holidays further afield, Gatwick Airport is just 10 minutes away by car (4 miles), via the easily accessible A23.

Within Crawley itself, there's the reliable Fastway bus system, designed specifically to avoid congestion spots, and you can get to anywhere in Crawley within 20 minutes by bike. The regeneration project also sees a new network of cycle lanes, bus routes and pedestrian walkways, carving the way for a more sustainable and traffic-free town centre. With all this on offer, access across the entire Gatwick Diamond region is effortless.

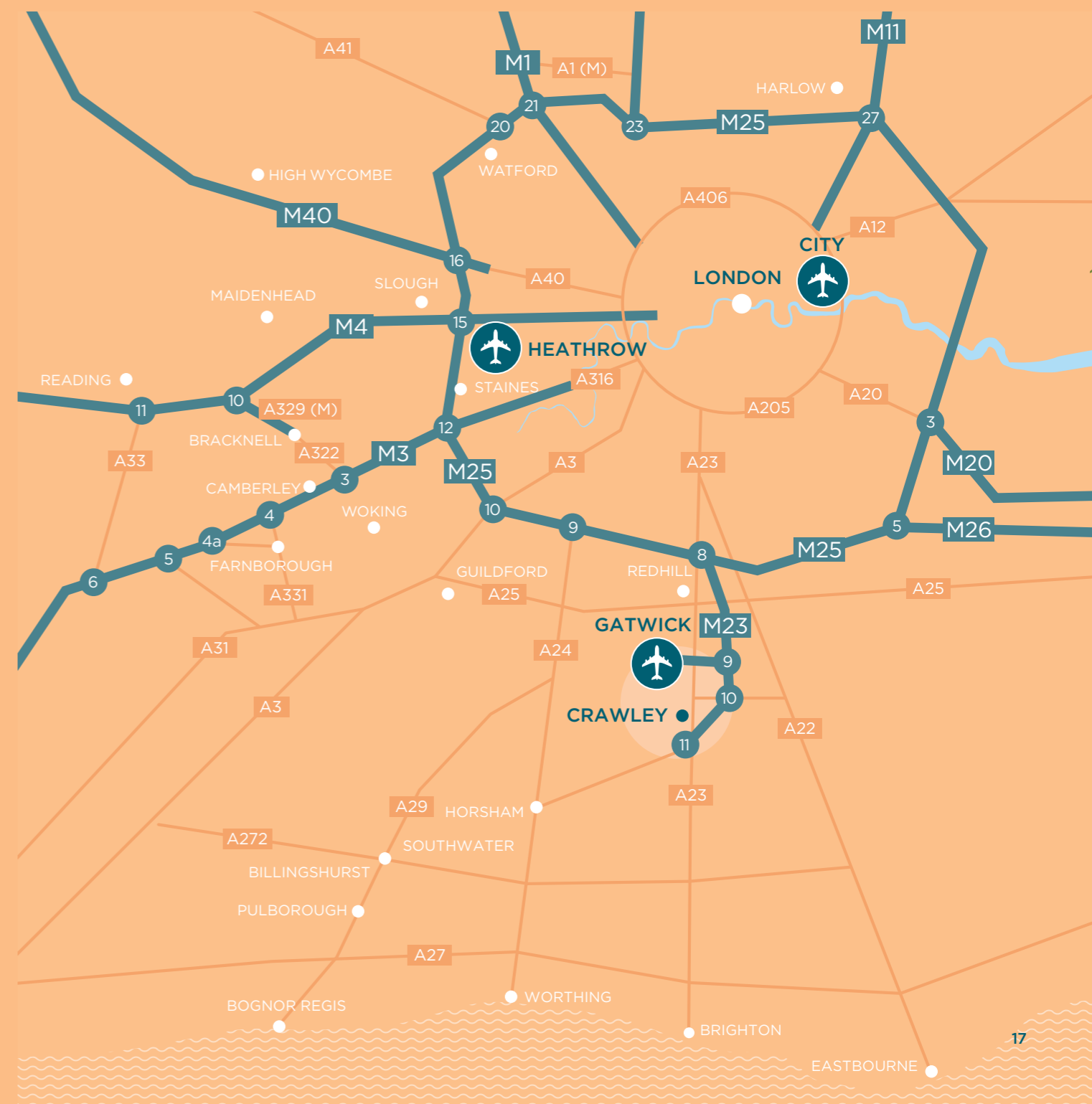
Location and journey times



Gatwick Airport	9 mins
Brighton	39 mins
London Victoria	45 mins
London Bridge	46 mins
London St.Pancras International	1hr 1 min
London King's Cross	1hr 11 mins



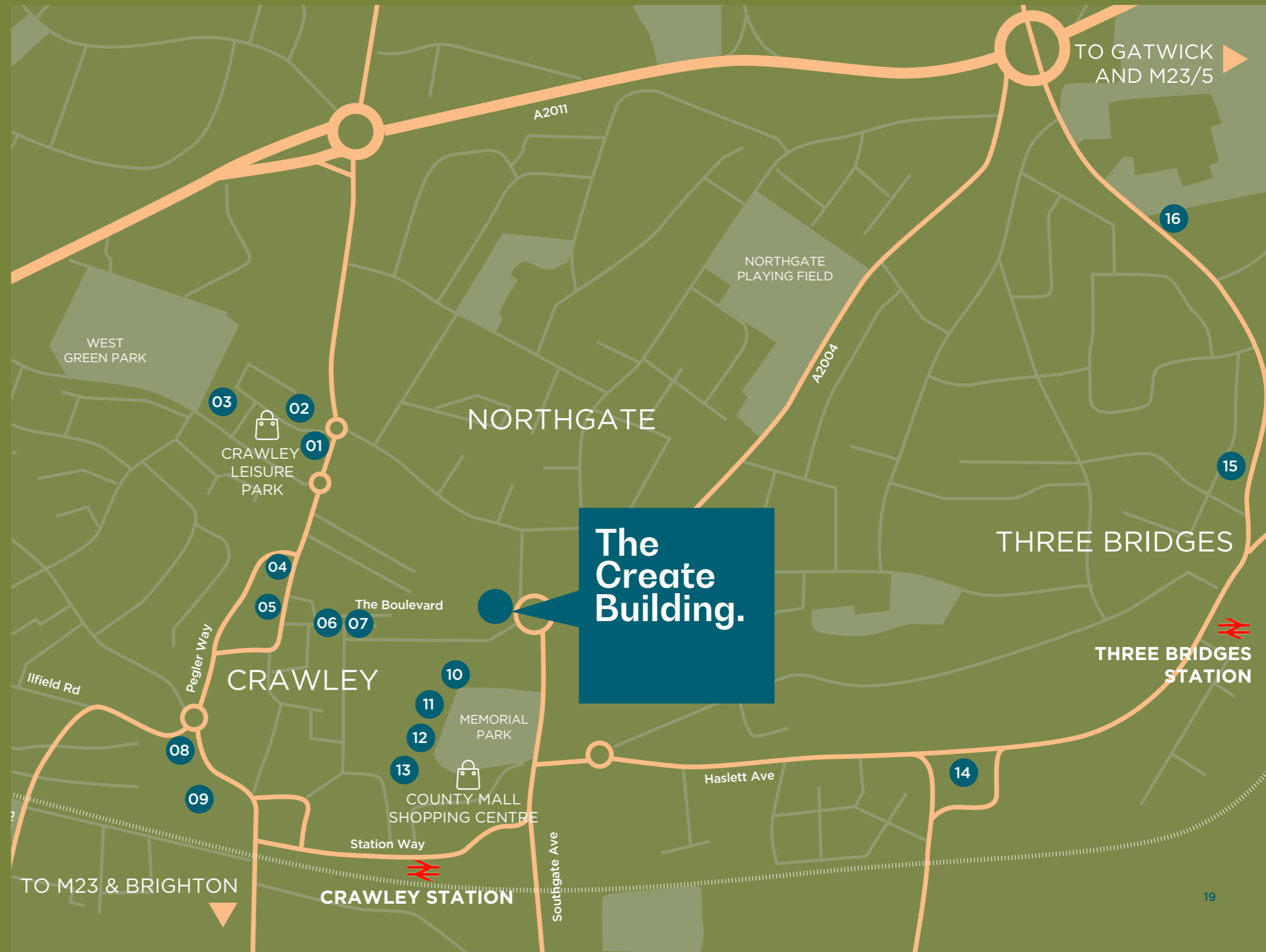
Junction 10, M23	4 mins
Gatwick Airport	7 mins
Junction 7, M25	15 mins
Brighton	25 mins



Be at the centre of it all

Local occupiers

- | | |
|--------------------|----------------|
| 01 FIVE GUYS | 09 ASDA |
| 02 wagamama | 10 M&S |
| 03 Nuffield Health | 11 CAFE NERO |
| 04 Travelodge | 12 PRET |
| 05 Turtle Bay | 13 COSTA |
| 06 PIZZA EXPRESS | 14 Holiday Inn |
| 07 SUBWAY | 15 LIDL |
| 08 ANYTIME FITNESS | 16 TESCO |



Say hello to your new office



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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. February 2023.

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