

Pegasus 2

Manor Royal
Crawley



4,331 sq ft high quality fitted office space

The second floor of Pegasus 2 offers 4,331 sq ft (402 sq m) of fully fitted recently refurbished Grade A offices, giving increased speed of occupancy and significantly reduced fit out costs.



FULL
FIT OUT



DEMISED
WCS




LED
LIGHTING



AIR
CONDITIONING



REMODELLED
CONTEMPORARY
RECEPTION



ACCESS
CONTROL
SYSTEM



SHOWERS AND
LOCKER ROOM



COVERED BICYCLE
PARKING



REFURBISHED
LIFT



CAR PARKING
18 SPACES (1:240)

The contemporary fit out includes open plan workspace, waiting space, meeting room, collaboration corner, open and closed booths, kitchen and breakout space.



Occupational density
designed for up to
1:8m²

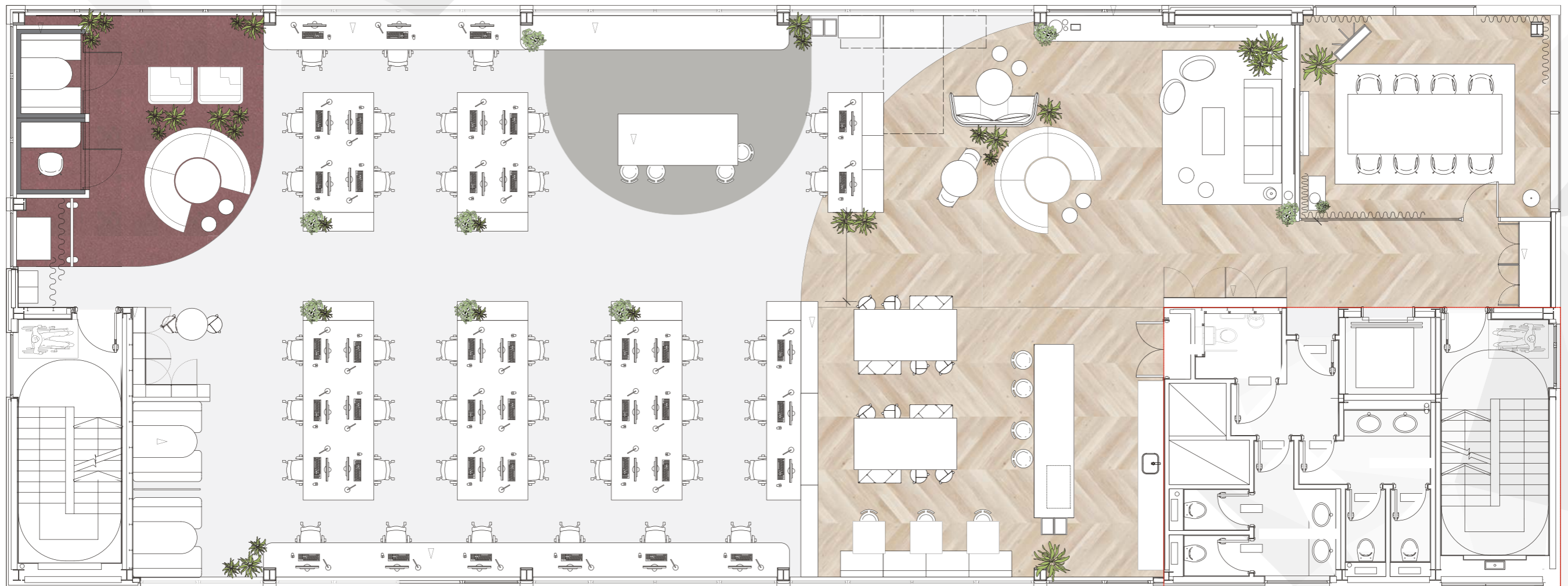
Car parking ratio
1:240 sq ft

EPC
B(48)

Pegasus2

	sq ft	sq m
Second floor	4,331	402.4

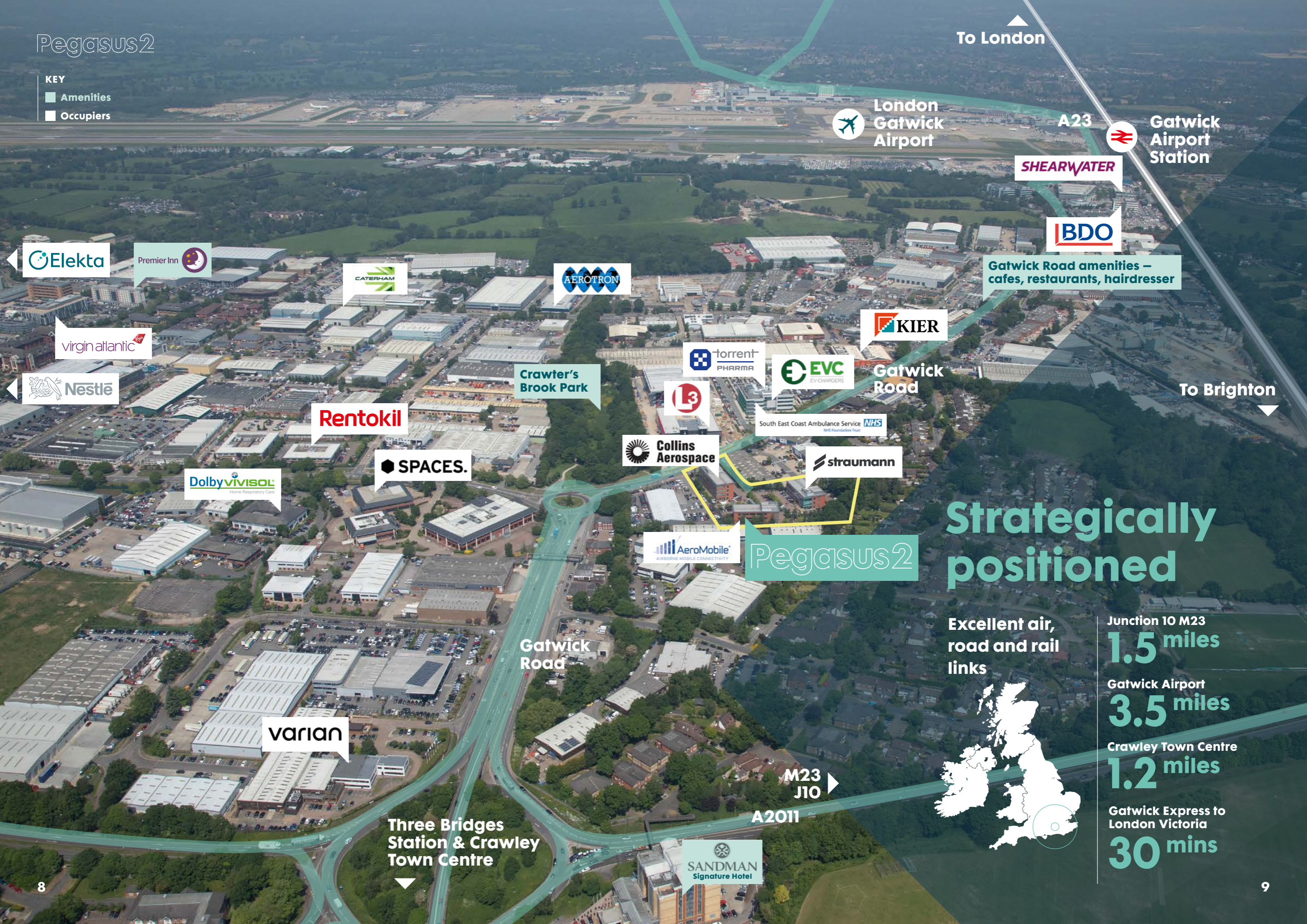
Note: Measured on an IPMS 3 basis in accordance with the RICS Property Measurement Professional Statement (2nd Edition, January 2018).



Approximate plan of current fit out

KEY

- Amenities
- Occupiers



Strategically positioned

Excellent air, road and rail links



- Junction 10 M23 **1.5 miles**
- Gatwick Airport **3.5 miles**
- Crawley Town Centre **1.2 miles**
- Gatwick Express to London Victoria **30 mins**

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, taking advantage of its skilled working population, the close proximity of Gatwick Airport and a wealth of local amenities.

Many of these companies are 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 two miles to the north of Pegasus Place is Gatwick Airport Station, from where the Gatwick Express runs, with a journey time of 30 minutes into Central London.

The area is also very well-connected by the excellent Fastway Bus Service with a journey time of approximately 7 minutes to Gatwick Airport Station and 6 minutes to Three Bridges Station.



Road

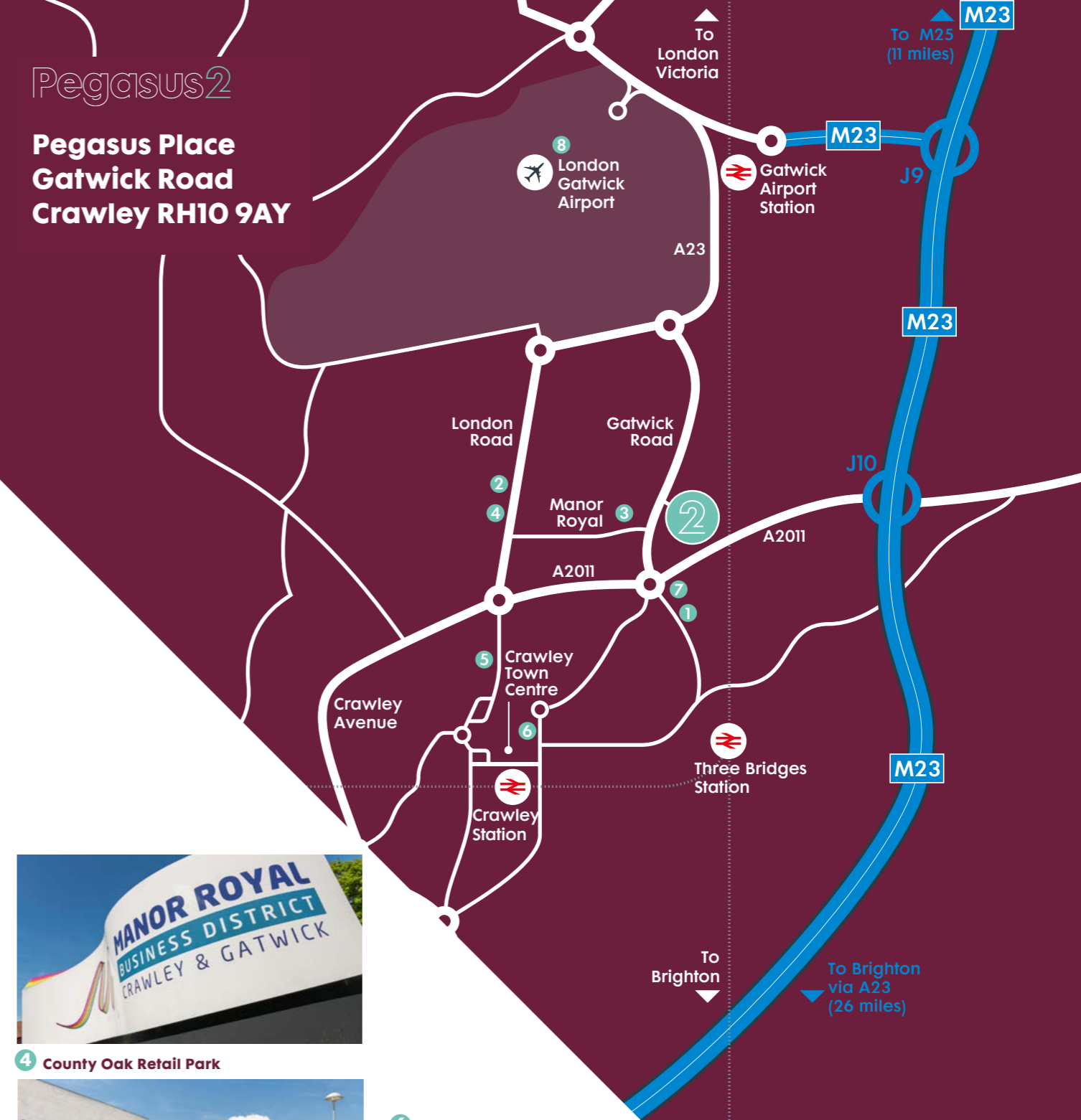
Crawley Town Centre	1.2 miles
Junction 10 M23	1.5 miles
Gatwick Airport	4 miles
Redhill/Reigate	9 miles
M23/M25 interchange	11 miles
Brighton	26 miles
Heathrow Airport	40 miles

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

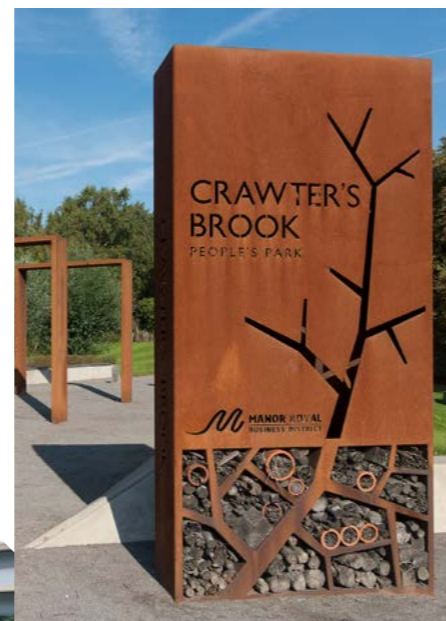
**Pegasus Place
Gatwick Road
Crawley RH10 9AY**



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



Acorn Retail Park

Contact the sole agents:



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TERMS:

The offices are available on a sub lease or an assignment.

A new lease direct from the landlords may also be available. Further details upon request.