LAST FLOOR REMAINING

6,544 - 14,560 sq ft available

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

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

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

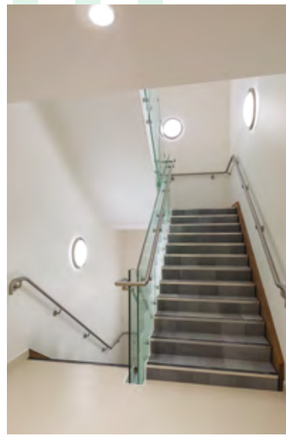
The only available accommodation is on the second floor following the lettings to Torrent Pharma, Electric Vehicle Chargers and SECAmb.

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

- BREEAM rating of 'Very Good'
- EPC rating B(37)
- Opaque glass and metal curtain walling
- Feature brise soleil screens
- Full height reception
- 2 x 13 person passenger lifts
- Metal tiled 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



2

GATWICK ROAD



NEXUS SITE PLAN

5

GATWICK ROAD

ADJOINING SITE NOW HAS A TRADING MCDONALDS WITH A STARBUCKS UNDER CONSTRUCTION

GATWICK ROAD

LETTINGS SECURED TO SECAMB, ELECTRIC VEHICLE CHARGERS AND TORRENT PHARMA

FINAL FLOOR REMAINING AVAILABLE IN SUITES 6,544 - 14,560 SQ FT





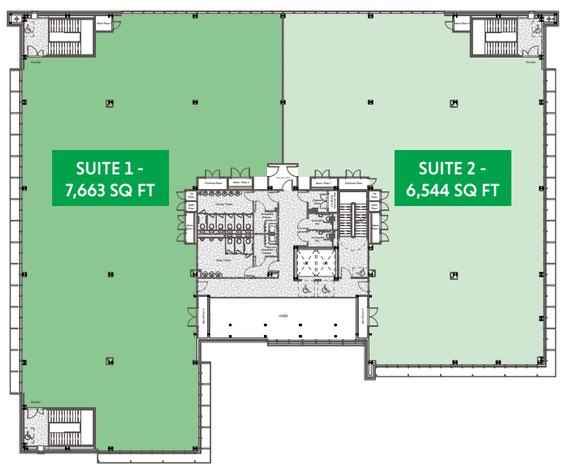




SCHEDULE OF AREAS

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

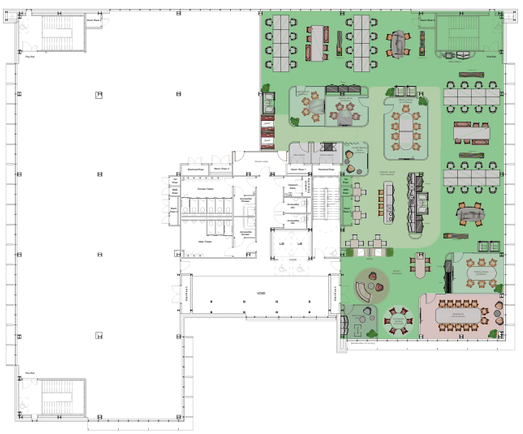
The floor area have been calculated on an IPMS3 basis.



2ND FLOOR PLAN - TWO WAY SPLIT



2ND FLOOR PLAN - SUITE 1 FIT OUT



2ND FLOOR PLAN - SUITE 2 FIT OUT

Plans are illustrative only. Not to scale.



AMENITIES

- A Crawter's Brook Park
- B Local cafés
- C Premier Inn
- D County Oak Retail Park
  M&S Foods / Aldi /
  Tesco Express /
  Next / Costa
- E Sandman Hotel
- F McDonald's (opened Jan 2025) &
  Starbucks (under construction)
- G Proposed rapid charging station
  & Sainsbury's local / Greggs

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 Digital Realty
- K Virgin Atlantic
- L Regus
- M Rentokil Initial
- N The Peoples Partnership
- O Collins Aerospace
- P L3



SatNav: RH10 9BG







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
www.networkrail.com
www.thetrainline.com
www.gatwickairport.com
www.theaa.com
www.visitsoutheastengland.com/gatwick
www.gatwickinformation.co.uk

CONNECTIONS

By Rail (fastest train times from Gatwick Airport Station)	mins
East Croydon	14
Brighton	22
Clapham Junction	26
London Bridge	32
Victoria	33
Southampton Central	105

By Road (approximate)	miles
M23 J10	1.6
M25 J7	11
London Gatwick Airport	2.5
London Heathrow Airport	37
Croydon	20
Brighton	28

Source: nationalrail.co.uk / theaa.com





TERMS

New lease available. Terms and rent on application.

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