# Space for creative minds

**6,922-41,966 sq ft (643-3,899 sq m) of new Grade A office space to let**



# The Create Building.

Crawley RH10 1UZ

# The Create Building: open for business

**Nearly 50% of the building let to Varian, Chubb and British Airways Holidays. Space available from 7,000 sq ft to 41,966 sq ft.**

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, Grant Thornton and now British Airways.





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



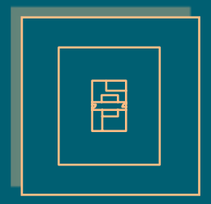
Generous secure cycle parking




BREEAM Excellent rating EPC – B



Showers with changing rooms and drying racks



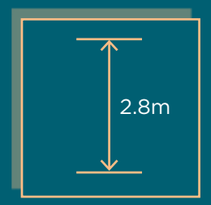
Large open plan efficient floor plates



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

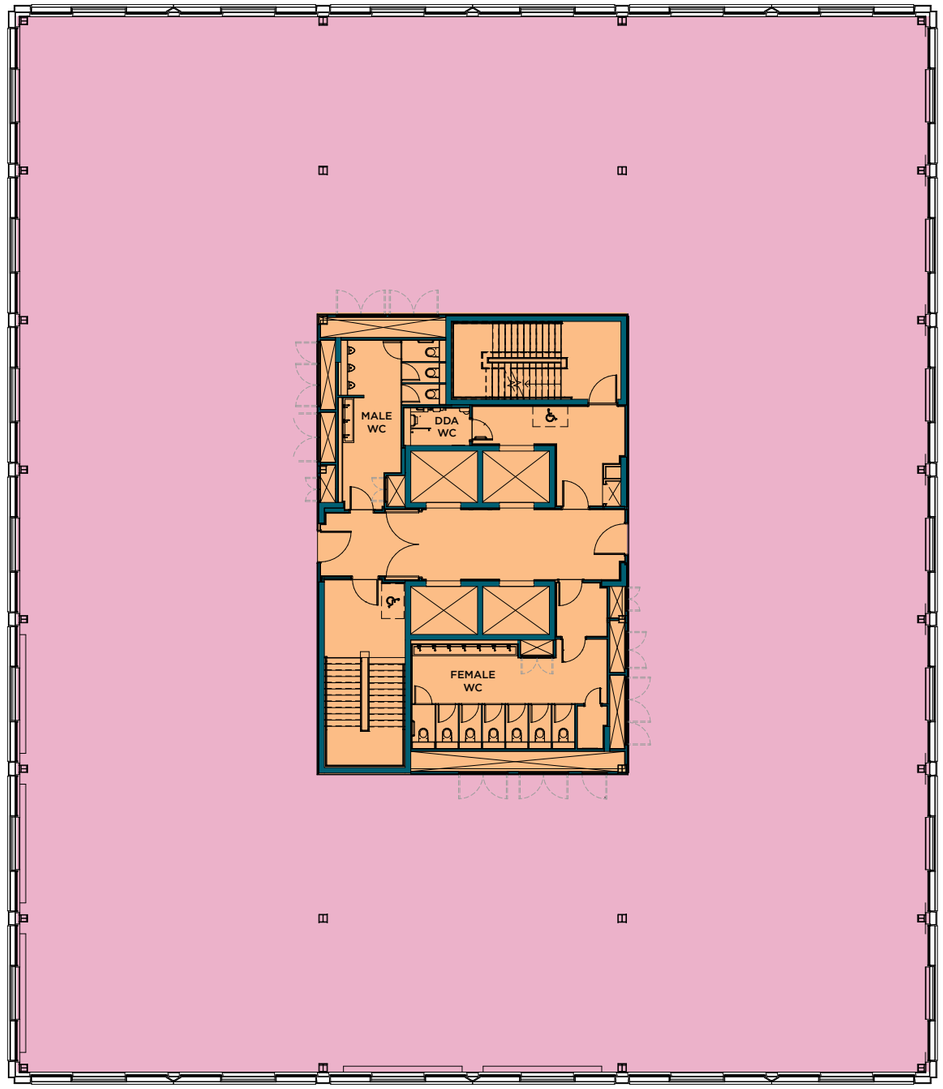
Open-plan, open thinking

| FLOOR | SQ FT | SQ M | OCCUPIER |
|---|---|---|---|
| Third South | 6,936 | 644.4 | |
| Fourth | 14,051 | 1,305.4 | |
| Fifth | 14,057 | 1,305.9 | |
| Sixth North | LET | - | varian |
| Sixth South | 6,922 | 643.1 | |
| Seventh | LET | - | CHUBB |
| Eighth | LET | - | BRITISH AIRWAYS HOLIDAYS |
| **TOTAL** | **41,966** | **3,899** | |



## Typical floorplan
## 8th floor

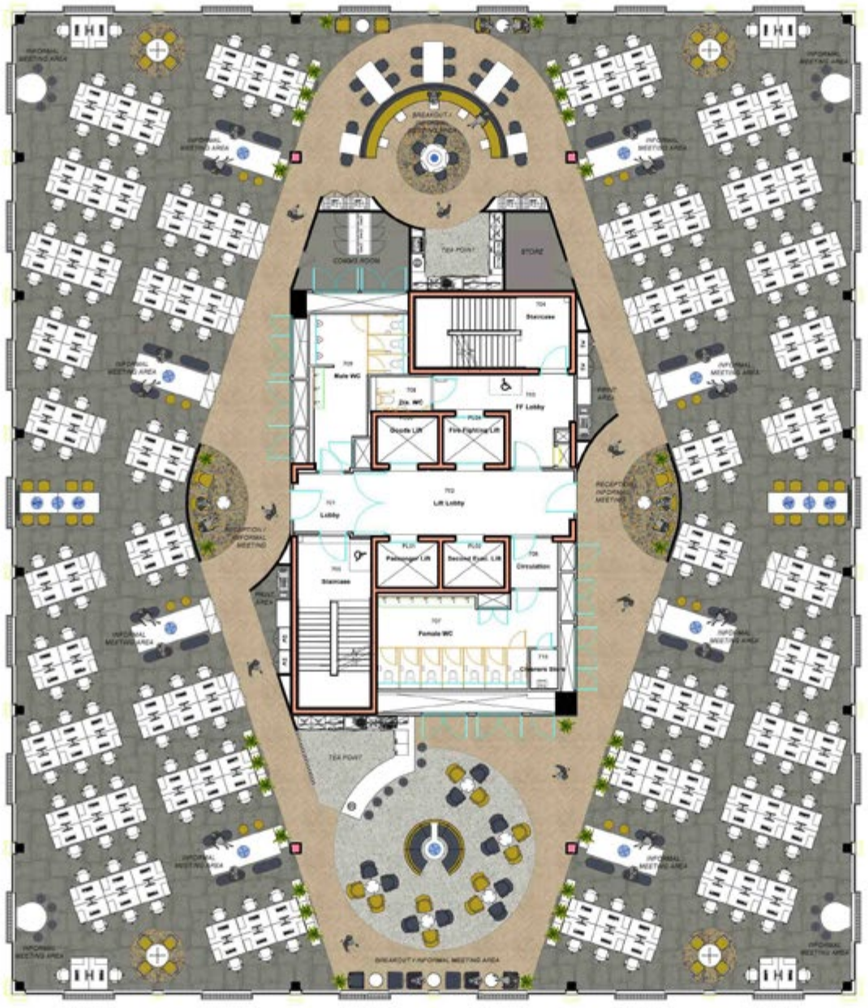
N




KEY
- OFFICE
- CORE

# Illustrative layout option 1

N



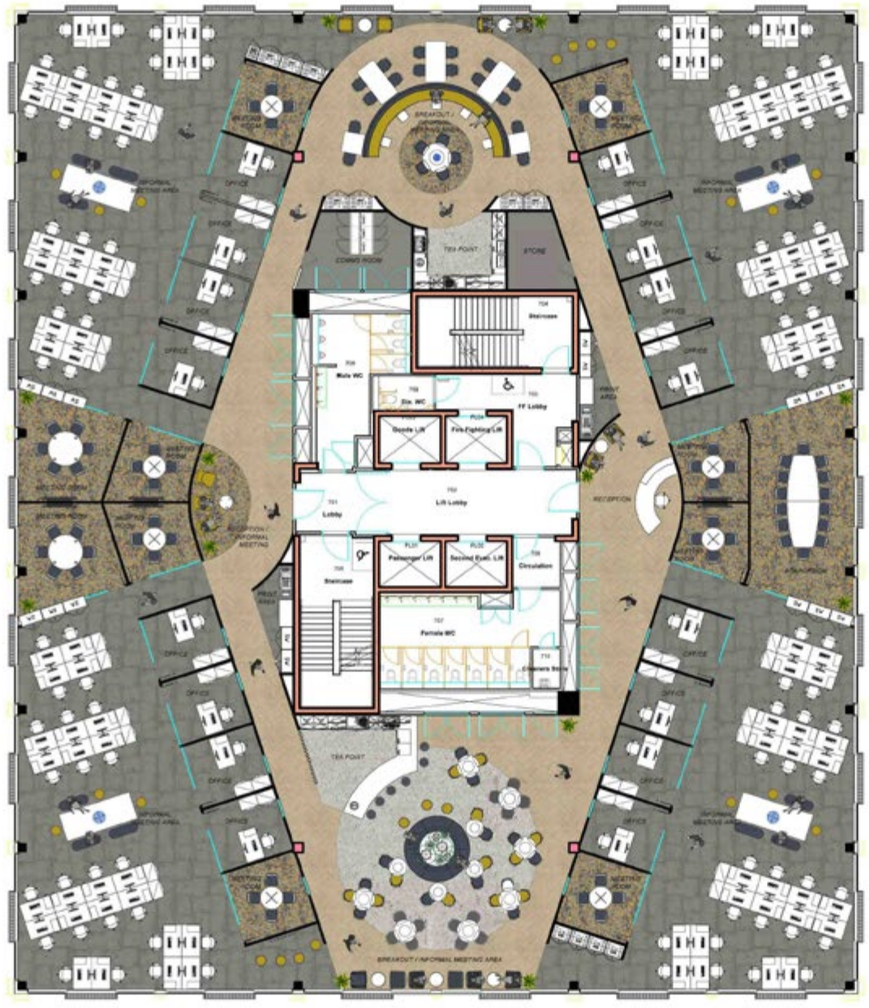
SUMMARY

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



# Illustrative layout option 2

N



SUMMARY

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

# 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.

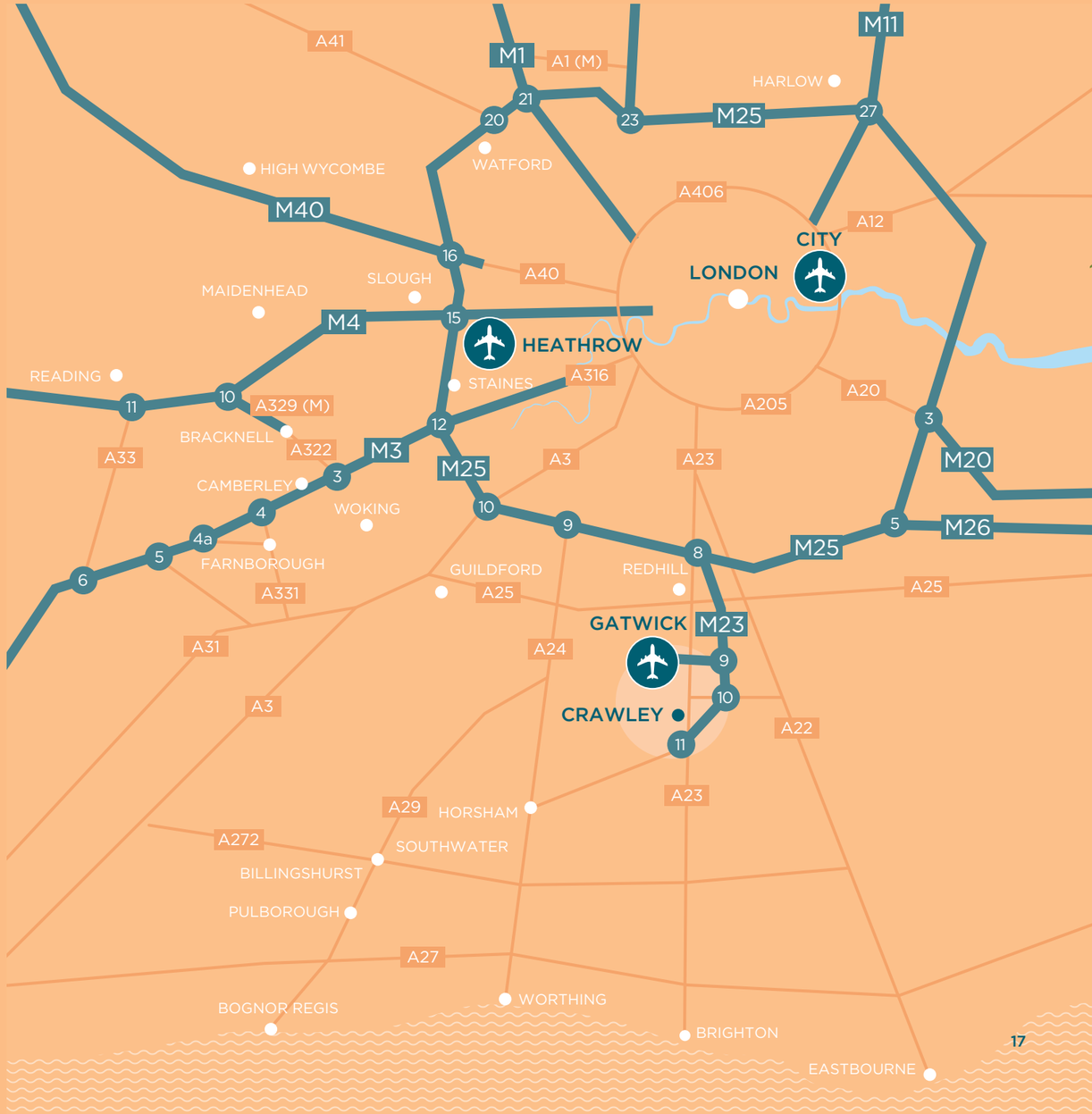
Within Crawley itself, there's the reliable Fastway bus system, designed specifically to avoid congestion spots, and you can get to anywhere in Crawley within 20 minutes by bike. The regeneration project also sees a new network of cycle lanes, bus routes and pedestrian walkways, carving the way for a 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 |

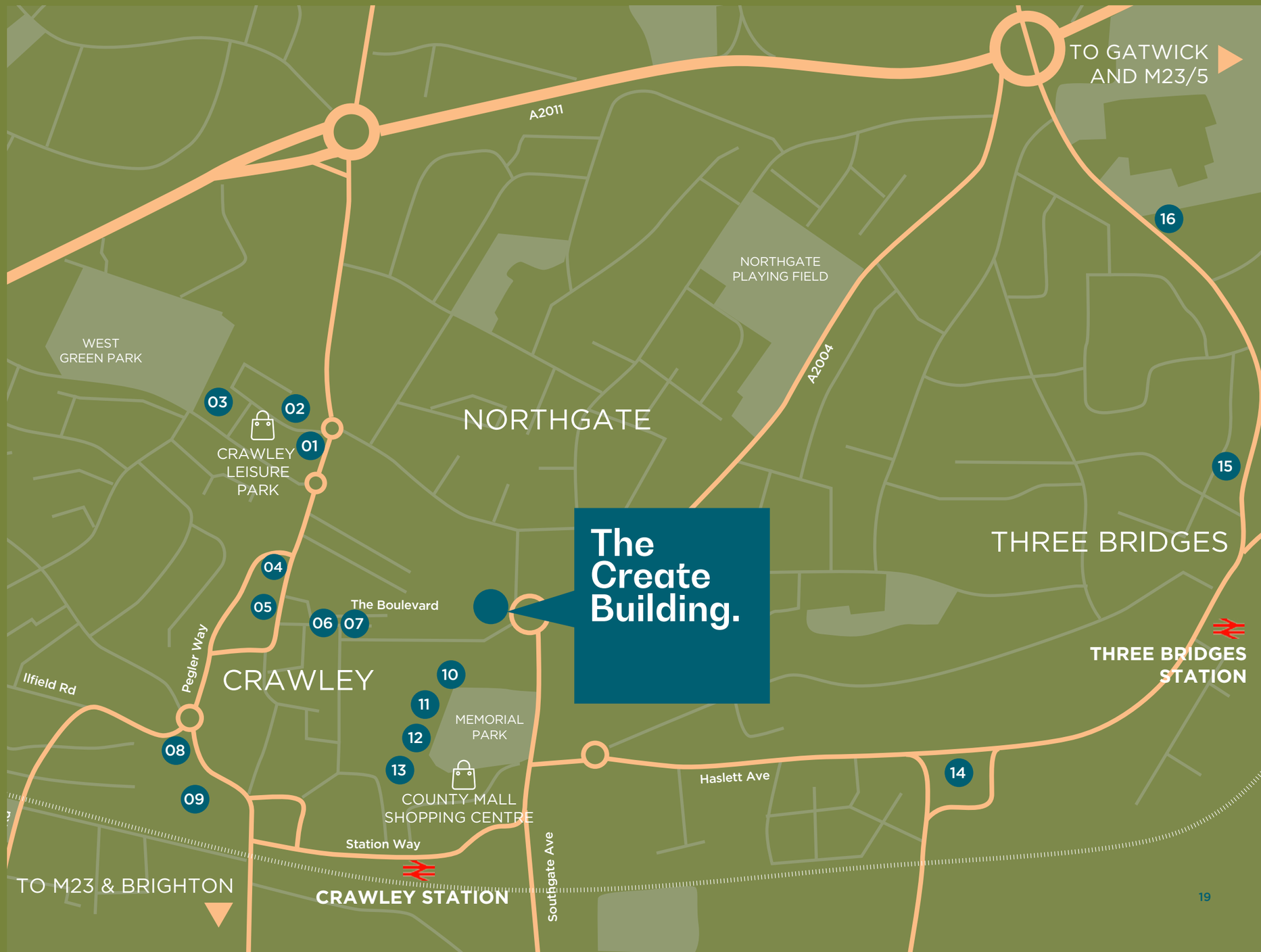
| | |
|---|---|
| Junction 10, M23 | 4 mins |
| Gatwick Airport | 7 mins |
| Junction 7, M25 | 15 mins |
| Brighton | 25 mins |



# Be at the centre of it all

## Local occupiers

01 FIVE GUYS
02 wagamama
03 Nuffield Health
04 Travelodge
05 Turtle Bay
06 Pizza Express
07 SUBWAY
08 Anytime Fitness
09 ASDA
10 M&S
11 Caffè Nero
12 PRET
13 COSTA
14 Holiday Inn
15 LIDL
16 TESCO



# Say hello to your new office

















# Contact


**Adam Godfrey**
agodfrey@shw.co.uk
01293 441314
07889 075457

**Laura Thomson**
lthomson@shw.co.uk
01293 441339
07947 373275

savills.co.uk
020 7409 8779

**Andrew Willcock**
awillcock@savills.com
020 7409 8866
07870 999628

**Stuart Chambers**
stuart.chambers@savills.com
020 7075 2883
07870 999339

**Florence Horner**
florence.horner@savills.com
020 7535 2971
07870 999255


**thecreatebuilding.com**


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. May 2024.



Designed and produced by Graphicks | 020 3435 6952 | www.graphicks.co.uk