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)

Pegasus2

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**

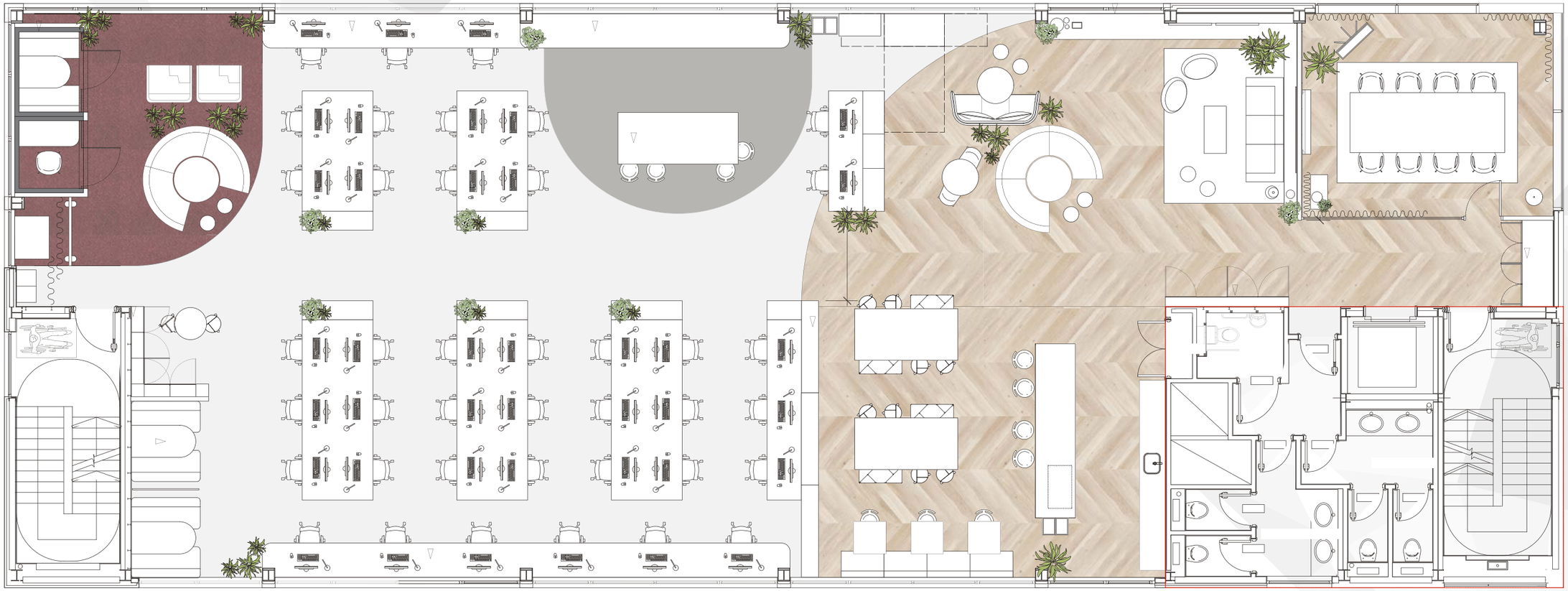
Note: Measured on an IPMS 3 basis in accordance with the RICS Property Measurement Professional Statement (2nd Edition, January 2018).



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Approximate plan of current fit out

Pegasus2

KEY
- Amenities
- Occupiers

To London

London Gatwick Airport

A23

Gatwick Airport Station

SHEARWATER

BDO

Gatwick Road amenities – cafes, restaurants, hairdresser

Elektka

Premier Inn

CATERHAM

AEROTRON

KIER

virgin atlantic

torrent PHARMA

EVC EV CHARGERS

Gatwick Road

Nestlé

Crawter's Brook Park

To Brighton

Rentokil

L3

South East Coast Ambulance Service NHS

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SPACES.

Dolby VIVISOL Home Respiratory Care

AeroMobile AIRBORNE MOBILE CONNECTIVITY

Pegasus2

Gatwick Road

varian

M23 J10

A2011

Three Bridges Station & Crawley Town Centre

SANDMAN Signature Hotel

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 weaith 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.

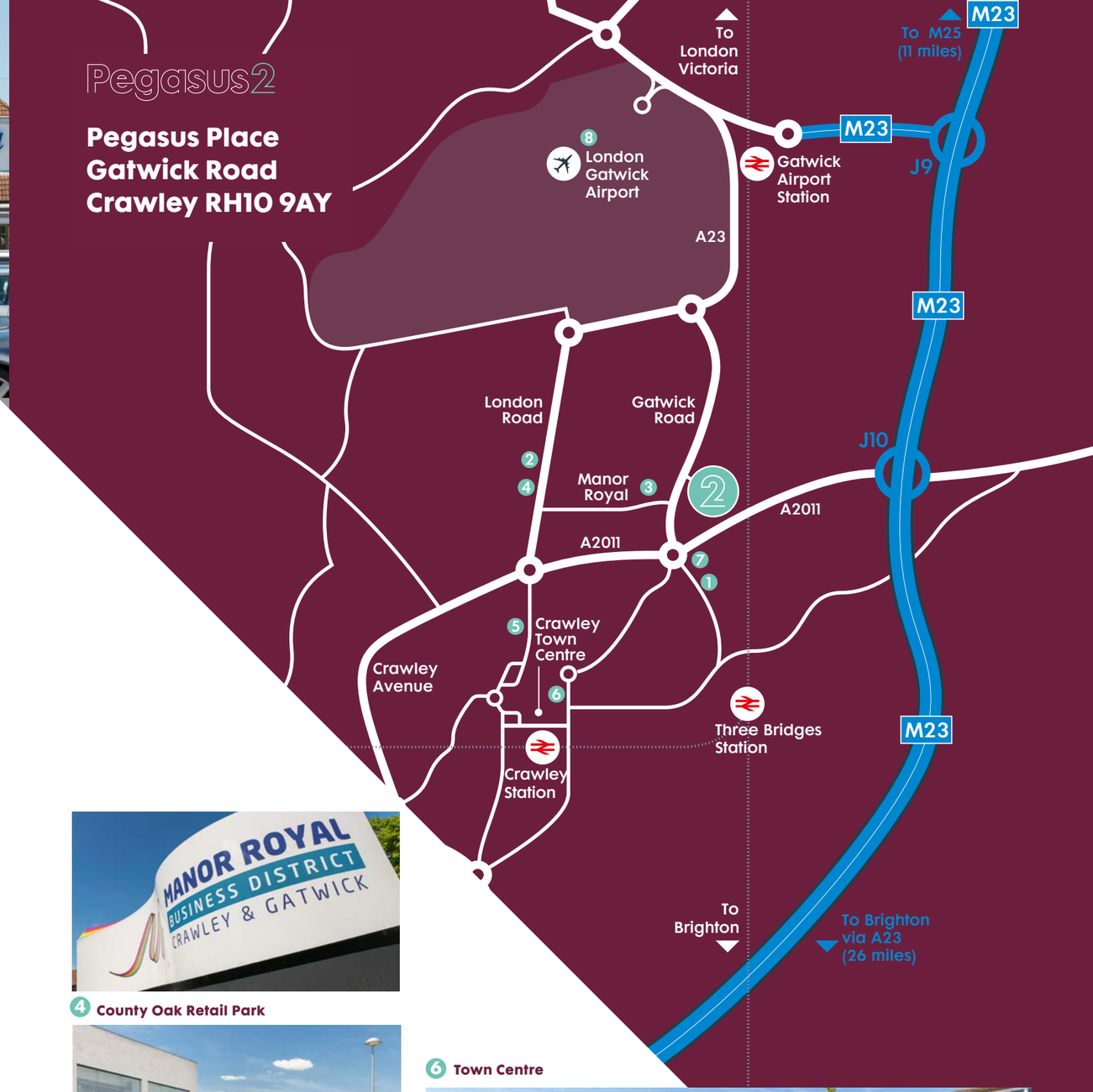
Road

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

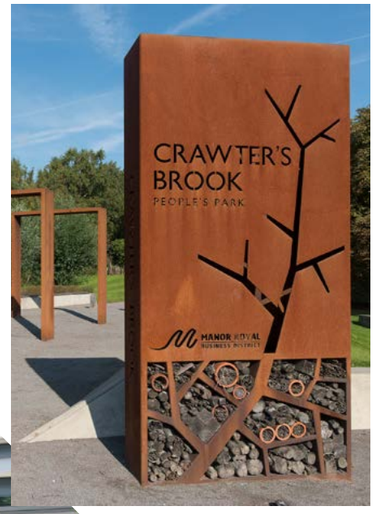
Source: maps.google.co.uk / nationalrail.co.uk





2 Acorn Retail Park

3 Crawter's Brook Park



4 County Oak Retail Park



6 Town Centre



5 Crawley Leisure Park



7 Sandman Signature Hotel



8 London Gatwick Airport



Contact the sole agents:

SHW SHW.CO.UK

01293 441300

Tim Hodges
thodges@shw.co.uk
07818 514403

Laura Thomson
lthomson@shw.co.uk
07947 373275

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.

DISCLAIMER: The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc and whether the premises are fit for purpose before entering into a contract. External and aerial photography 2019. Internal fit out photography 2022. All prices and rents are exclusive of VAT and the property is offered subject to contract. February 2025

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