GLOBAL HOUSE

High Street • Crawley • RH10 1DQ

Newly Refurbished Grade A Offices

www.globalcrawley.co.uk

A contemporary town centre office building with sustainability at its core

Global House is an iconic office building prominently located at the gateway to Crawley town centre which has been newly refurbished to a Grade A specification.

Incorporating both new technology and the latest environmental criteria, Global House is a highly energy efficient building with all electric operating plant and an excellent EV car charging capacity.

Sustainable specification

- Zero carbon operating emissions
- New VRF air conditioning
- New ventilation (AHU) with heat recovery
- New building management system (BMS)
- Excellent EPC rating B (42)
- New OTIS passenger lifts with regenerative braking technology
- Exceptional office area natural lighting
- New LED office lighting with PIR and daylight sensors
- Metal tile suspended ceilings
- Fully accessible raised floors
- High speed fibre comms installed into the building
- New Paxton 10 access control system and CCTV
- Showers & changing room
- Refurbished male and female WCs on all floors

Modern reception

The building benefits from a feature glazed entrance and spacious reception area with a new Paxton video access control system and two new 13 person Otis passenger lifts.

Premier Third Floor

The remaining **6,300 sq ft** third floor provides a large open plan floor plate with the benefit of extensive floor to ceiling glazing providing excellent natural light and panoramic views ensuring an attractive working environment.

This floor includes a private balcony area as well as a new kitchen/breakout area.

External eco credentials

The spacious rear car park with barrier control provides 65 car parking spaces including EV charger points and a bike store. Additional licensed parking is also available if required in various town centre car parks.

19 car parking spaces with 3rd floor (1:332 sq ft) with automated barrier arm

EV charging points (app controlled)

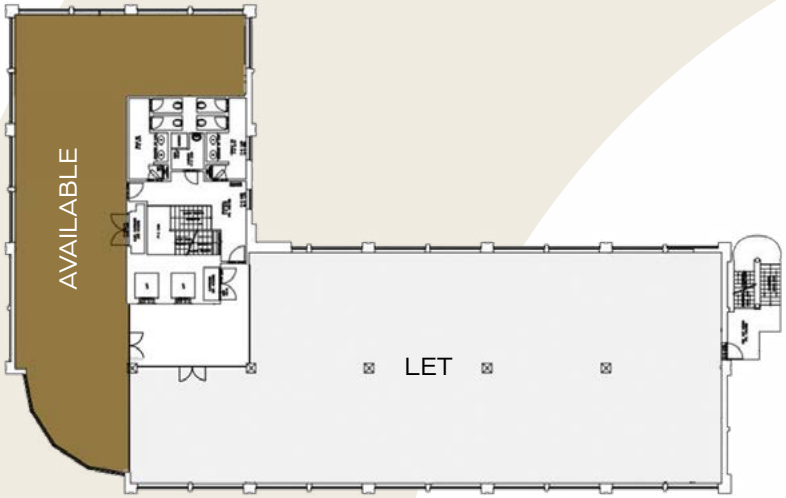
Covered bike storage

Outside seating

1,960 to 8,260 sq ft (182 to 767 sq m)

Ground floor

1st floor (1,960 sq ft)

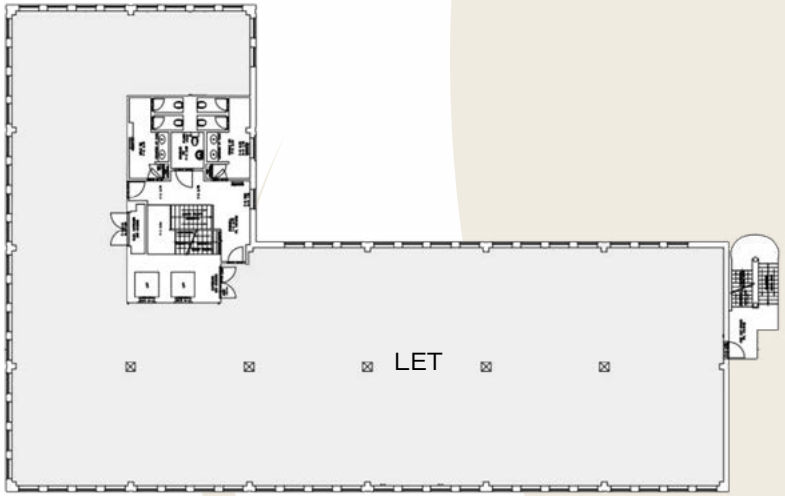


The 1st Floor North Cat A+ suite is fitted and furnished and available either with or separately to the 3rd Floor. Please see the separate 1st Floor North brochure for further information on this suite.

Area	sq ft	sq m
3rd floor	**6,300**	**585**
2nd floor	LET	LET
1st floor north	1,960	182
1st floor south	LET	LET
Ground floor north	LET	LET
Ground floor south	LET	LET
Total available	**8,260**	**767**

IPMS3 area approx

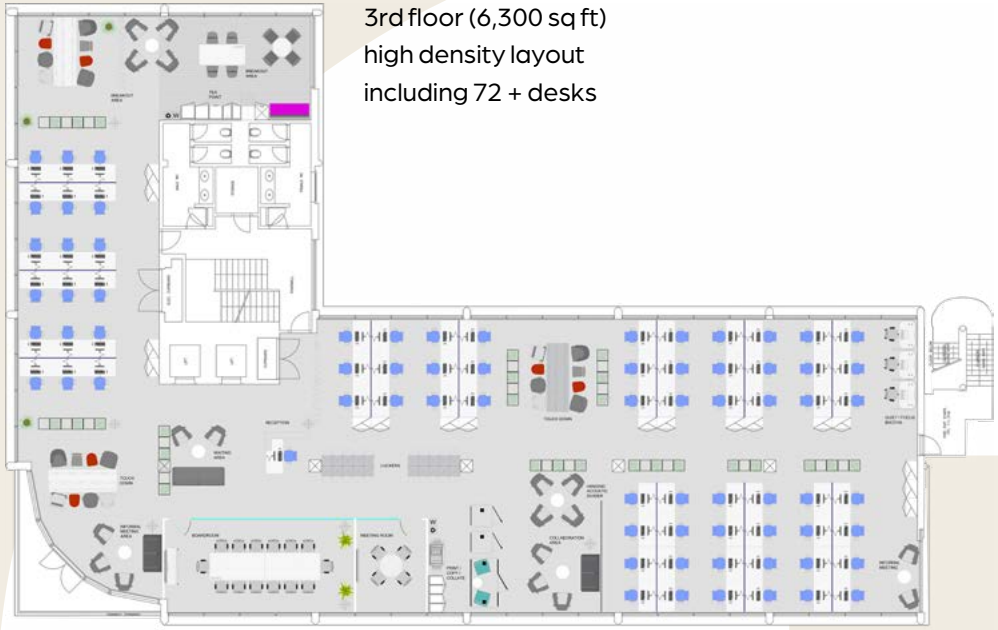
2nd floor (6,816 sq ft)



3rd floor (6,300 sq ft)

Example fitouts

3rd floor (6,300 sq ft)
low density layout
including 48 + desks



3rd floor (6,300 sq ft)
high density layout
including 72 + desks

1. Crawley Station
2. County Mall Shopping Centre
3. Queens Square and The Gym
4. The Boulevard
5. Travelodge
6. Crawley High Street
7. ASDA
8. Pure Gym (coming soon)
9. Crawley Leisure Park
10. Gatwick Airport

Well positioned for a wealth of local amenities

Global House is prominently located to the northern end of the High Street, directly opposite Crawley Leisure Park. This excellent amenity provides a range of restaurants including Bella Italia, Nando's and wagamama, a multi-screen cinema and Starbucks, Bowling Alley and Pure Gym (coming soon).

The High Street, Queens Square, Boulevard and County Mall Shopping Centre offer a wide variety of High Street stores, restaurants, cafes and further leisure facilities. The Travelodge Hotel is also within a couple of minutes' walk.

The building is also within walking distance of Crawley train and bus stations, offering excellent public transport connectivity. There is a bus stop directly outside Global House providing frequent local Fastway bus services with a network of routes covering surrounding suburbs including Three Bridges and Gatwick Airport.

There are also a number of car parks in Crawley town centre that offer additional parking on licence for occupiers or shorter term for visitors.

Prominently located at the heart of Crawley...

Crawley Leisure Park

– directly across from Global House

A well connected international business district

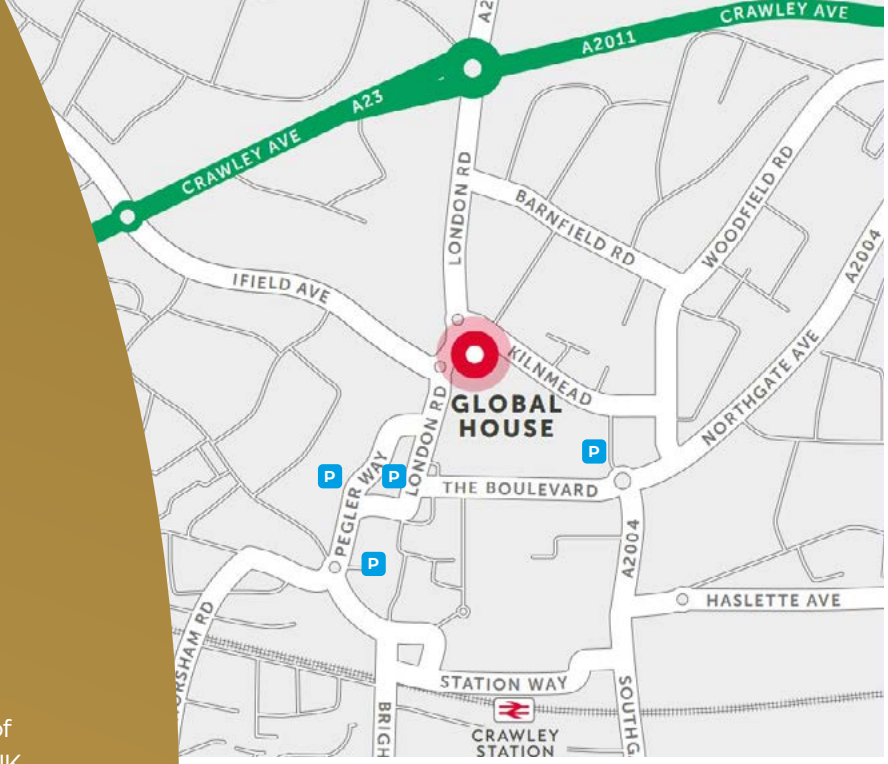
Crawley is in the heart of the "Gatwick Diamond" which stretches from outer London to Brighton and is an internationally recognised, high performance regional business district.

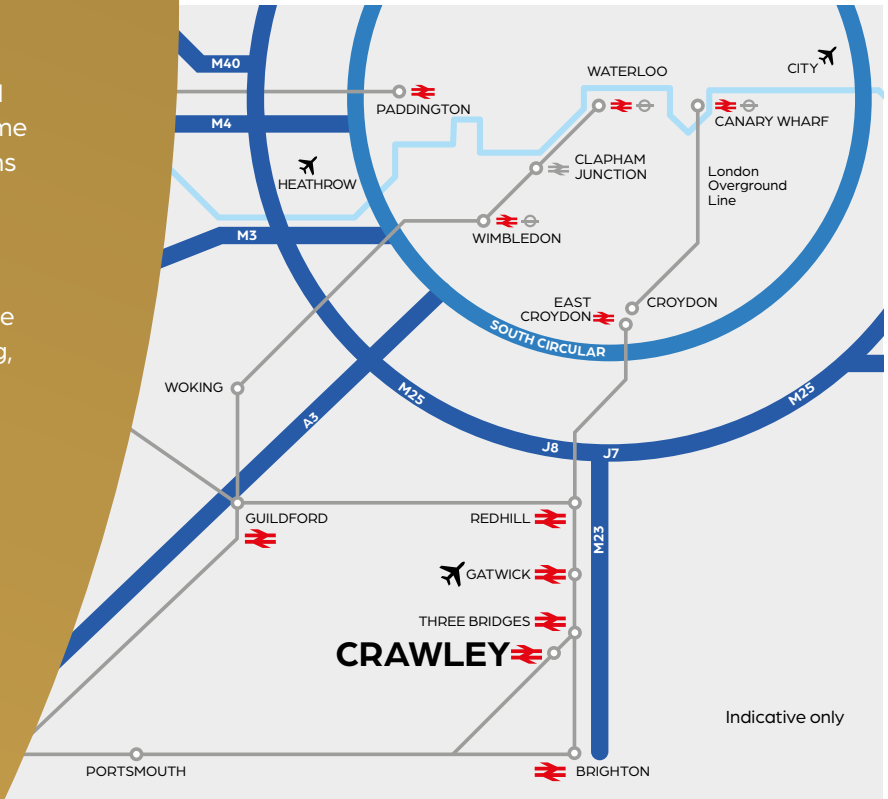
It is home to 45,000 businesses and over 500 international businesses, and is one of the strongest regional economies in the UK.

The town benefits from excellent connectivity, being well situated to the south of Gatwick Airport with easy road and rail links to London, the Southern Home Counties and beyond, with railway stations at Crawley, Three Bridges and Gatwick.

The A23 is approximately 0.5 miles to the north and Junctions 10 and 11 of the M23 motorway are both easily accessible within approximately 3 miles of the building, which in turn provides access to the M25 and national motorway network.

In addition to the frequent local Fastway Bus services including to Gatwick Airport and Three Bridges, there are also routes to further afield with destinations including Epsom, Tunbridge Wells and Brighton.





Road from Global House	
Gatwick Airport	4.5 miles
Croydon	22 miles
Brighton	24 miles
Central London	31 miles
Heathrow Airport	41 miles

Rail from Crawley station	
Gatwick Airport	9 mins
East Croydon	32 mins
Brighton	39 mins
London Victoria	46 mins
London Bridge	50 mins

Approximate journey distances and times from Google Maps and Trainline

www.globalcrawley.co.uk

GLOBAL HOUSE

Terms

New lease available direct from Landlord.

Terms upon application.

Contact

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