

3,864 - 14,560 sq ft available

LAST FLOOR
REMAINING



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

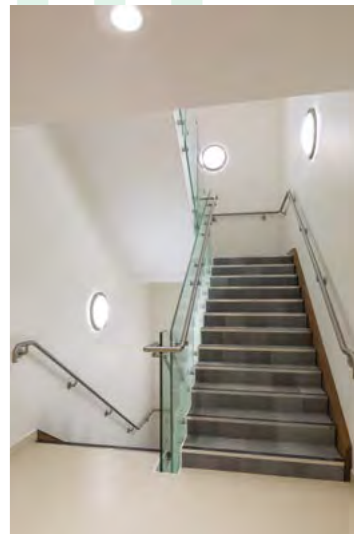
4 Gatwick Road is a stunning new sustainable headquarters office building situated in a prime position fronting Gatwick Road at the heart of the renowned Manor Royal Business District.

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



5

GATWICK ROAD

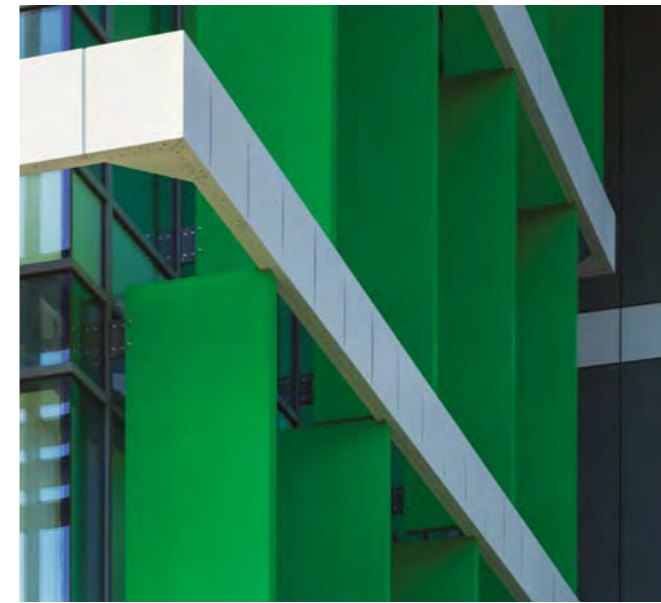
ADJOINING SITE NOW HAS A TRADING MCDONALDS WITH A STARBUCKS UNDER CONSTRUCTION

GATWICK ROAD



LETTINGS SECURED TO SECAMB, ELECTRIC VEHICLE CHARGERS AND TORRENT PHARMA

FINAL FLOOR REMAINING AVAILABLE IN SUITES 3,864 - 14,560 SQ FT



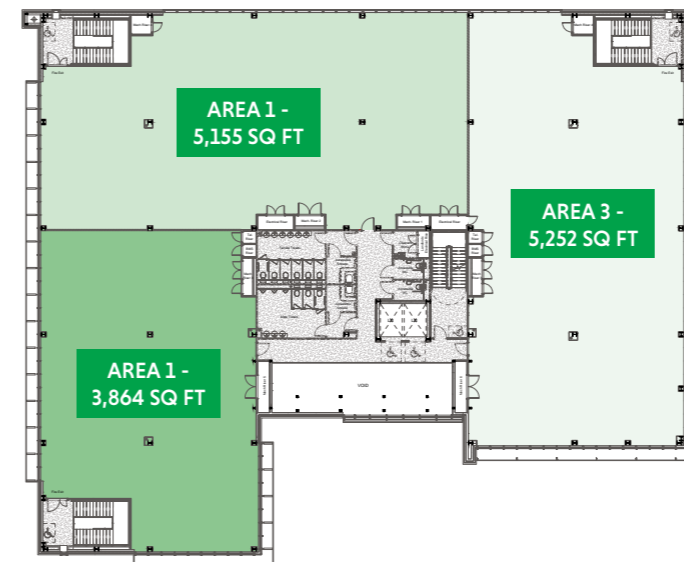
SCHEDULE OF AREAS

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 - THREE WAY SPLIT



2ND FLOOR PLAN - PROPOSED LAYOUT

Plans are illustrative only. Not to scale.



GATWICK AIRPORT

GATWICK AIRPORT STATION



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
& further retail/F&B offering

OCCUPIERS

- | | |
|----------------------------|---------------------------|
| A Nestlé | J Digital Realty |
| B BDO | K Virgin Atlantic |
| C Civil Aviation Authority | L Regus |
| D Novo Nordisk | M Rentokil Initial |
| E Amey | N The Peoples Partnership |
| F Kier Group / Sivantos | O Collins Aerospace |
| G Elekta | P L3 |
| H Doosan | |
| I Redrow Homes | |

TO M23 J10



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	By Road (approximate)	miles
East Croydon	14	M23 J10	1.6
Brighton	22	M25 J7	11
Clapham Junction	26	London Gatwick Airport	2.5
London Bridge	32	London Heathrow Airport	37
Victoria	33	Croydon	20
Southampton Central	105	Brighton	28

Source: nationalrail.co.uk / theaa.com



TERMS

New lease available. Terms and rent on application.

CONTACT

For more information please contact the joint agents:

Conor Walmsley

conor.walmsley@colliers.com

07716 406 211

Samuel Lewis

samuel.lewis@colliers.com

07880 137 332

Adam Godfrey

agodfrey@shw.co.uk

07889 075 457

James Clement

jclement@shw.co.uk

07961 231 286



020 7935 4499

colliers.com/uk



www.nexuscrawley.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Shaw Corporation or Colliers in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Colliers nor SHW has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Subject to contract. March 2025.