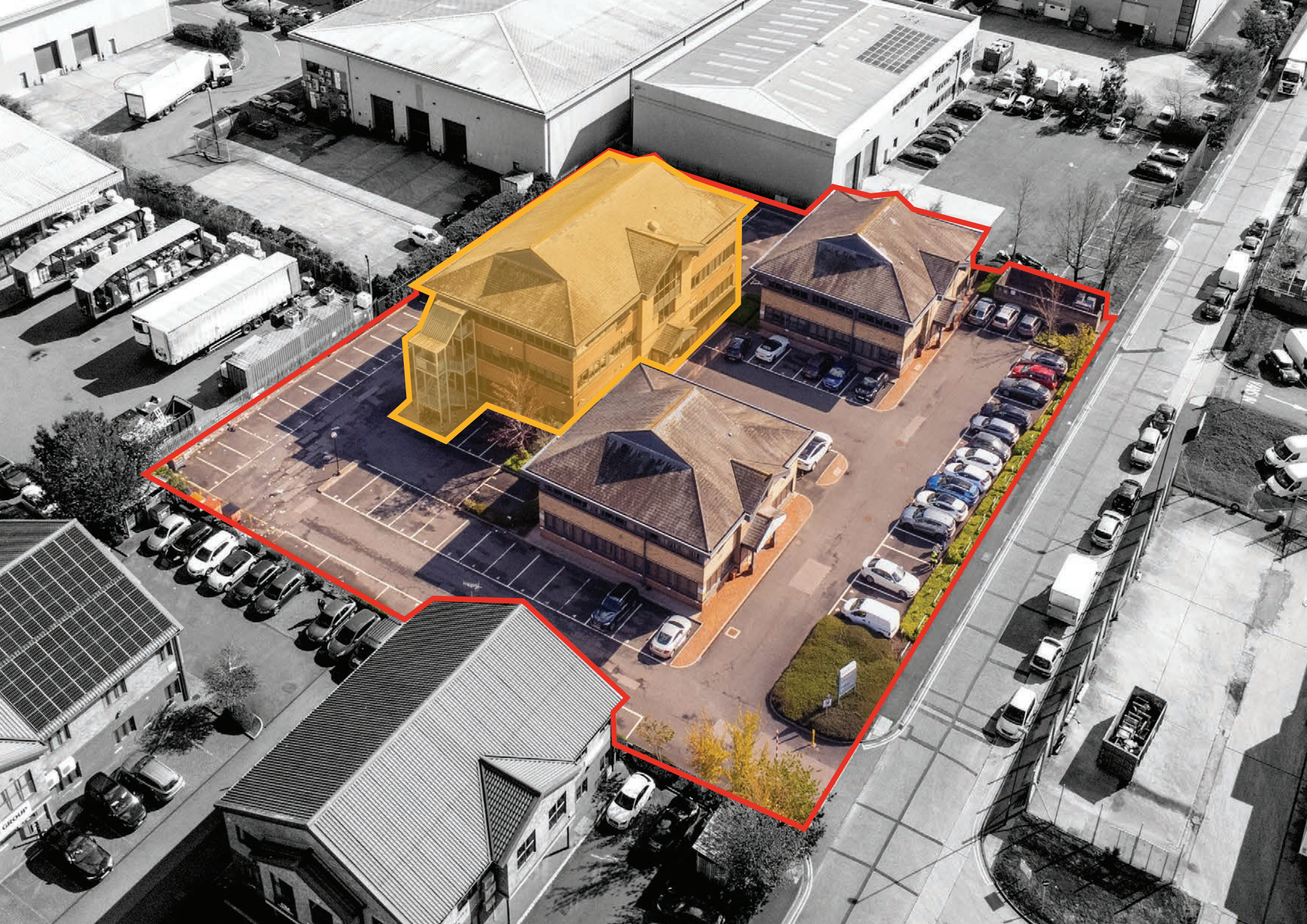




TO LET | PROMINENT FLEXIBLE AND FULLY FITTED SPACE
3,836 sq ft (356.38 sq m)





DESCRIPTION

The building is located in the centre of the much sought after Manor Royal, Crawley, one of the principle office markets in the South East, being located immediately south of London Gatwick Airport with a mix of town centre and out of town office space.

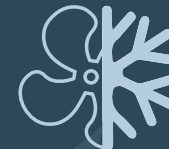
The town is very well positioned for transport being adjacent to the M23 motorway, which provides fast links north to the M25 motorway and central London.

Gatwick Airport station offers services by train to London Victoria in approximately 30 minutes whilst Crawley station offers services in approximately 45 minutes to London Victoria.

The Fastway bus service, linking Gatwick Airport, Manor Royal and Crawley town centre stops outside the property.



FULLY REFURBISHED



AIR CONDITIONING



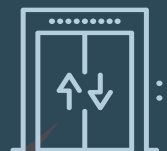
RAISED FLOORS



SUSPENDED CEILINGS



LED LIGHTING



LIFT



FULLY FITTED
PLUG & PLAY OFFICE



FITTED
KITCHENETTE



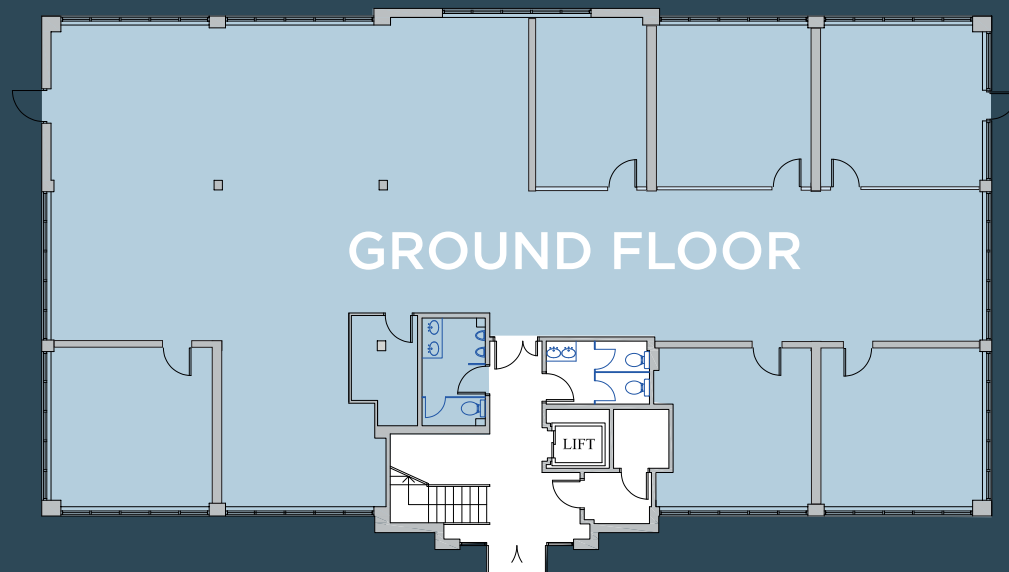
PRIVATE PARKING RATIO 1:210 sq ft
17 SPACES



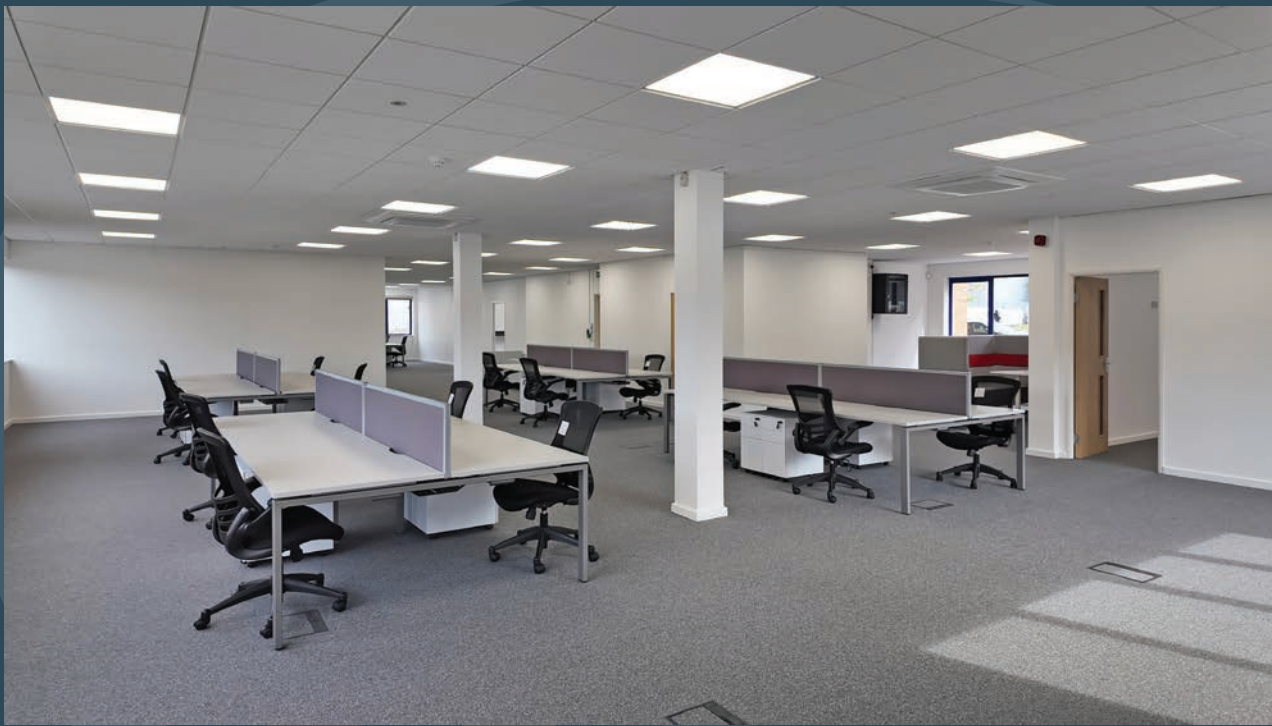
ACCOMMODATION

The ground floor provides fully fitted plug and play space, with generous parking.

ACCOMMODATION	SQ FT	SQ M
GROUND FLOOR	3,836	356.38
TOTAL	3,836	356.38











LOCATION

The Enterprise Centre is situated in a prominent position on Kelvin Lane, in the sought after Manor Royal Business District.



DISTANCE	Miles
M23 J10	2.2
M23 J9	4.2
M25 J7	11.6
Heathrow	41.1

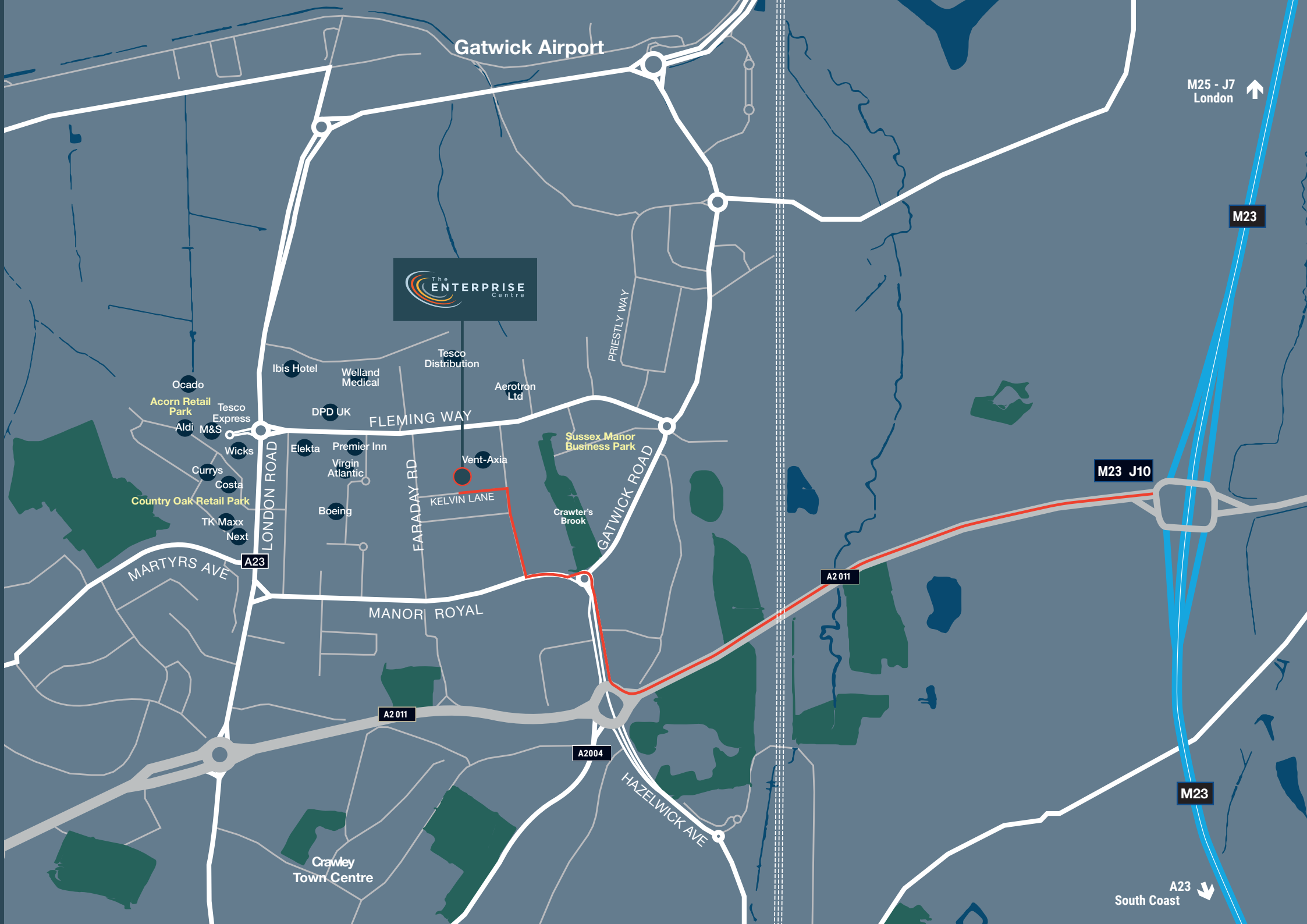


GATWICK	Mins
London Victoria	31
London Bridge	29
Brighton	33
East Croydon	15



TOWNS / CITIES	Miles
London	31.5
Crawley	2.7
Croydon	22.1
Brighton	26.9





Gatwick Airport

M25 - J7
London ↑



M23

Acorn Retail Park

Country Oak Retail Park

Sussex Manor Business Park

FLEMING WAY

GATWICK ROAD

FARADAY RD

KELVIN LANE

MANOR ROYAL

HAZELWICK AVE

M23 J10

A2 011

A2 011

A2004

M23

A23
South Coast ↓



EPC

B29 - Ground Floor

BUSINESS RATES

Ground Floor - £52,500 (£7.60 psf)

1st April 2023 - Present

SERVICE CHARGE

£8.33 psf plus VAT for the year 31.12.2025

TERMS

A new full and repairing lease (s) is available to be agreed.

VAT

VAT is applicable at the prevailing rate.

IMPORTANT INFORMATION

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. August 2025



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