

# THE GALLERIA

STATION ROAD, CRAWLEY RH10 1WW



[galleriacrawley.com](http://galleriacrawley.com)

12,315 sq ft (1,144 sq m) high quality offices in the heart of Crawley **TO LET**



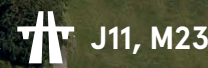






## THE OPPORTUNITY

THE GALLERIA is a prime Headquarters office building, superbly positioned in the heart of Crawley town centre.







# THE GALLERIA



LARGE OPEN PLAN  
OFFICE FLOORPLATE



VRF AIR CONDITIONING  
TO A 1:8 SQ M OCCUPANCY



SUSPENDED METAL CEILINGS  
WITH LED LIGHTING



RAISED ACCESS FLOORS



EPC B (32)



TWO x 16 PERSON  
PASSENGER LIFTS



MALE, FEMALE  
AND DISABLED WCS



GENEROUS  
SHOWER FACILITIES



SECURE CYCLE STORAGE  
AND LOCKERS



31 CAR PARKING SPACES  
(1:397 SQ FT)



## AVAILABILITY

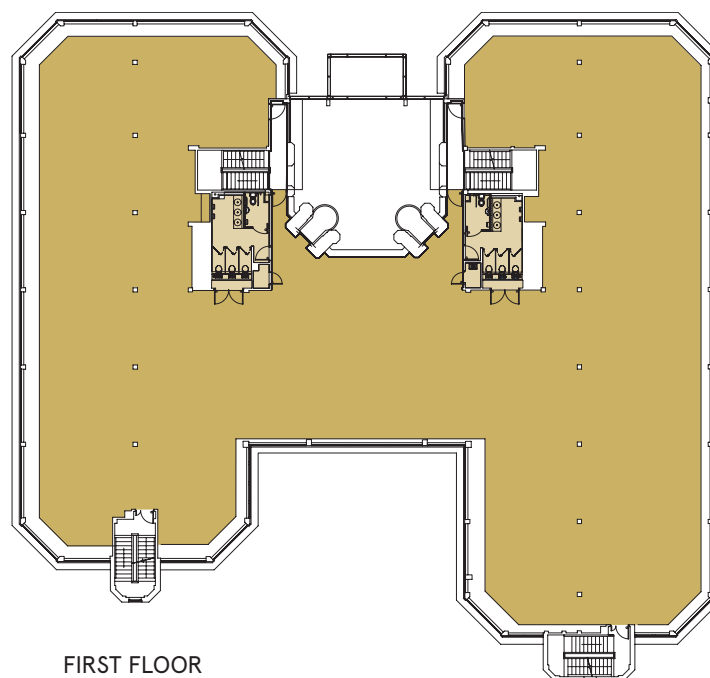
GROUND FLOOR LET to Barrington James & Dumbledore Dentistry

**FIRST FLOOR** 12,315 sq ft (1,144 sq m)

SECOND FLOOR LET to Barrington James

THIRD FLOOR LET to Pen Underwriting and Quixant

Measurements taken on an IPMS3.1 basis in accordance with the RICS property measurement.



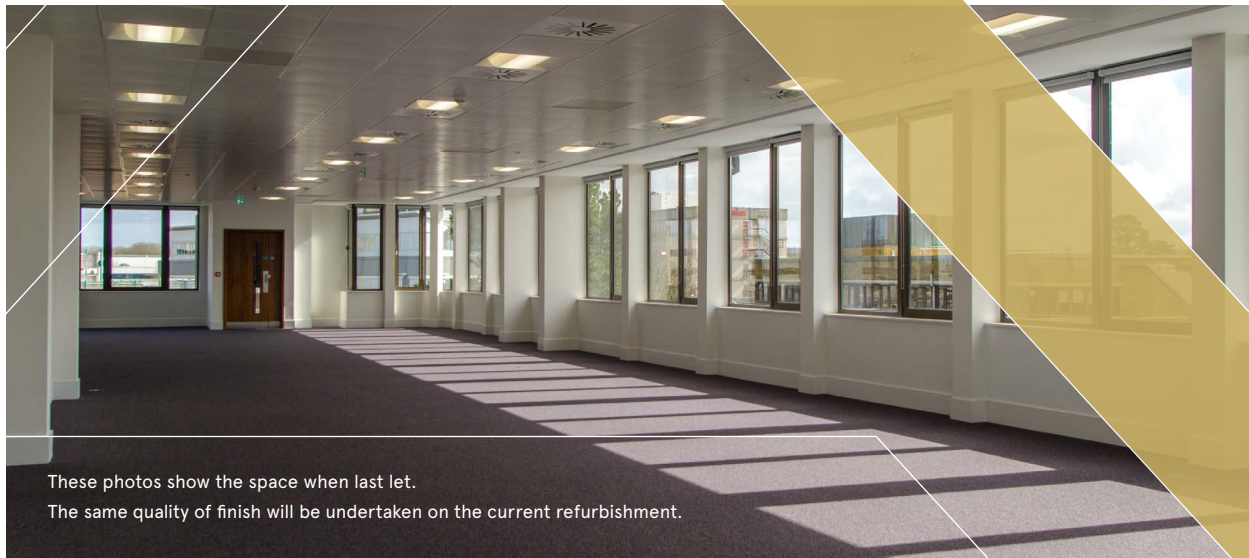
FIRST FLOOR

## ACCOMMODATION

The Galleria is a superb Headquarters office building offering high quality accommodation in the heart of Crawley town centre; strategically located with excellent transport links in all directions.

The available space comprises the entire first floor providing large open-plan office accommodation which is shortly to be fully refurbished. The building benefits from an excellent town centre parking ratio within the secure building car park, male and female shower facilities, on site security, secure bike storage and lockers, and two wall climbing lifts within the full height atrium.





These photos show the space when last let.  
The same quality of finish will be undertaken on the current refurbishment.



# STRATEGICALLY LOCATED



**LONDON**  
45 MINS



**J10 M23 – 5 MINS**  
**J7 M25 – 15 MINS**



**GATWICK AIRPORT**  
11 MINS



**BUS STATION**  
DIRECTLY OPPOSITE



**THE GALLERIA**

/// what3words /// fruit.nation.term

## ENERGY PERFORMANCE CERTIFICATE

EPC B (32).

## LEASING TERMS

A new lease is available direct from the landlords for a term by arrangement.

## RENT

Upon application.

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents:



**Will Foster**  
07789 878 007  
will.foster@realestate.bnpparibas

**Rebecca Hewitt**  
07776 636 539  
rebecca.hewitt@realestate.bnpparibas



**Stephen Oliver**  
07786 577 323  
oliver@graves-jenkins.com

**David Bessant**  
07767 422 530  
bessant@graves-jenkins.com

[galleriacrawley.com](http://galleriacrawley.com)

These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. No person in the employment of Jones Lang LaSalle or Graves Jenkins has any authority to make or give representation or warranty whatever in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. AIPUT is managed by Aberdeen Asset Management PLC group of companies. March 2024.