



CHURCHILL
COURT

CRAWLEY'S BUSINESS
CAMPUS OF CHOICE



CGI EXTERIOR



CGI TYPICAL FLOOR



CGI RECEPTION



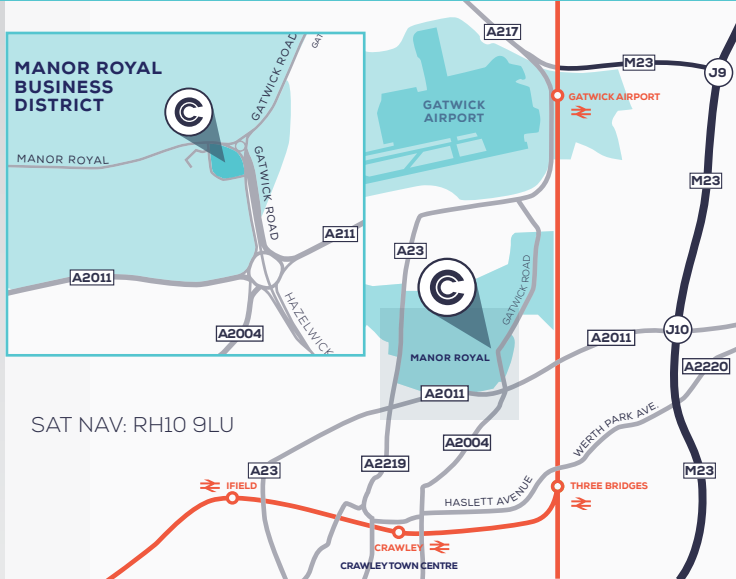
CGI SHOWER ROOM



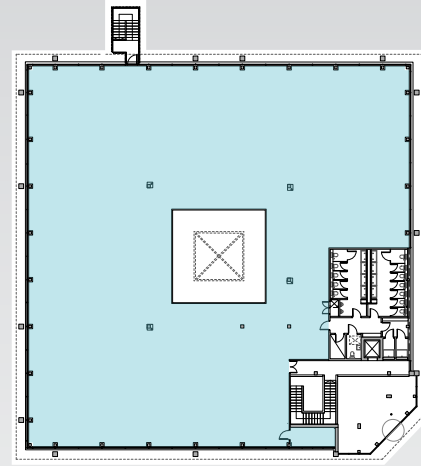
THREE

NEWLY REFURBISHED GRADE A OFFICES
27,217 SQ FT (2,528 SQ M) **TO LET**
AVAILABLE Q1 2016

CHURCHILL COURT, MANOR ROYAL, CRAWLEY, RH10 9LU



FIRST FLOOR PLAN



LOCATION

Churchill Court is positioned in a very prominent location fronting Manor Royal and Gatwick Road, in the heart of the Manor Royal Business District. www.manorroyal.org

J10 of the M23 is just 1.5 miles, Crawley town centre 2 miles, and London Gatwick Airport 4 miles.

ACCOMMODATION

Churchill Court comprises an office campus of 3 detached two-storey buildings which will provide quality grade A redesigned and fully refurbished open plan offices.

The first building to undergo a comprehensive refurbishment will be CC3, completed by Q1 2016. The new layout is designed for flexible occupancy of 1 person per 8 sqm.

FLOOR AREAS CC3 (NIA)

FIRST FLOOR	12,024 SQ FT	1,117 SQ M
GROUND FLOOR (including reception)	15,193 SQ FT	1,412 SQ M
TOTAL	27,217 SQ FT	2,529 SQ M

Parking 1:272 sqft

CC1 and CC2 have lease events in Q2 2016 and Q1 2018.

CC1 - 61,779 SQ FT (5,740 SQ M)

CC2 - 17,170 SQ FT (1,595 SQ M)

SPECIFICATION

- Comprehensive modernisation to include:
 - New first floor windows
 - New ground floor glazed curtain walling system
 - New reception glazed curtain walling system
 - New core
 - New reception and 8 person passenger lift
 - New male and female W.Cs
 - New male and female shower facilities
 - 100 car park spaces at 1:272 sq ft. Further spaces may be available
- Full CAT A refurbishment of the office accommodation to include:
 - VRF air conditioning system (additional tenant plant space on roof)
 - Full access raised floor
 - Metal pan suspended ceiling
 - LED lighting
 - Target EPC B rating
 - Occupational density of 1:8 per sqm
 - Floor to ceiling height of 3m on ground floor
 - Floor to ceiling height of 2.75m on first floor

TERMS

Upon application

CHURCHILLCOURTCRAWLEY.COM

A DEVELOPMENT BY:



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