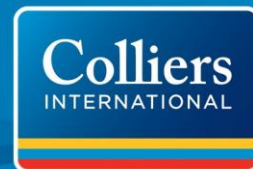


# Fully Fitted Office Space To Let

## 4<sup>th</sup> Floor - 8,894 sq ft



## Astral Towers, Betts Way, Crawley, RH10 9XA

### DESCRIPTION

Astral Towers comprises a landmark glass-clad building in the Manor Royal Business District, Crawley. The property totals approximately 115,000 sq ft over eight floors, and includes a gym and Tesco on the ground floor. The reception has recently undergone a major refurbishment to a modern Grade A standard. The fourth floor is available now and comprises fully fitted high quality office space.

### LOCATION

Astral Towers is located in Crawley, nine miles from the M25 and 5 minutes from Gatwick Airport. The property is located within the Manor Royal Business District – a well-established park in the Gatwick Diamond area and home to both international and smaller businesses. Crawley has excellent transport links to central London which can be reached in 30 minutes by rail, and is within easy reach of other key centres such as Redhill (7 minutes) and Croydon (15 minutes).

### CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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# Astral Towers, Betts Way, Crawley, RH10 9UY

## CAR PARKING

40 car parking spaces (1:225 sq ft)

## AMENITIES

The space is currently configured to provide a mix of open plan desk accommodation (approx. 70 desks) and 5 meeting/board rooms, a breakout area and kitchenette.

- Fully fitted
- 24-hour access and security (7am-7pm reception)
- Perimeter 4-pipe fan coil comfort cooling
- Suspended ceiling
- LED lighting
- Double height reception
- 4 x 20-person passenger lifts
- Male and female WCs
- On site gym
- Tesco Store

## EPC RATING

D

## VIEWING

Strictly by appointment through sole agents Colliers International.

## TERMS

Available by way of a sublease until 5<sup>th</sup> February 2023.

## RENTAL

Price on Application

## FLOOR AREA

The Property has the following approximate net internal floor area:

*Fourth Floor*

8,894 sq ft / 826 sq m

