



PORTLAND

HIGH STREET ■ CRAWLEY ■ RH10 1BG

portlandcrawley.com

**A high quality office building situated
in the heart of Crawley Town Centre.**

**COMPREHENSIVELY
REFURBISHED**

REFURBISHED RECEPTION

PORTLAND has undergone an extensive refurbishment and provides a prestigious manned reception and open plan office accommodation, with VRF air conditioning, exposed ceilings, raised access floors and LED lighting.



PORTLAND

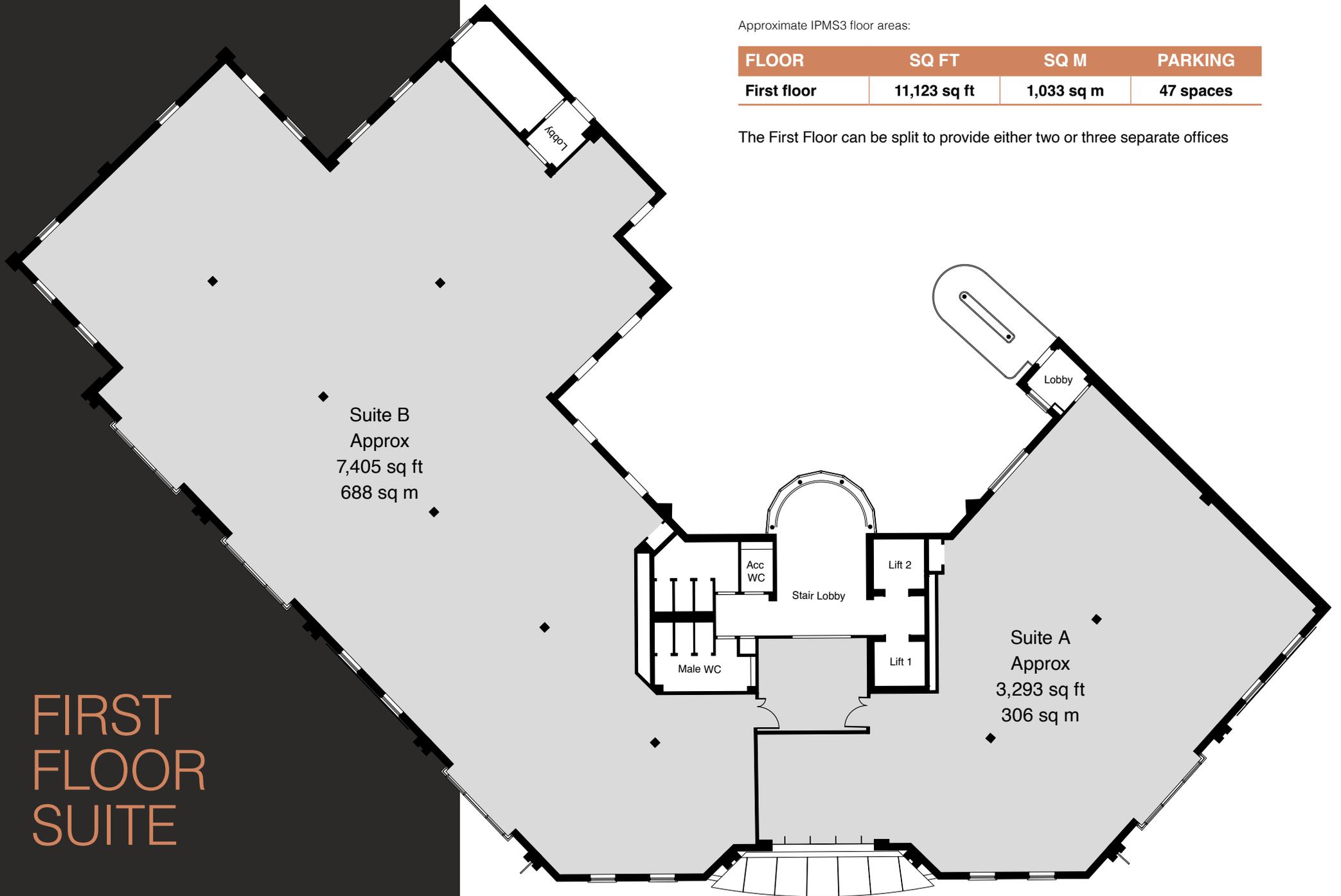


OPEN PLAN OFFICES

PORTLAND comprises a total of 42,000 sq ft of offices with its own multi-storey car park.

The entire first floor is available comprising 11,123 sq ft, with three potential split options offering flexibility from 2,174 sq ft upwards.





Approximate IPMS3 floor areas:

FLOOR	SQ FT	SQ M	PARKING
First floor	11,123 sq ft	1,033 sq m	47 spaces

The First Floor can be split to provide either two or three separate offices

FIRST FLOOR SUITE

Suite B
Approx
7,405 sq ft
688 sq m

Suite A
Approx
3,293 sq ft
306 sq m

FIRST FLOOR

INDICATIVE SPACE PLAN



INDICATIVE SPACE PLAN KEY

- 102 DESKS
- 2 EXECUTIVE OFFICES
- 12 PERSON MEETING ROOM
- 8 PERSON MEETING ROOM
- 6 PERSON MEETING ROOM
- MULTIPLE COLLABORATION WORKSPACES
- KITCHEN & BREAKOUT AREA

- 1 WEST WING
- 2 ENTRANCE
- 3 EAST WING



FIRST
FLOOR
CGIs



EXPOSED SERVICES FEATURING RAFT CEILINGS



SPECIFICATION



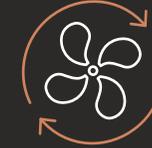
**EXTENSIVELY
REFURBISHED
RECEPTION WITH
CONCIERGE**



**EXPOSED CEILING
AND RAFT SYSTEM**



**LED LIGHTING WITH
PIR SENSORS**



**VRF COMFORT
HEATING/COOLING**



**SOLAR PV
101 PANELS**



**FULL ACCESS
RAISED FLOORS**



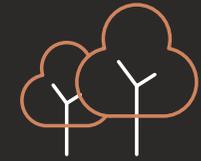
**2 X 13 PERSON
PASSENGER LIFTS**



**MALE, FEMALE
AND DISABLED WCs
ON EACH FLOOR**



**SHOWERS,
DRYING ROOM AND
LOCKER ROOM**



**FULLY LANDSCAPED
PRIVATE REAR
COURTYARD**



**CYCLE
STORAGE**



**MULTI-STOREY CAR PARK
PROVIDES AN EXCELLENT
TOWN CENTRE RATIO
OF 1:239 SQ FT**



**ELECTRIC VEHICLE
CHARGING POINTS
6 PORTS
11KW POWER**



EPC B41

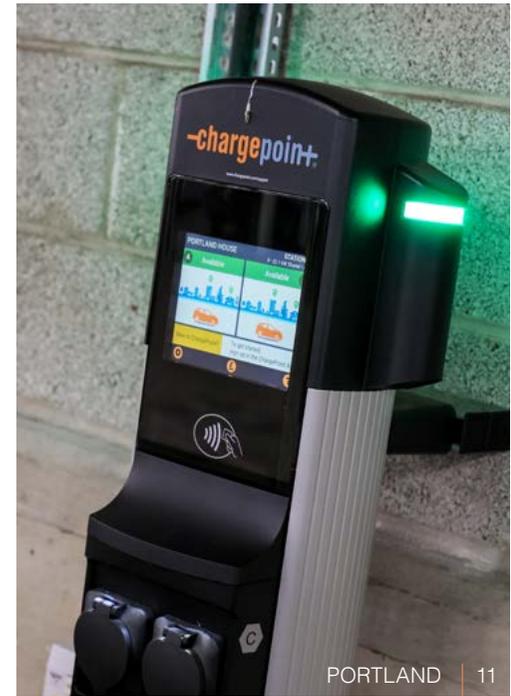
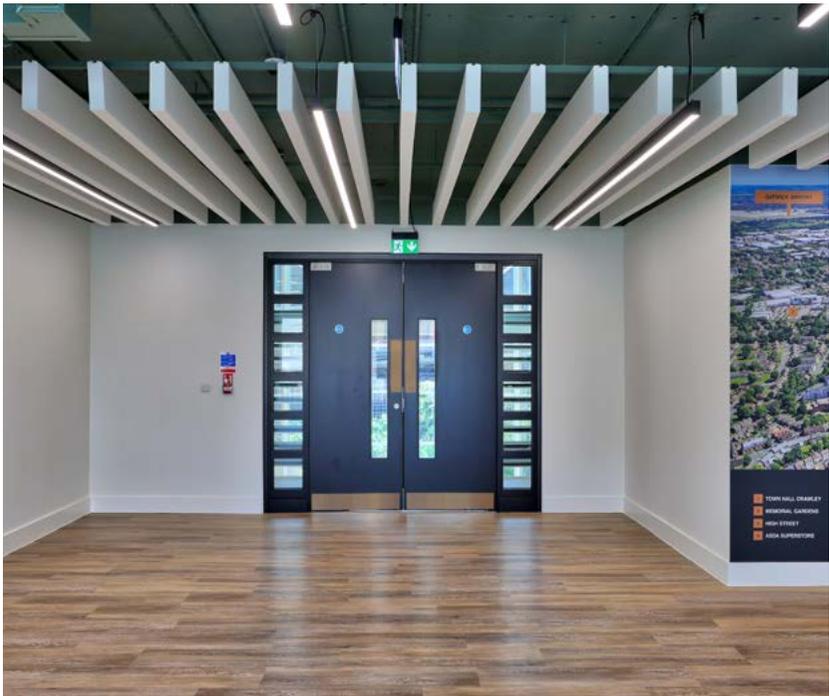


**BREEAM RATING:
EXCELLENT**

PRIVATE LANDSCAPED COURTYARD

The green credentials of the building, BREEAM “Excellent”, contemporary office finishes and proximity to all the amenities of the town centre makes **PORTLAND** an exciting place to work.





LOCATION

PORTLAND is prominently situated at the southern end of the High Street, within walking distance of Crawley mainline Railway Station, County Mall shopping centre and the bus interchange.

Crawley is a major commercial centre in the heart of the Gatwick Diamond, with Gatwick Airport within 5 miles and Central London only 45 minutes by train. The national motorway network is also easily accessible via J10 of the M23.

COMMUNICATIONS

Road	Distance
M23/A23 interchange	2.4 miles
Junction 10 M23	3.2 miles
Gatwick Airport	5.0 miles
M25 Junction 7	12 miles
Brighton	22 miles

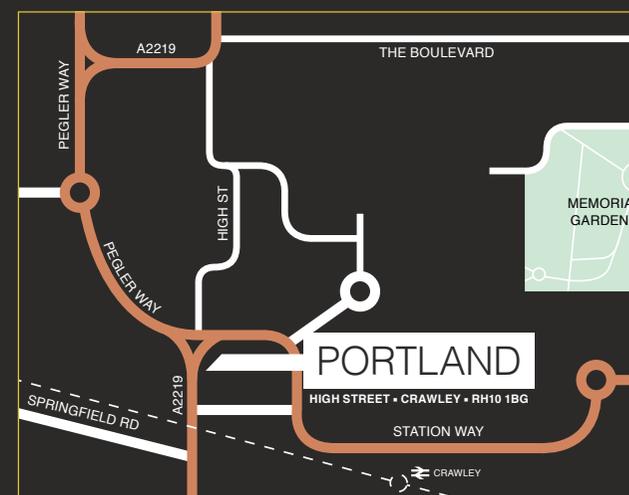
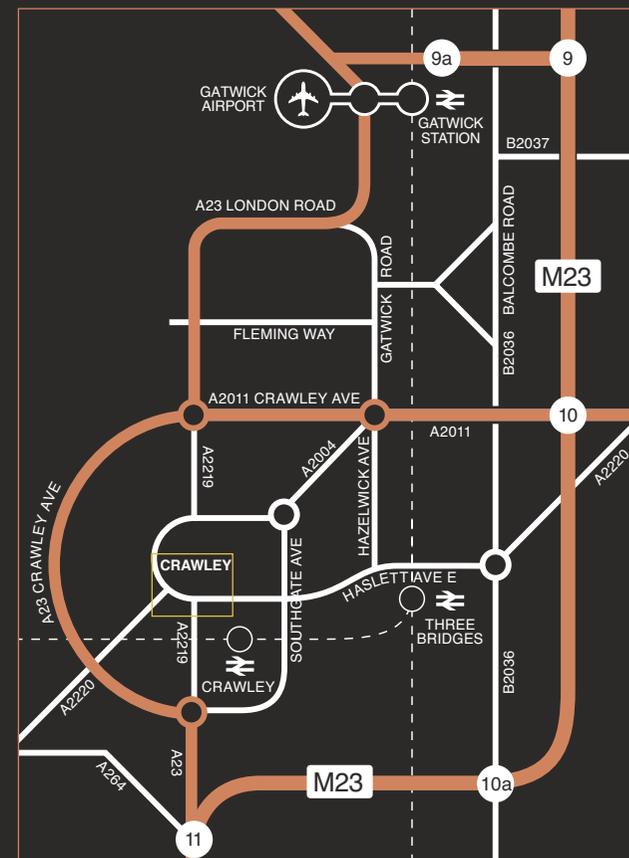
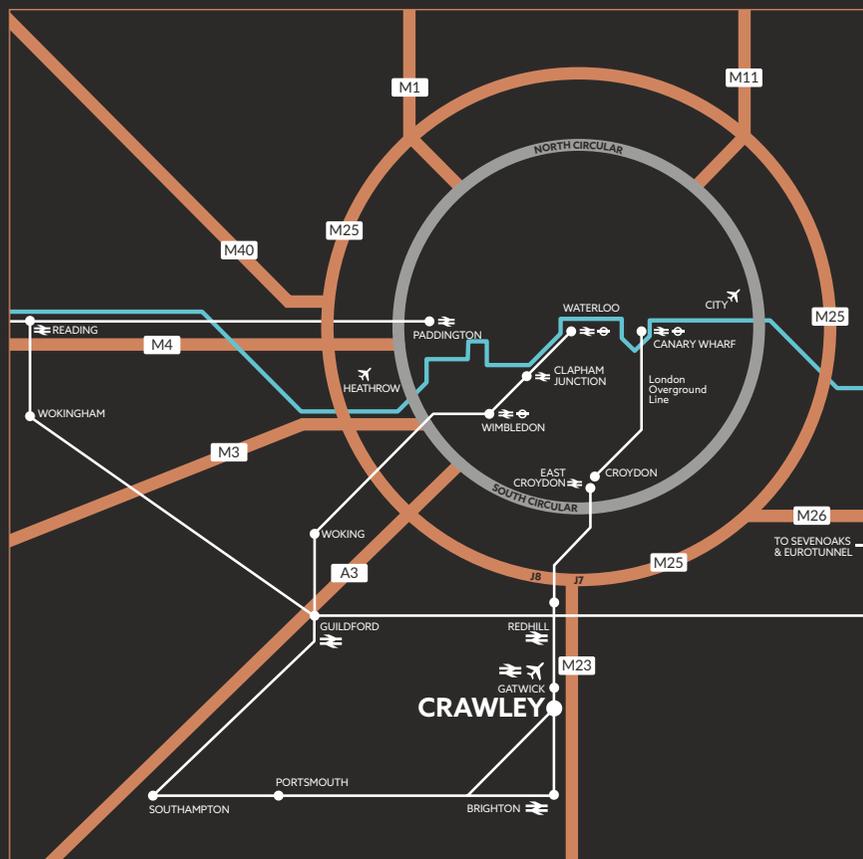
Source: Google Maps

Rail	Duration
Three Bridges	4 minutes
Gatwick Airport	10 minutes
Brighton	44 minutes
London Bridge	45 minutes
London Victoria	45 minutes

Source: National Rail

Fastway Bus	Duration
Three Bridges	3 minutes
Gatwick Airport	24 minutes

Source: metrobuss.co.uk



CRAWLEY

BUSINESS

Crawley is the business hub of Sussex and one of the most dynamic economies in the country. The town's strategic position, educated catchment population and excellent communications have drawn a large number of high profile businesses to locate in Crawley. These include:

Deloitte.



THALES



**Rentokil
Initial**



LEISURE

Crawley brands itself as a “new town with a strong sense of history”. Crawley has a wide variety of shops, services and leisure outlets split between its historic High Street and modern shopping centre at County Mall. The town is easily accessible and offers excellent parking facilities.



GATWICK AIRPORT

M23 J10

CRAWLEY STATION

PORTLAND

1 TOWN HALL CRAWLEY

5 CRAWLEY MUSEUM

9 MARKS & SPENCER

13 CROW COFFEE

2 MEMORIAL GARDENS

6 TRAVELODGE

10 PREZZO ITALIAN

14 COUNTY MALL SHOPPING CENTRE

3 HIGH STREET

7 CRAWLEY LEISURE PARK

11 ANYTIME FITNESS

4 ASDA SUPERSTORE

8 QUEEN'S SQUARE

12 OLD PUNCH BOWL

LOCAL AMENITIES



PORTLAND

HIGH STREET ■ CRAWLEY ■ RH10 1BG

portlandcrawley.com



Matt Walters
matt.walters@ryan.com
Tim Hodges
tim.hodges@ryan.com



Jack Riley
jack.riley@knightfrank.com
Tom Slater
tom.slater@knightfrank.com

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