

PORTLAND

HIGH STREET ■ CRAWLEY ■ RH10 1BG

TO LET

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.



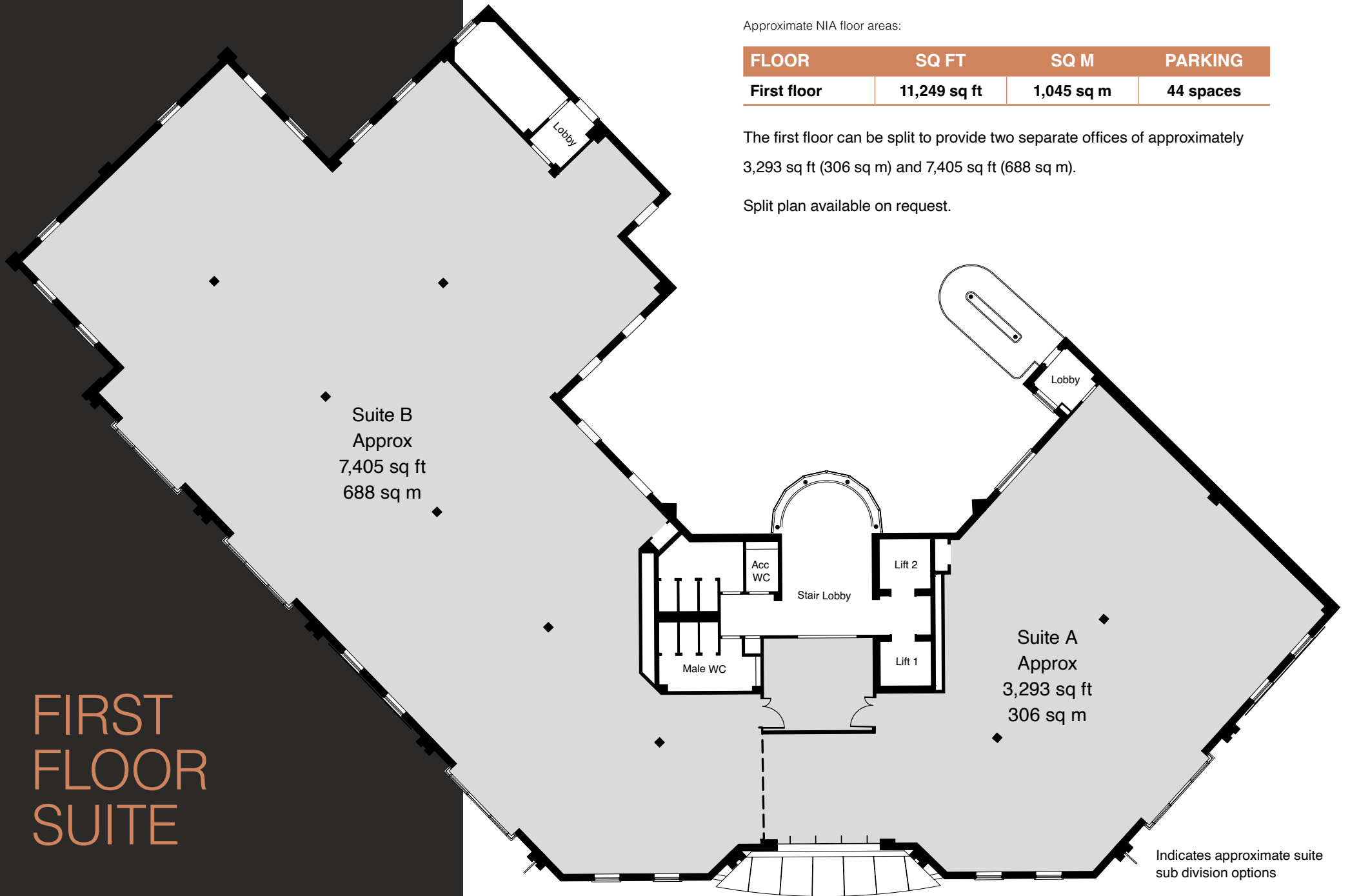


OPEN PLAN OFFICES

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

The entire first floor, comprising 11,249 sq ft, is available to let with two potential split options offering flexibility from 3,293 sq ft upwards.





FIRST
FLOOR
SUITE

Approximate NIA floor areas:

FLOOR	SQ FT	SQ M	PARKING
First floor	11,249 sq ft	1,045 sq m	44 spaces

The first floor can be split to provide two separate offices of approximately 3,293 sq ft (306 sq m) and 7,405 sq ft (688 sq m).

Split plan available on request.

FIRST FLOOR

INDICATIVE SPACE PLAN





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 1:256 SQ FT**



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



EPC B41

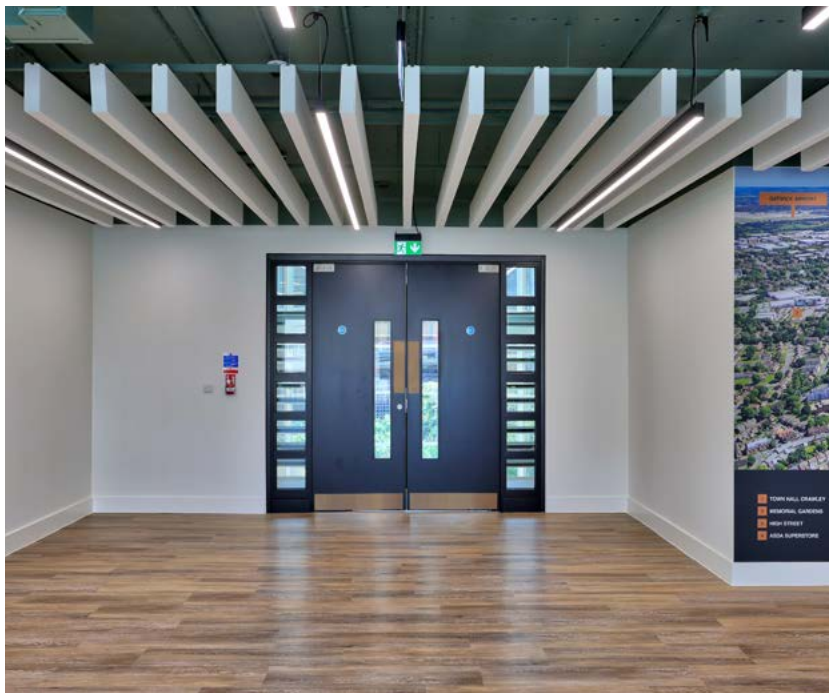


**BREEAM RATING:
EXCELLENT**

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

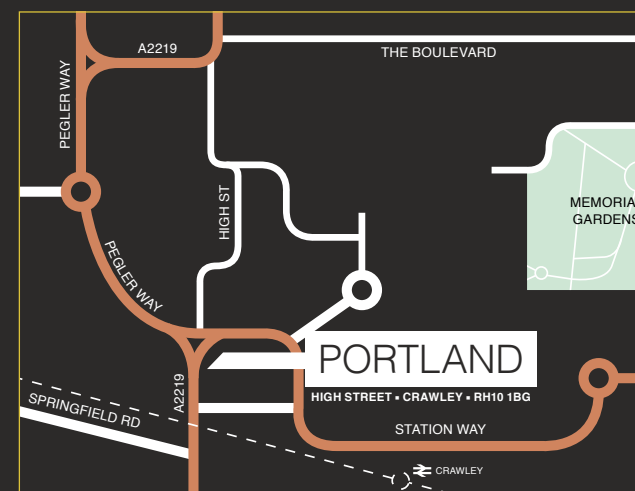
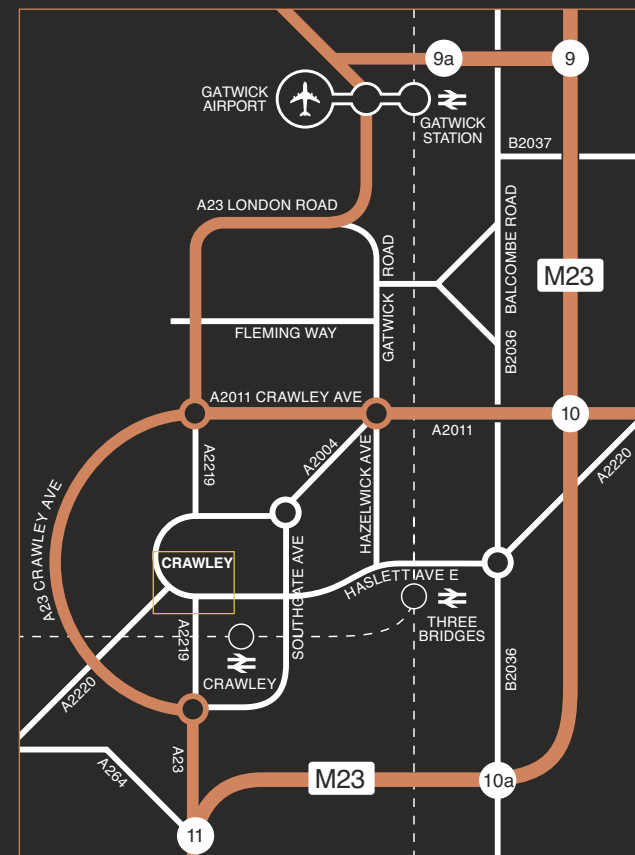
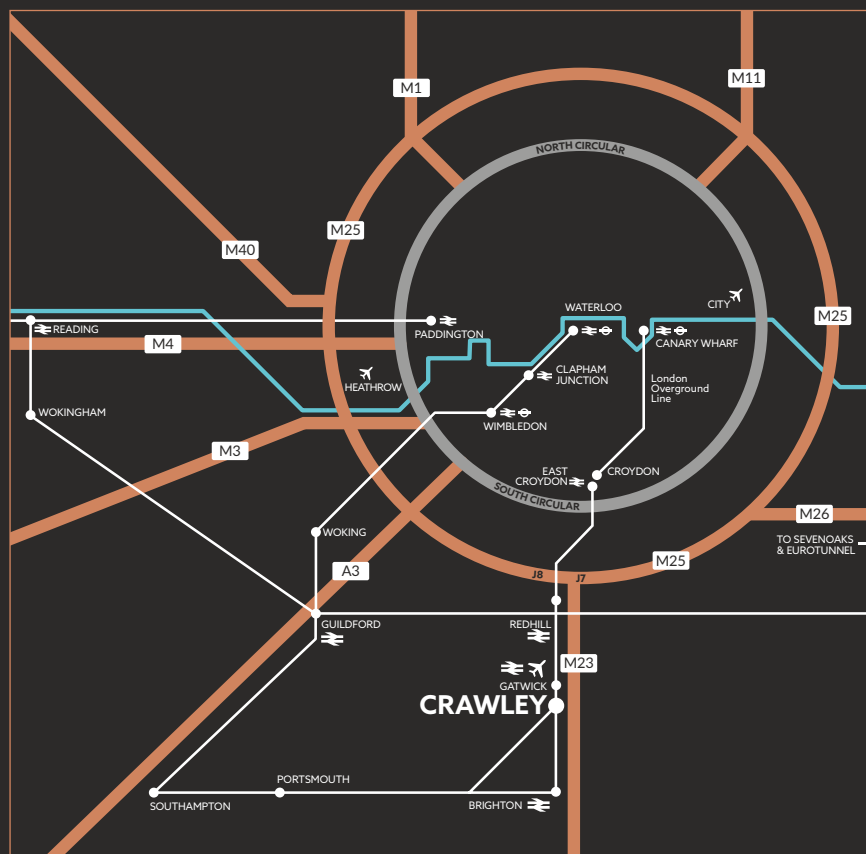
Source: Google Maps

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: metrobus.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:

CHUBB®



Grant Thornton

THALES

virgin atlantic 

Rentokil
Initial

BDO

 edf


BRITISH
AIRWAYS
Holidays

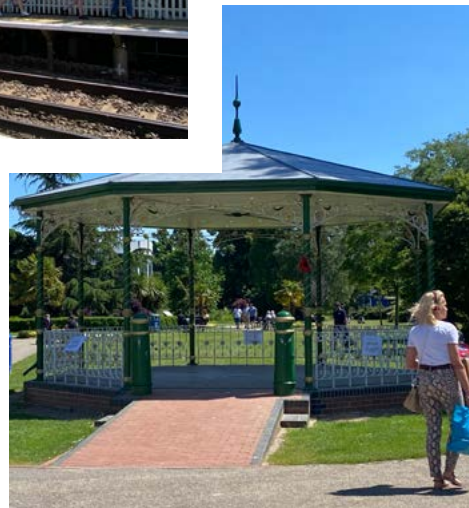
LEISURE

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.



- | | | | |
|---------------------|------------------------|--------------------|--------------------------------|
| 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



01737 243 328
ryan.com/agency

Tim Hodges

tim.hodges@ryan.com

Billy Quelch

billy.quelch@ryan.com



020 7629 8171

KnightFrank.co.uk

Jack Riley

jack.riley@knightfrank.com

Tom Slater

tom.slater@knightfrank.com

Ryan Property Tax Services UK Limited or Knight Frank LLP for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) All descriptions, dimensions, references to condition and necessary permission 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. (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Ryan Property Tax Services UK Limited or Knight Frank LLP (iv) No person in the employment of Ryan Property Tax Services UK Limited or Knight Frank LLP has any authority to make or give any representation or warranty whatever in relation to this property. January 2026.

