

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

PORLAND 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.

PORLAND





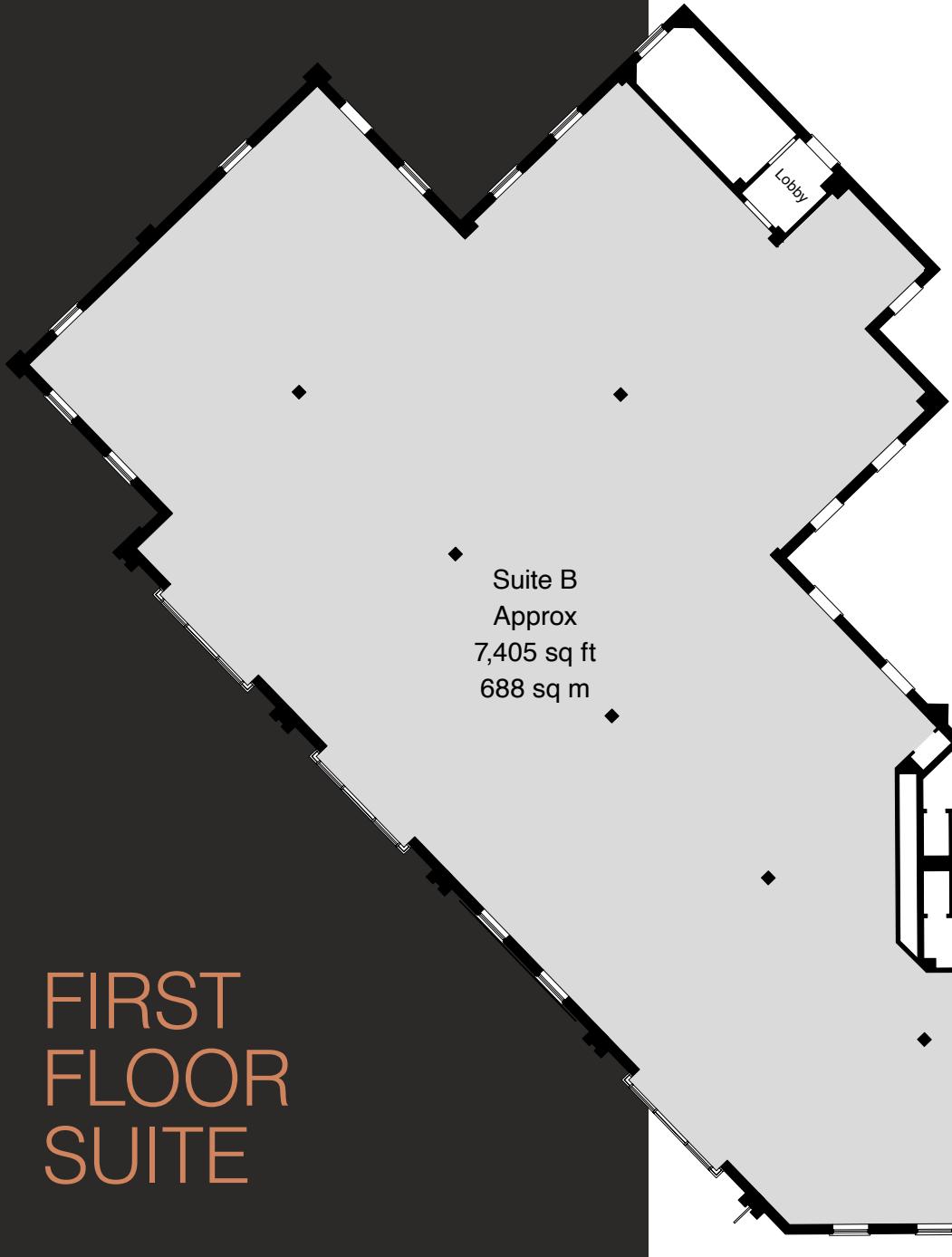
OPEN PLAN OFFICES

PORLAND 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



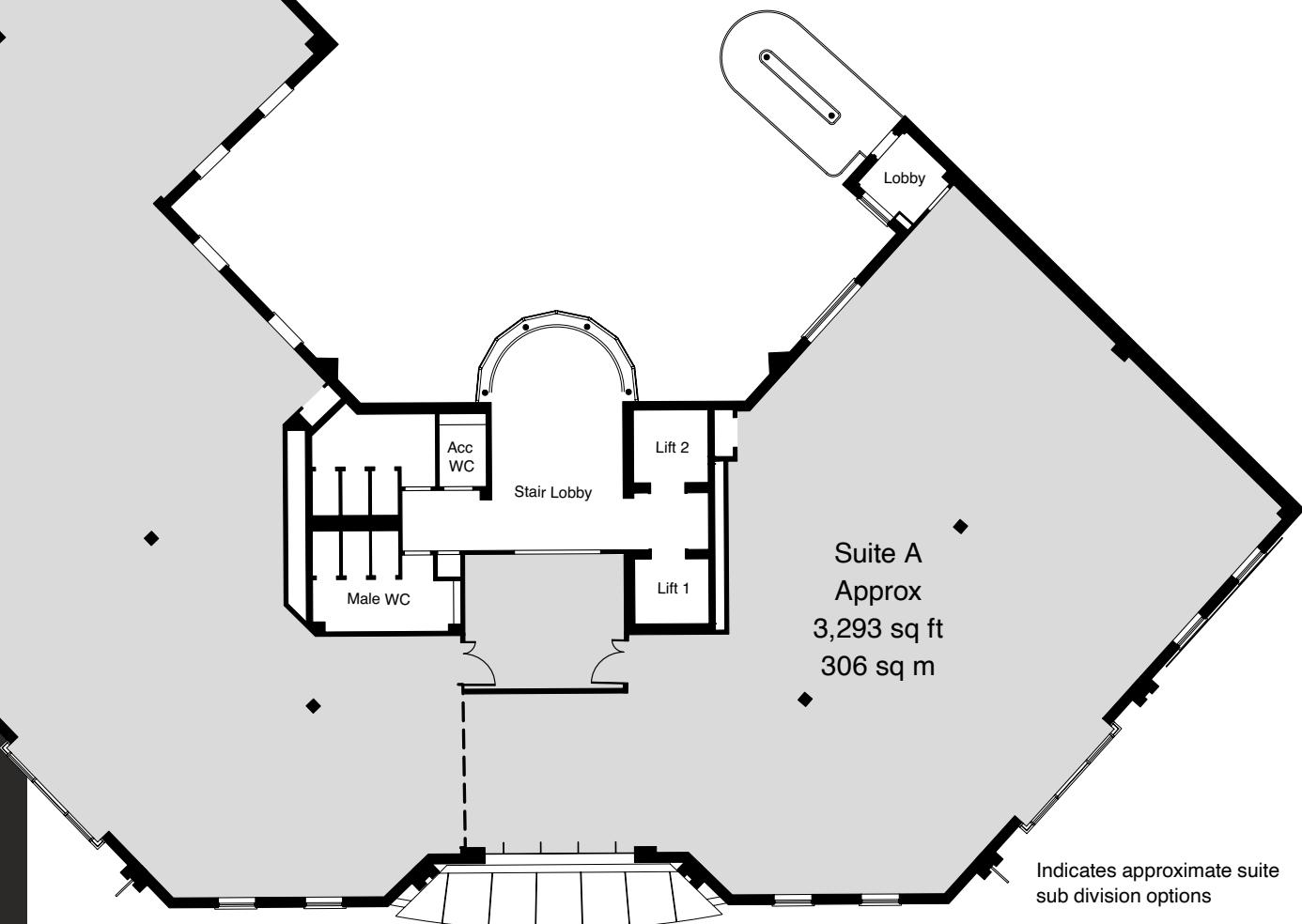
Suite B
Approx
7,405 sq ft
688 sq m

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).

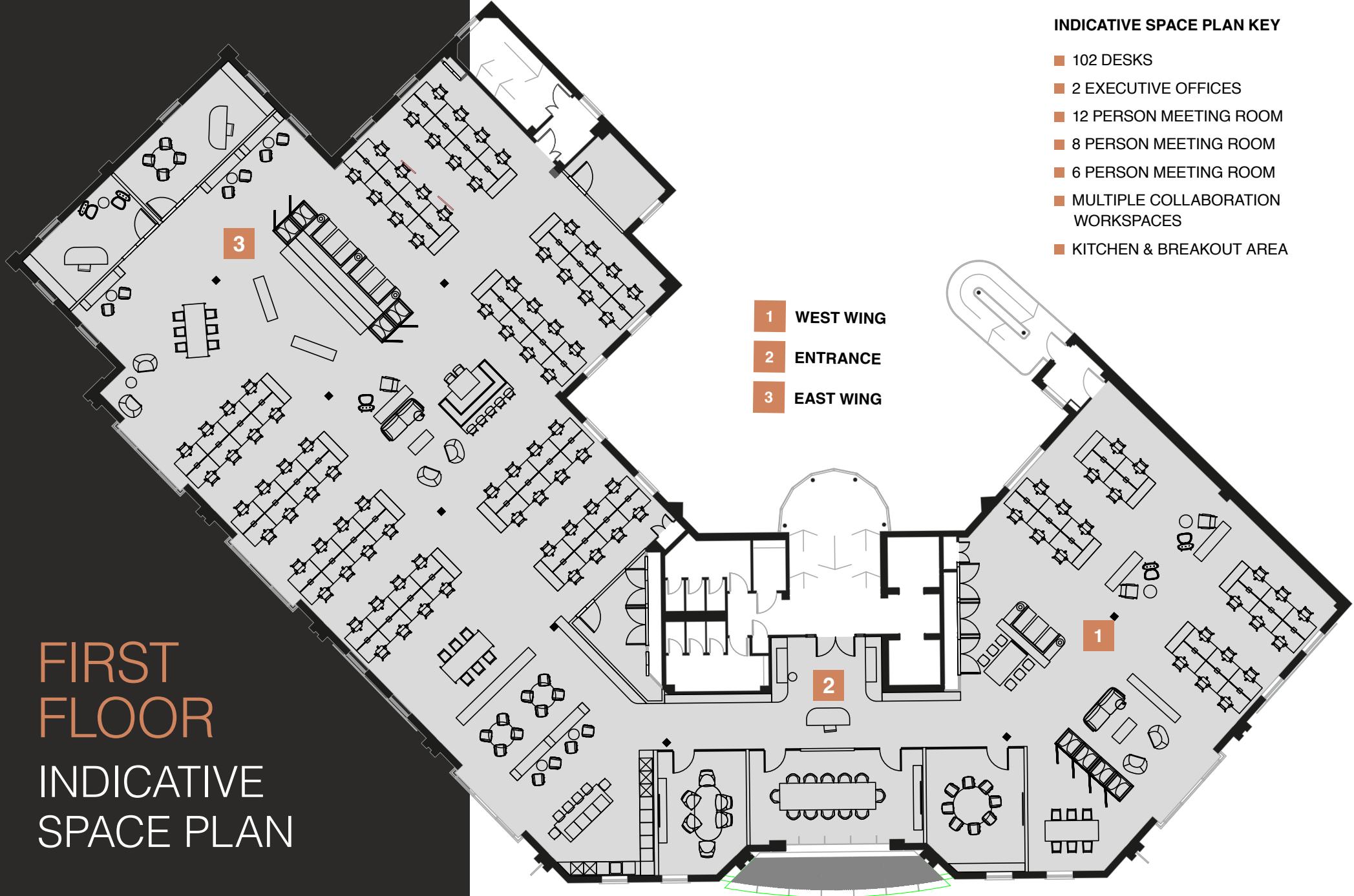
Split plan available on request.

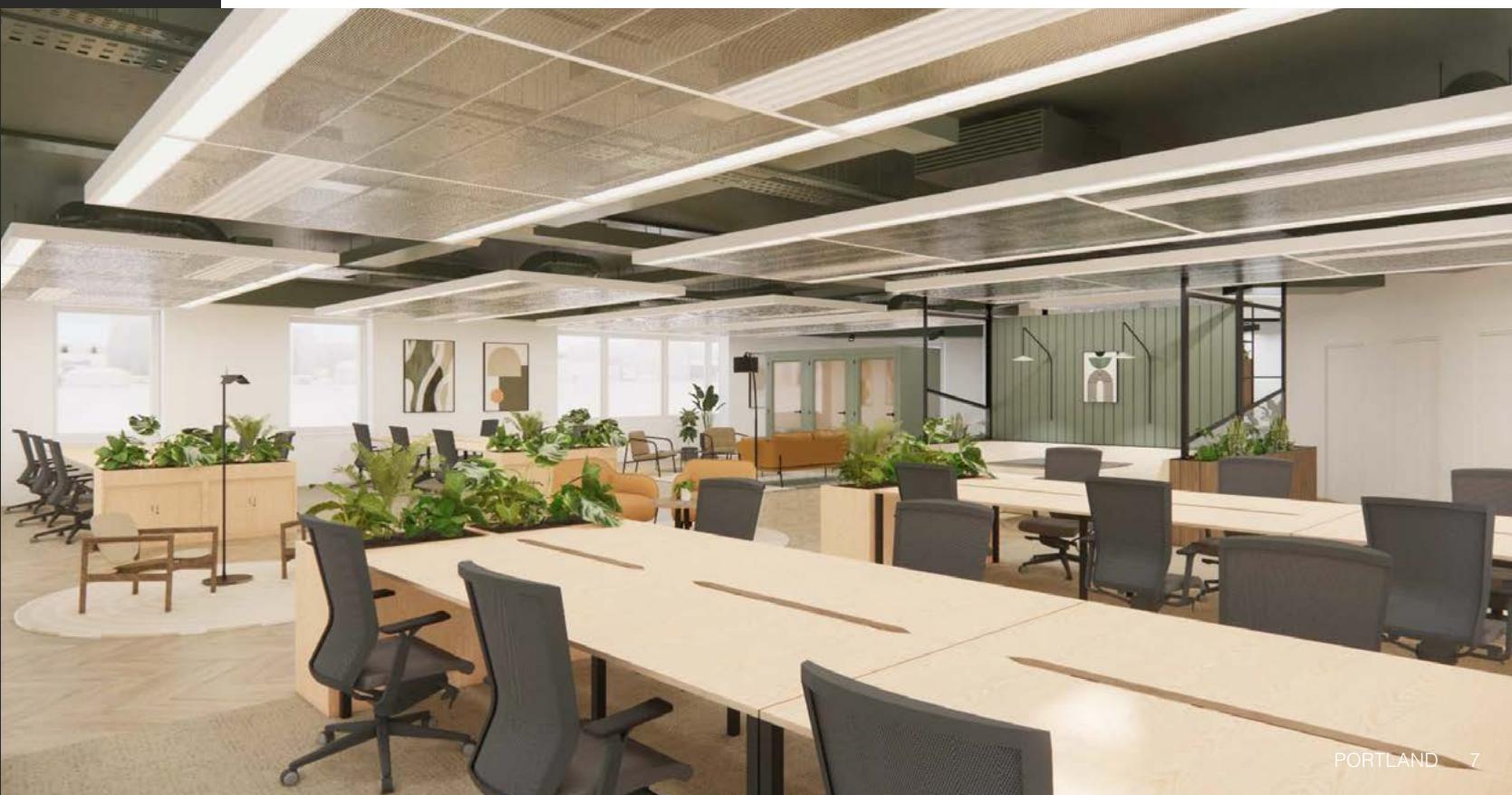
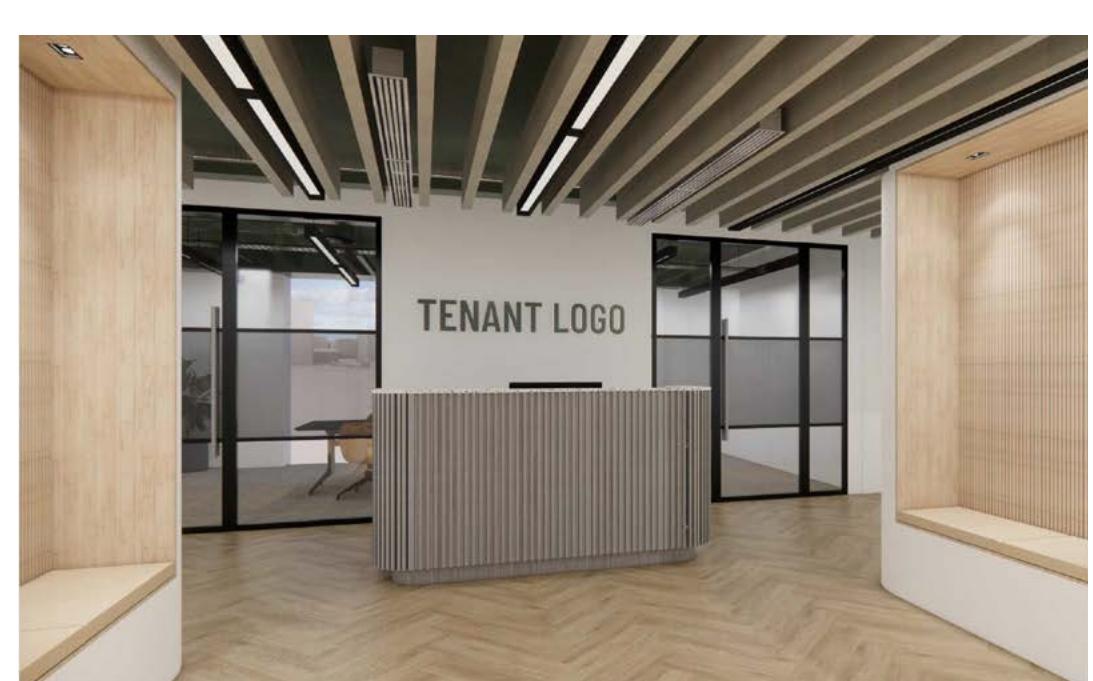


Suite A
Approx
3,293 sq ft
306 sq m

Indicates approximate suite
sub division options

FIRST FLOOR INDICATIVE SPACE PLAN





FIRST
FLOOR
CGIs

EXPOSED SERVICES FEATURING RAFT CEILINGS



SPECIFICATION



EXTENSIVELY
REFURBISHED
RECEPTION WITH
CONCIERGE



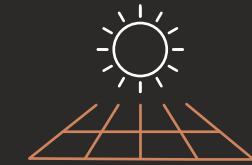
EXPOSED CEILING
AND RAFT SYSTEM



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

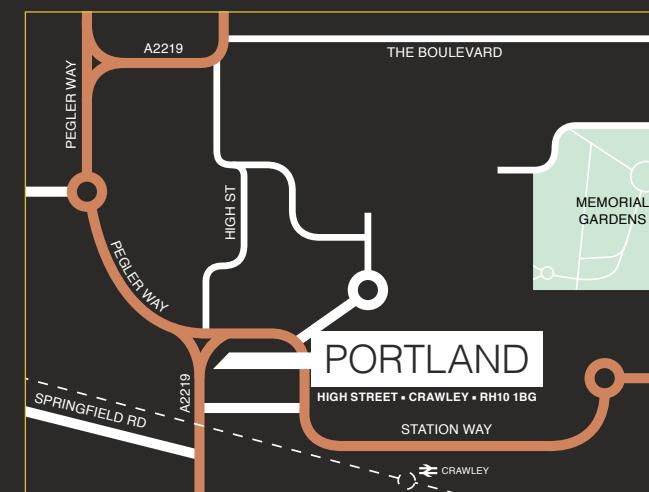
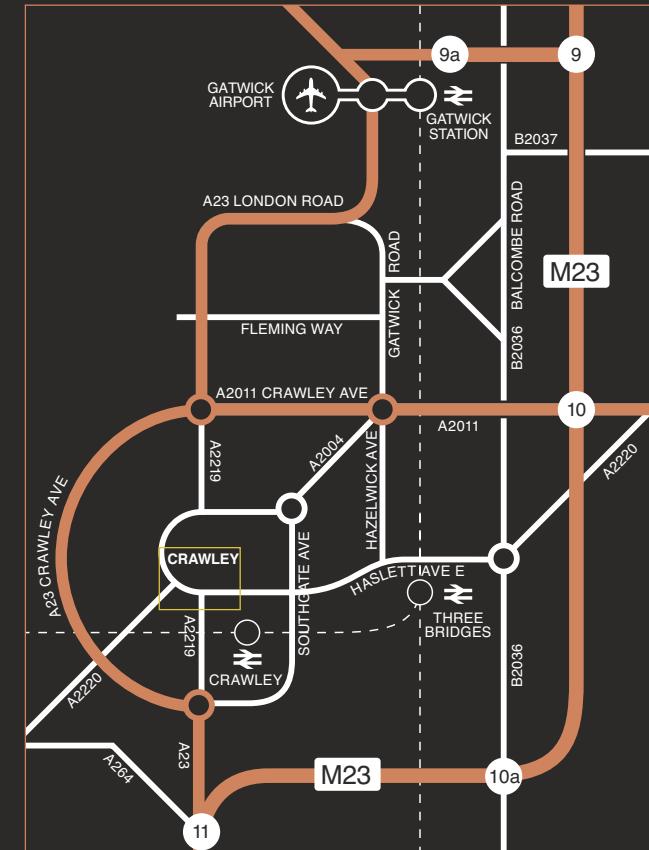
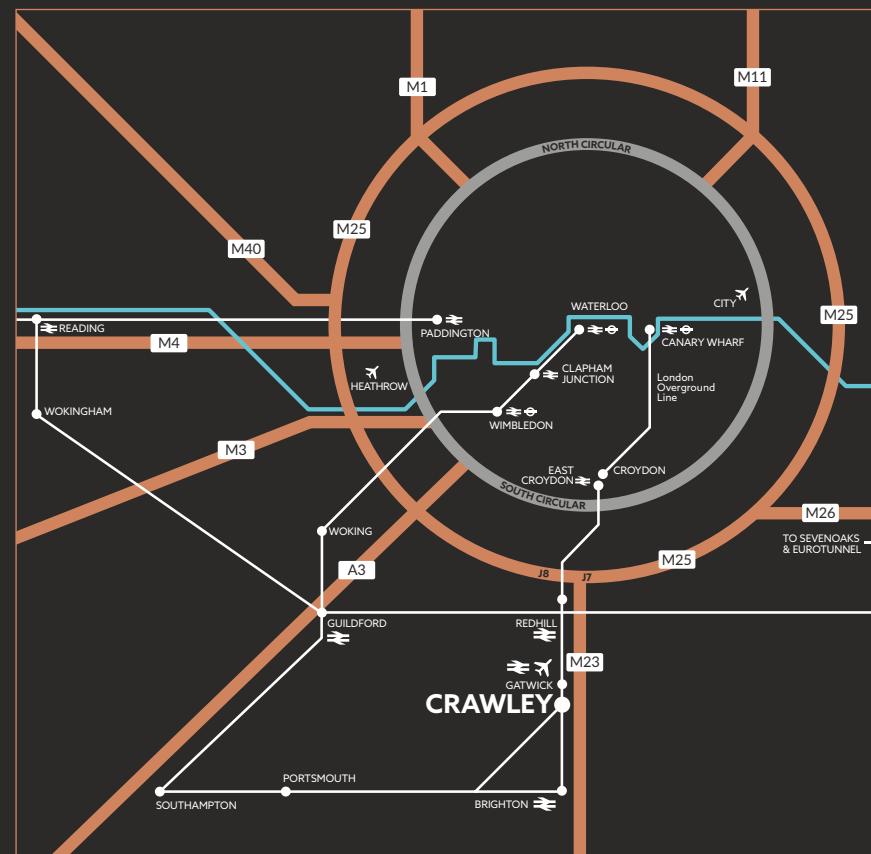
Source: Google Maps

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

Rentokil
Initial

BDO

THALES

edf

virgin atlantic

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.

GATWICK AIRPORT

M23 J10

CRAWLEY STATION

PORTLAND



1 TOWN HALL CRAWLEY

2 MEMORIAL GARDENS

3 HIGH STREET

4 ASDA SUPERSTORE

5 CRAWLEY MUSEUM

6 TRAVELODGE

7 CRAWLEY LEISURE PARK

8 QUEEN'S SQUARE

9 MARKS & SPENCER

10 PREZZO ITALIAN

11 ANYTIME FITNESS

12 OLD PUNCH BOWL

13 CROW COFFEE

14 COUNTY MALL SHOPPING CENTRE

LOCAL AMENITIES



PORTLAND

HIGH STREET ▪ CRAWLEY ▪ RH10 1BG

portlandcrawley.com



Tim Hodges
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Jack Riley
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