



ENDEAVOUR
CBQ

GRADE A - HQ OFFICE BUILDING
5,882 - 12,397 SQ FT (546.45 - 1151.70 SQ M)
CAR PARKING (1:205 SQ FT)

CRAWLEY BUSINESS QUARTER
MANOR ROYAL
CRAWLEY
RH10 9LW



ENDEAVOUR
CBQ

CRAWLEY

Crawley is one of the principal commercial centres in West Sussex. The town is strategically located 30 miles south of Central London, 23 miles north of Brighton and 27 miles south east of Guildford. Continuous economic growth and investment have developed Crawley into the main centre of industry, commerce and employment between London and the South Coast.

Due to its close proximity to Gatwick Airport, Crawley is a key South East office market with a number of large aviation companies choosing to locate in the town, including Virgin Atlantic, British Airways and the Civil Aviation Authority. Other occupiers attracted to the town include Deloitte, KPMG, PwC, Grant Thornton, Nestlé and Thales.

MANOR ROYAL

The success of Manor Royal has attracted a number of retail and leisure operators. County Oak Retail Park is one of Crawley's most successful out of town parks. Other local amenities include a Tesco Express and two hotels (Premier Inn and Ibis). Manor Royal has consistently been a popular choice for a diverse range of occupiers, including a host of blue chip global brands such as Virgin, Siemens, Boeing, Thales, and Vent Axia. The recently opened Acorn Retail Park has also attracted Marks & Spencers, Smyths Toys and Aldi.



CRAWLEY BUSINESS QUARTER

Endeavour CBQ is situated within Crawley Business Quarter. Crawley Business Quarter comprises a number of detached office buildings set within an attractive landscaped working environment and is considered to be Manor Royal's prime office pitch. In addition to Virgin Atlantic and Virgin Holidays, other occupiers include Doosan Power Systems, Deloitte and Tokyo Electron Europe.

DESCRIPTION

Endeavour CBQ is a striking headquarters office building arranged over ground and two upper floors.

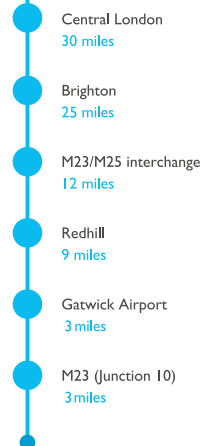
The property has undergone an extensive refurbishment to provide Grade A offices together with an enhanced entrance, offering exceptional office accommodation. The full CAT A refurbishment has included:

- New VRF air conditioning
- 1:8 sq m occupancy, scaleable to 1:6 sq m
- New feature glazed entrance
- Flexible open plan floor plates
- New LED lighting with PIR and daylight dimming controls
- New metal tiled suspended ceilings
- New stylish WCs
- New bespoke shower facilities
- Full access raised floors with new carpets throughout
- Underfloor Busbars and cable trays throughout
- Refurbished 10 person lift
- 95 car parking spaces 1:205 sq ft

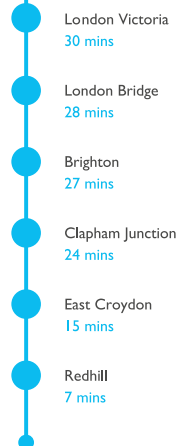
Space plans available on request

EPC

B-35 An Energy Statement has been prepared showing the efficiency of the building and the subsequent low running costs. Full details are available on request.



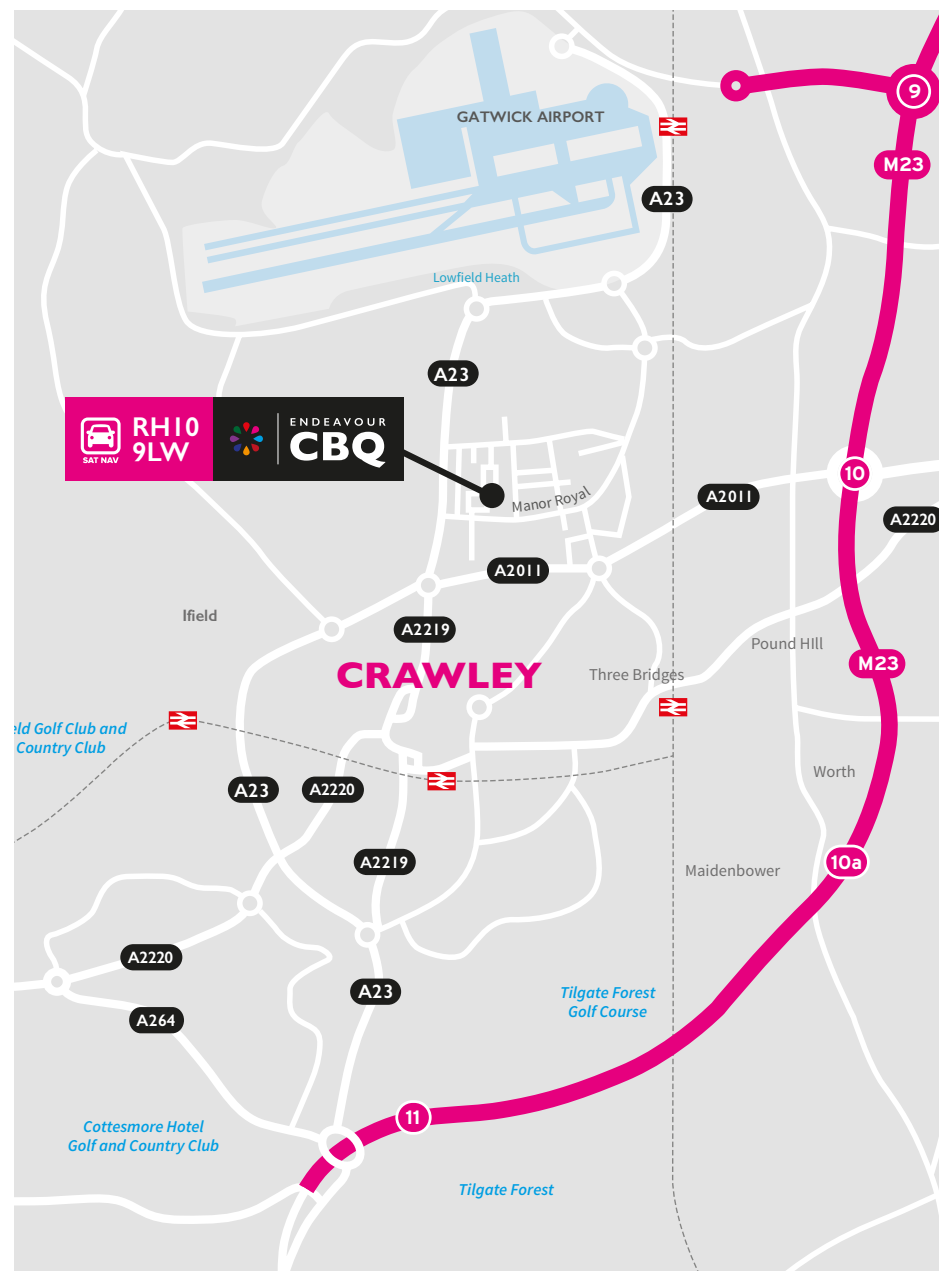
FROM CRAWLEY



FROM GATWICK AIRPORT

FLOOR AREAS

	SQ M	SQ FT
Ground	546.45	5,882
First	605.25	6,515
Second Floor let to Colosseum Dental		
TOTAL	1,151.70	12,397





GROUND FLOOR PLAN



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