

**OFFICES TO LET**

**FIRST FLOOR**

**UNIT A1, THE FLEMING CENTRE**

**FLEMING WAY**

**CRAWLEY**

**4,300 SQ. FT. (399 SQ. M.)**



**LOCATION**

The offices are located on the first floor of Unit A1 of The Fleming Centre on Fleming Way, which marks the northern boundary of The Manor Royal Estate.

Fleming Way is immediately off the A23 which is accessed from either junction 9 or 10 of the M23. Gatwick Airport is five minutes away.

## DESCRIPTION

The Fleming Centre was constructed in the 1980's. The building is of two storey construction with a high degree of fenestration, making the offices very light. These are self contained offices with a large reception area, all of which has been completely refurbished.

## AMENITIES

- Fitted kitchen
- Refurbished reception with new stone floors and lighting
- Male and female toilets
- 17 Car spaces

## Offices

- New carpeting throughout
- Cat II lighting
- Solid flooring
- Floor boxes set in screed
- Potential to take perimeter trunking
- Open plan

## FLOOR AREAS

	Sq. ft.	Sq. m.
Offices	3,918	363.86
Reception	412	38.35
<b>Total</b>	<b>4,330</b>	<b>402.21</b>

*On a net internal basis in accordance with the RICS Code of Measuring Practice (current edition).*

## TERMS

Available to let on a new sub lease on terms to be agreed.

## VIEWING

By arrangement through joint agents:

Vanessa Clark  
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