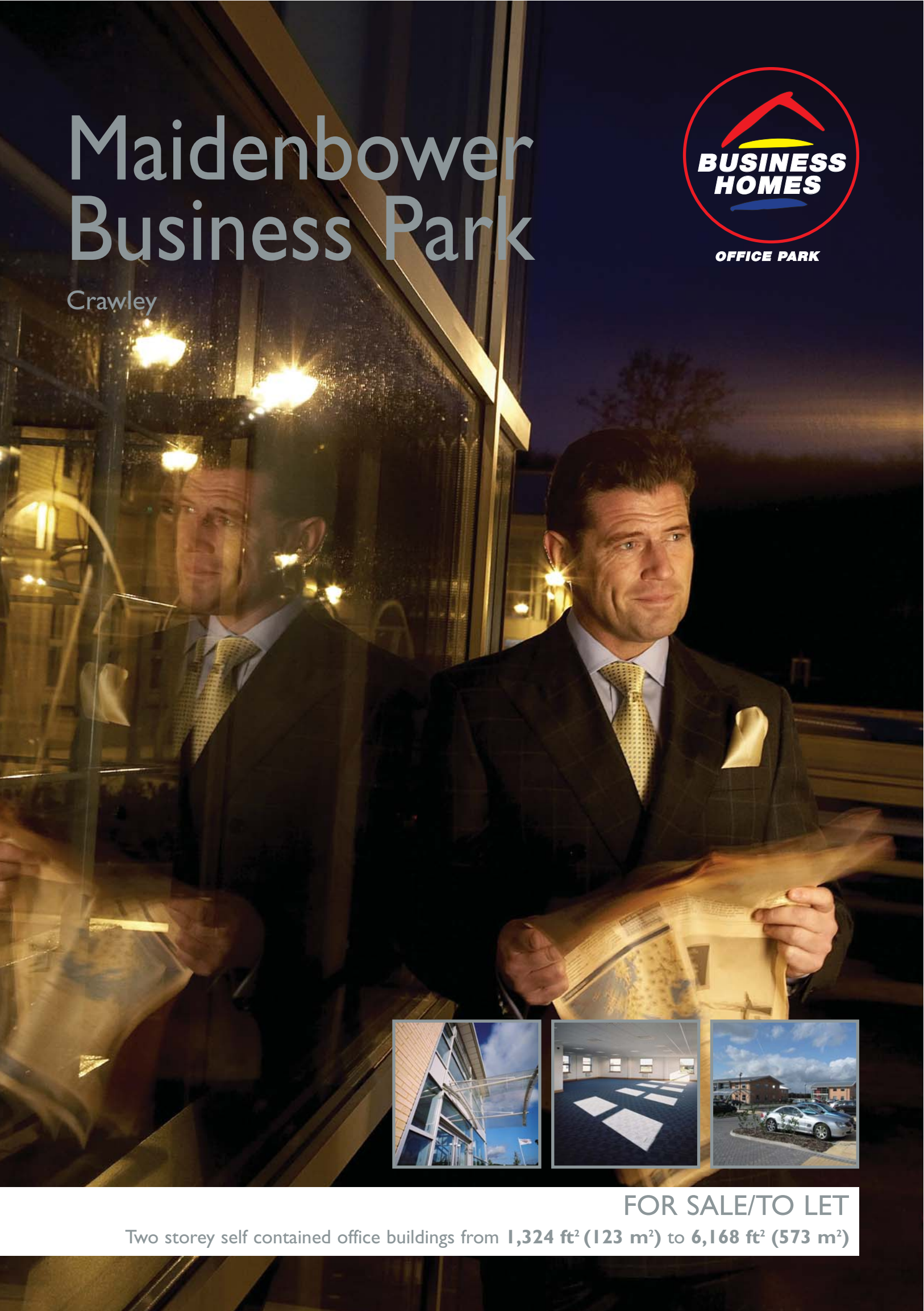


# Maidenbower Business Park

Crawley



**FOR SALE/TO LET**

Two storey self contained office buildings from 1,324 ft<sup>2</sup> (123 m<sup>2</sup>) to 6,168 ft<sup>2</sup> (573 m<sup>2</sup>)



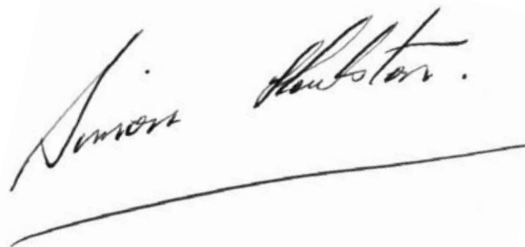


Making work  
a pleasure...

Our customers tell us a move to a new Business Home is a boost for their business. A pleasant, secure, working environment helps them recruit and retain staff. A new building reflects the success and ambition of the business and also helps promote the sale of its products or services. 'First impressions count!'

We give our customers the choice of being able to buy or rent, tailoring terms to suit their needs and 'finances'.

Our building designs have evolved over a decade and incorporate both customer feedback and the raft of legislation introduced in recent years. Small buildings are harder to design by their nature; our buildings are regarded by the Industry as the market leader in design and quality.

A handwritten signature in black ink, reading "Simon Houlston", written over a light blue horizontal line.

Simon Houlston  
Chairman of Business Homes





...Impressive...



'Impress your clients,  
impress your staff with...'



Your own branding on a new self contained building  
with free designated parking.



Your own front door providing a light and airy,  
contemporary entrance.



State of the art telecommunications available.





'Flexible working space  
designed for your operational  
needs'



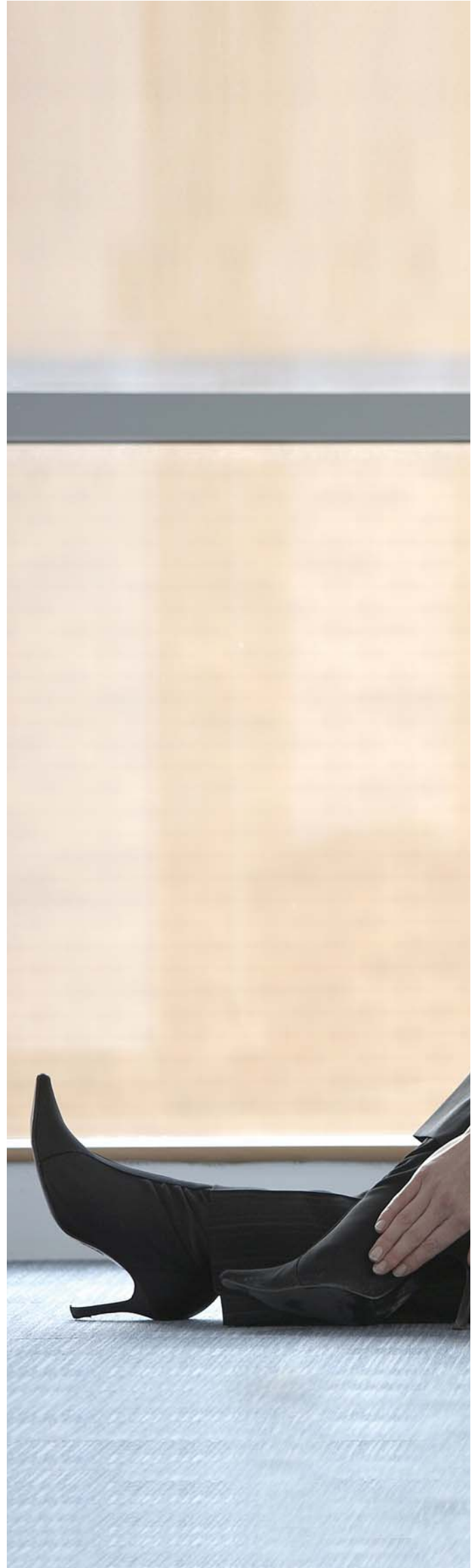
Suspended ceilings with recessed lighting.



Fully raised access floors.



Free space planning service available.





...Flexible...





Online property marketing from **E2PropertyLink**

**Why E2PropertyLink?**

How do we reach occupiers?

Why do I need a Premier Presentation?

The better the property is presented, the better the response will be.

Property Type	Response Rate
Commercial	~15%
Industrial	~25%
Office	~35%

What do I get and how much does it cost?

For all bookings please call 020 7933 3718

...Comfortable...





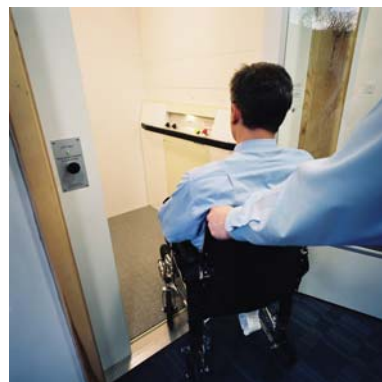
'Comfort is essential for occupiers - our aim is *making work a pleasure*'



Air conditioning (comfort conditioning) as standard.

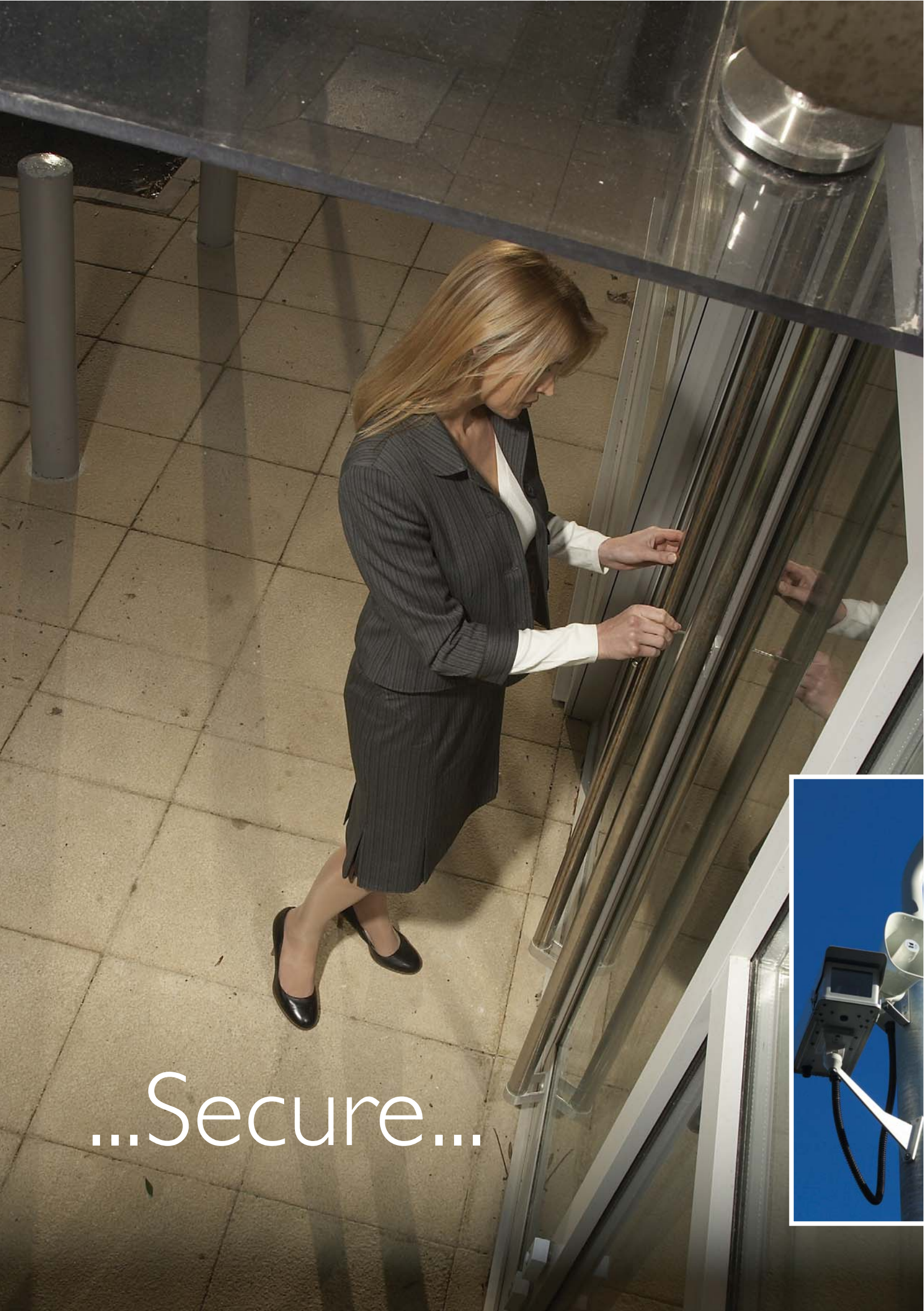


WC and kitchen on each floor. Kitchen includes dishwasher, fridge, sink and storage.



Disability Discrimination Act compliant with disabled toilet, kitchen, lift and access.





...Secure...



‘Providing a secure working environment for your business and staff’

State of the art Security is provided by GSS which includes:-

- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.
- An Intruder Alarm System is installed and connected to the security control centre. The sensors are fitted at the occupier’s expense to suit the fit out.
- A Barrier Entry System at the entrance to each of our developments including a Vehicle Recognition System.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their vehicle when leaving the building outside normal office hours, with voice contact via the audio system.
- Police response to Business Homes / GSS activations are given a higher priority due to a zero false alarm record.
- Other elements of the building can be monitored via this system. This can include the fire alarm, temperature control in specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.



Buy or rent  
(it's your future)...







'A choice of Tenureships to suit you and your businesses needs'

### Freehold:

- Each building is available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

### Leasehold:

- Length of lease and terms to suit your business needs.

### Quoting Prices:

- Price and rental figures available on application.

### VAT:

- VAT will be charged on rent and sale prices.

### Warranties:

- 12 years Design Build Warranty is provided by the Contractor, supported by 12 year Warranties from the Architects and Engineers.





# Schedule of accommodation

Building	Ft <sup>2</sup>	M <sup>2</sup>	Car Parking	Typical Occupation Numbers
1	5,189	481	15	35 - 60
2	2,630	244	8	12 - 30
3	2,630	244	8	12 - 30
4	6,189	573	19	50 - 70
5	3,043	282	9	20 - 40
6	3,043	282	9	20 - 40
7	6,189	573	19	50 - 70
8	3,043	282	9	20 - 40
9	3,043	282	9	20 - 40

Each building has the potential to be spilt on a floor by floor basis with suites from 1,324 ft<sup>2</sup> (123m<sup>2</sup>).





# Floor plans

2,630 ft<sup>2</sup> floor size

Ground Floor

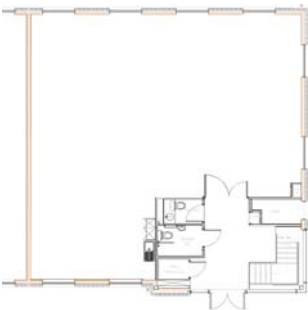


First Floor - Fit out



3,043 ft<sup>2</sup> floor size

Ground Floor

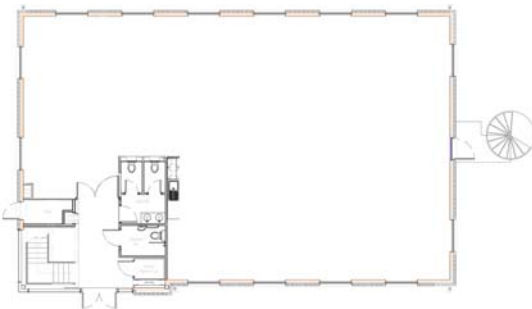


First Floor - Fit out

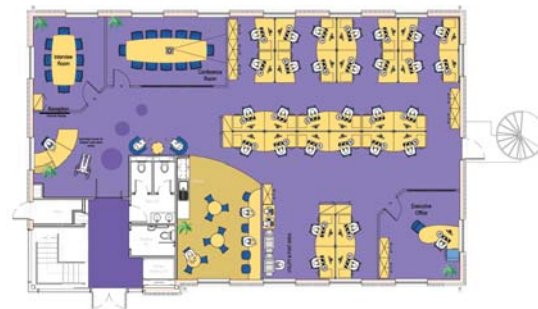


5,189 ft<sup>2</sup> floor size

Ground Floor

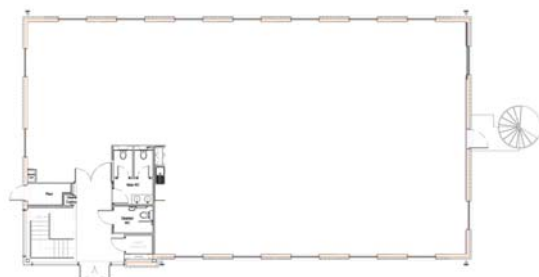


First Floor - Fit out

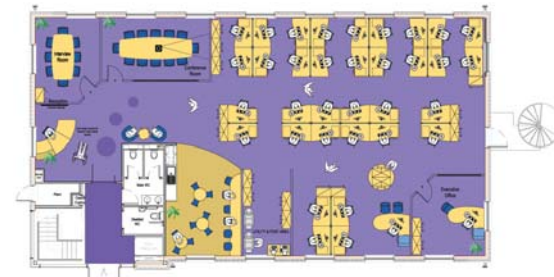


6,189 ft<sup>2</sup> floor size

Ground Floor



First Floor - Fit out



NB: The above floor plans are indicative and individual buildings vary between sites and between buildings



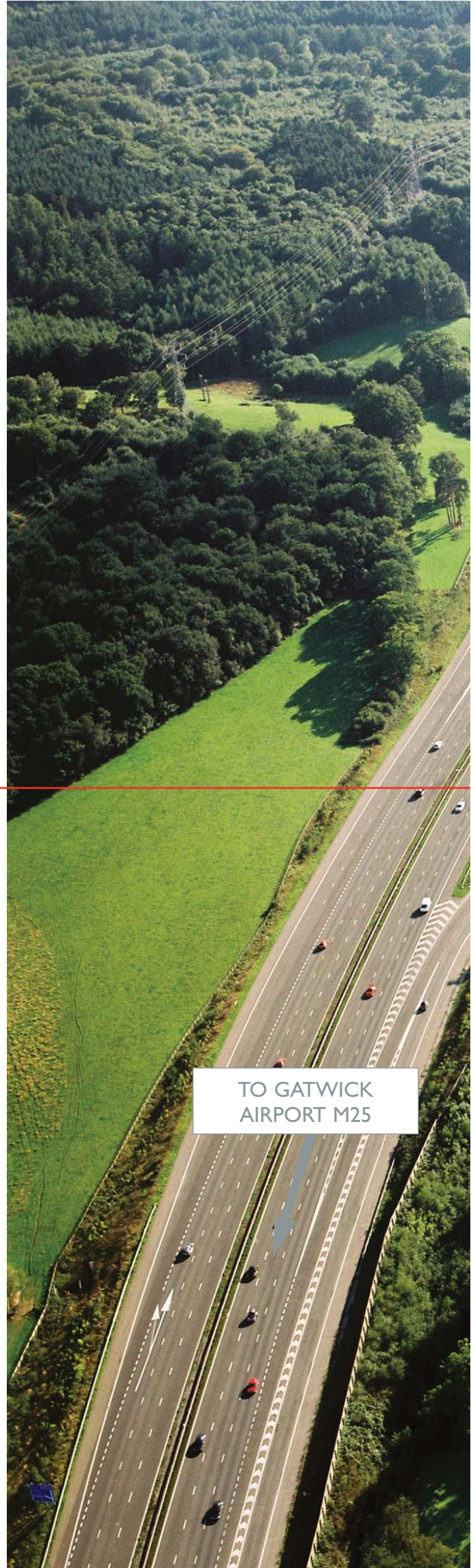


comes to...

# Maidenbower Business Park

Crawley

TO GATWICK  
AIRPORT M25





TO BRIGHTON,  
SOUTH COAST

JCT 10A

HOTEL  
EUROPA

AUDI

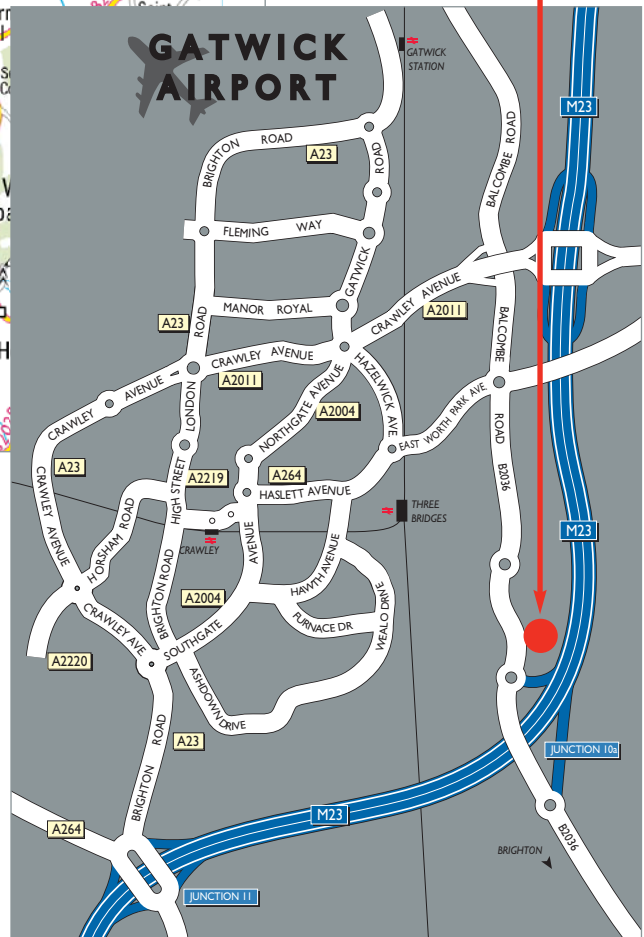
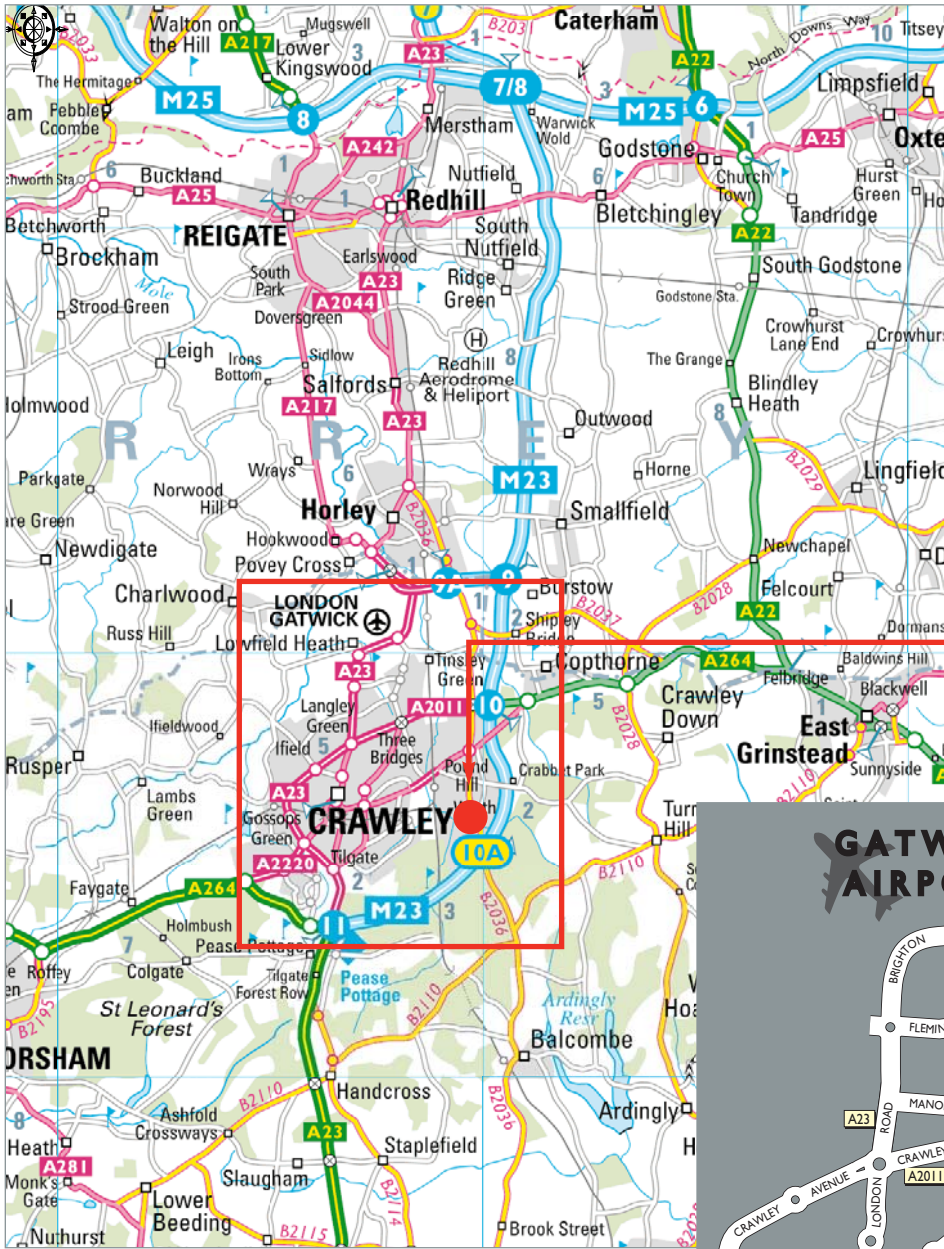
TO  
CRAWLEY

The ideal location...





# The place to be...





## Location

- Maidenbower is conveniently situated on the south eastern edge of Crawley adjoining the A23/M23 at Junction 10a.
- Occupiers nearby include Lind Audi and Access Storage. The Europa hotel is within a few hundred yards. In the last few months, the Crawley region has attracted the following companies: BDO Stoy Hayward, Rentokil, SG4, and Fortis Bank.
- Three Bridges station with its regular train services to Victoria, London Bridge, Gatwick Airport and the south coast is approximately 1.5 miles away.

## Distances (approx)

	<b>Distance</b>
Gatwick Airport	5 miles
M25/J7/8	15 miles
Three Bridges Station	1.5 miles
Brighton	22 miles
Crawley Town Centre	2.5 miles
Heathrow Airport	35 miles

## Rail (fastest)

London Victoria	30 mins (Gatwick Express)
London Bridge	35 mins (Thameslink)
Brighton	30 mins (Southern)
Luton Airport	85 mins (Thameslink)

Sat Nav Reference: RH10 7ZJ



## ALSO DEVELOPING AT...

### Scotland

Aberdeen

Dunfermline

East Kilbride

East Lothian

Edinburgh

Glasgow (Airport)

Livingston

### North

Chester

Chesterfield

Doncaster (Airport)

Knaresborough, Harrogate

Leeds City Centre

Leeds Thorpe Park

Liverpool (Airport)

Newcastle

Manchester

Stockport

### Midlands

Birmingham

Coventry

Swindon

### South

Bracknell

Crawley

Elstree

Luton

Southampton

Stevenage

Stokenchurch

Winnersh

Wokingham

A development by:



jonathan.houlston@businesshomes.co.uk

Agents:



mark.emburey@collierscre.co.uk  
sarah.o'connell@collierscre.co.uk



agodfrey@shw.co.uk  
aphilips@shw.co.uk