



astral TOWERS

FROM 900 sq.ft TO 40,000 sq.ft (84-3,716 sqm)
A LANDMARK BUILDING IN CRAWLEY





It's the dawn of a new era at Astral Towers.

A stunningly remodelled, light and expansive reception creates a stylish entrance to seven floors of flexible well arranged office accommodation.

Colony Capital LLC have invested in the highest quality upgrades to create an environment that is sure to impress both occupiers and their clients alike.

Many leading UK businesses have already seen the potential of Astral Towers.

Current occupiers British Airways Holidays, Avios, Tesco, Concur, Elekta, Sulzer, Snap Aerdata and Westcon, while more than 2,000 businesses are located in Crawley and manor Royal including BT, Thales, Doosan Babcock, Tui Holidays, Rentokil PLC, Edwards and Virgin.

gravity



flexible
space



a cluster

of local amenities

With Gatwick Airport and of course Crawley on your doorstep,

Astral Towers offers a wide range of amenities.

The private minibus service, which runs throughout the day between Gatwick Airport, Crawley and the building, gives access to restaurants ranging from Ask and TGI Fridays to coffee bars like Nero and Costa.

The Acorn Retail Park immediately adjacent is now open with M&S, Aldi and Smyths Toys. Just a few steps further away is the County Oaks Retail park with Next, Boots, TK Maxx, Hobbycraft, Argos, Harveys, B&M, Halfords, Currys/PC World and Costa.

For those wanting an on site option for lunch, break times or exercise, there is a Tesco Express and a New Snap Fitness Gym 24-7.



stellar

communications



An unrivalled location gives Astral Towers ideal access to all major transport links.

Located in the Manor Royal Business District, immediately off the A23 arterial road in central Crawley, it is nine miles from the M25, 30 minutes by train from Central London and five minutes by regular private minibus from Gatwick Airport and a wide range of international airline routes.



ROAD

Central London	32 miles
Gatwick Airport	3 miles
Junction 10 M23	3 miles
M23/M25 interchange	12 miles
Heathrow airport	46 miles

RAIL

London Victoria (Gatwick Express)	30 minutes
London Bridge (Thameslink)	29minutes
Redhill	7 minutes
East Croydon	15minutes

Road timings by Google Maps
Rail timings by The Trainline



a real spectrum of options

Astral Towers offers a flexible platform small, medium, large and growing businesses.

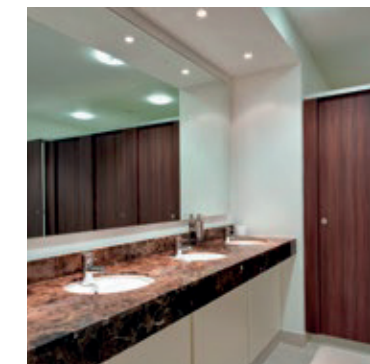
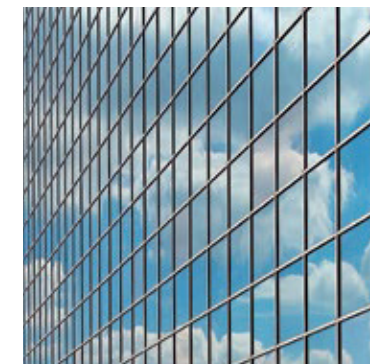
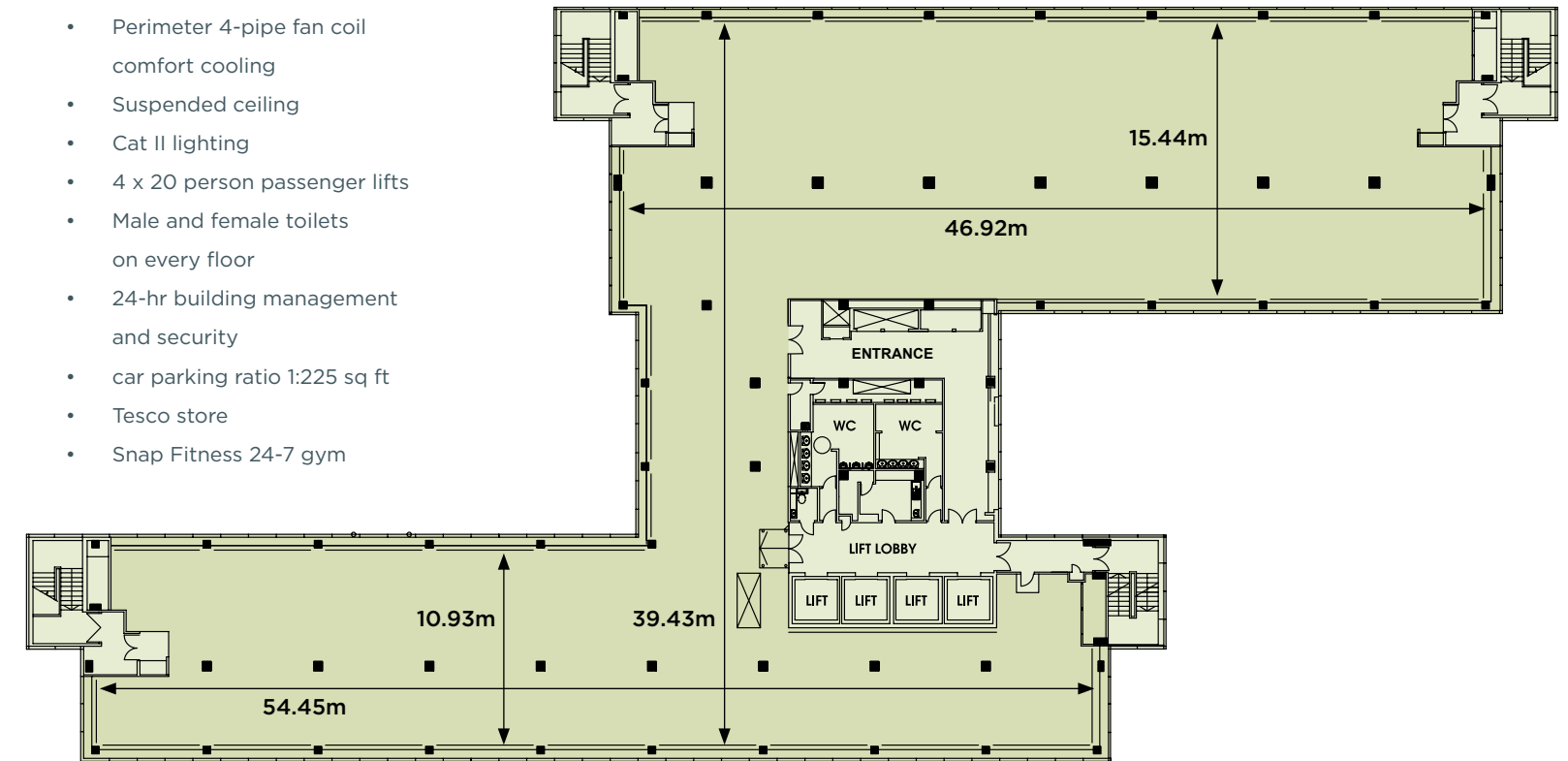
The building offers occupiers highly adaptable floor plates. See Below for availability

FLOOR	sq ft	sq m
FIRST FLOOR	14,507	1,347.74
SECOND FLOOR	14,493	1,346.44
THIRD FLOOR	1,152	107.02
FIFTH FLOOR	8,991	835.29
EIGHTH FLOOR	887	82.41

Office space in Astral Towers offers occupants an array of Grade A Features

- Perimeter 4-pipe fan coil comfort cooling
- Suspended ceiling
- Cat II lighting
- 4 x 20 person passenger lifts
- Male and female toilets on every floor
- 24-hr building management and security
- car parking ratio 1:225 sq ft
- Tesco store
- Snap Fitness 24-7 gym

typical upper floor



local map



regional map



Energy Performance Certificate Non-domestic building	Benchmarks
OFFICE Astral Towers, Betts Way, CRAWLEY, RH10 9UY Certificate Reference Number: 0095-9679-9930-4900-5303	Buildings similar to this one could have ratings as follows:
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd .	31 If newly built
	92 If typical of the existing stock
Technical information	Energy Performance Asset Rating
Main heating fuel: Grid Supplied Electricity	A+ More energy efficient
Building environment: Air Conditioning	A 0-25
Total useful floor area (m²): 14025	B 26-50
Building: 4	C 51-75
	D 76-100
	E 101-125
	F 126-150
	G Over 150 Less energy efficient
	100 This is how energy efficient the building is



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A REFURBISHMENT BY

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REAL ESTATE

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for current availability please visit:
www.astraltowers.co.uk