

A low-angle photograph of the Astral Towers office building, a modern glass skyscraper with a grid-like facade. The building is set against a bright blue sky with scattered white clouds. The name 'ASTRAL TOWERS' is visible in large, stylized letters on the upper part of the building's facade. A green circular badge in the top right corner contains the text 'FIRST FLOOR FULLY LET'. At the bottom, white text provides details about the building's size, location, and postcode.

FIRST
FLOOR
FULLY
LET

astral TOWERS

FROM 1,500 sq.ft TO 58,291 sq.ft (139 - 5,415 sq.m)

THE LANDMARK OFFICE BUILDING IN CRAWLEY

SatNav: **RH10 9XA**





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.

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

Current occupiers are Tesco, Westcon, Concur, Snap and Sulzer while more than 2,000 businesses are located in Crawley and Manor Royal including BT, Thales, Doosan Babcock, Tui Holidays, Rentokil, Edwards and Virgin.

gravity



a real spectrum of options

Astral Towers offers a flexible platform for small, medium, large and growing businesses. The sixth floor is capable of sub divisions in suites from 1,500 sq ft upwards.

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

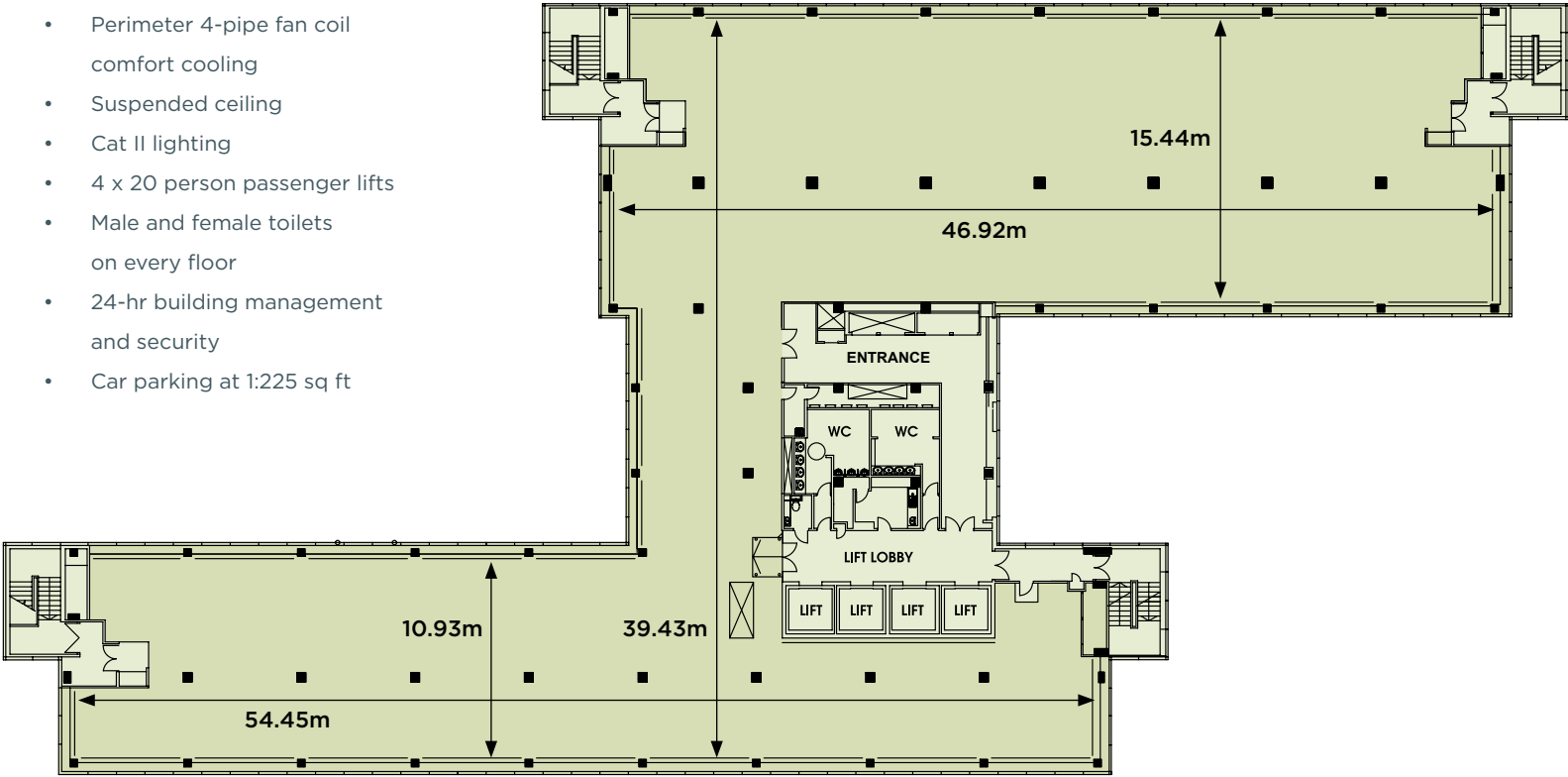
FLOOR	sq ft	sq m
SECOND FLOOR	14,493	1,346.44
THIRD FLOOR	8,467	787.00
FIFTH FLOOR	8,991	835.29
SIXTH FLOOR	11,859	1,102.00
SEVENTH FLOOR (Q2, 2024)	14,481	1,345.00

Office space in Astral Towers offers occupants an array of 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 at 1:225 sq ft

typical upper floor


NORTH



M&S
FOODHALL

M&S FOODHALL

M&S
FOODHALL

ORDER &
COLLECT

M&S
EST. 1914

M&S
CAFÉ

astral*

ET53 YCN

GU64 PUE

LX13 NNW

a cluster

of local amenities

With Gatwick Airport and of course Crawley on your doorstep,

Astral Towers offers a wide range of amenities on its doorstep including M&S Foodhall and Cafe Revive, Costa Coffee, Tesco Express and Snap Fitness Gym all within a 3 minute walk from the front door.

The private minibus service for occupiers, throughout the day between Gatwick Airport, Crawley and the building, which opens up drinks and restaurants to all the area has to offer including leisure, retail and sports.

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.



COFFEE

4 Outlets within
3 minutes walk



SNAP GYM

On site



TESCO METRO

On site



SHOWERS

On site



CAR PARKING

1:225



MINIBUS

Regular shuttle to
Gatwick & Town centre



RETAIL SHOPPING

Adjacent to
County Oak Centre





RETAIL

1. NEXT
2. BOOTS
3. TK MAXX
4. CURRYS/PC WORLD
5. HALFORDS
6. SMYTHS
7. LIDL
8. MARKS & SPENCER/CAFE REVIVE
9. WICKES

CORPORATE

10. ASTRAL TOWERS
11. HAYES & JARVIS
12. BOEING
13. ELEKTA
14. PREMIER INN
15. B&CE
16. THALES UK
17. DOOSAN POWER SYSTEMS
18. VIRGIN ATLANTIC



stellar

communications



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

Prominently located on Manor Royal fronting the A23, 9 miles from the M25, 3 minutes from Gatwick Airport which links to over 230 destinations in over 70 countries and in 2019 served more destinations than any other UK airport.



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

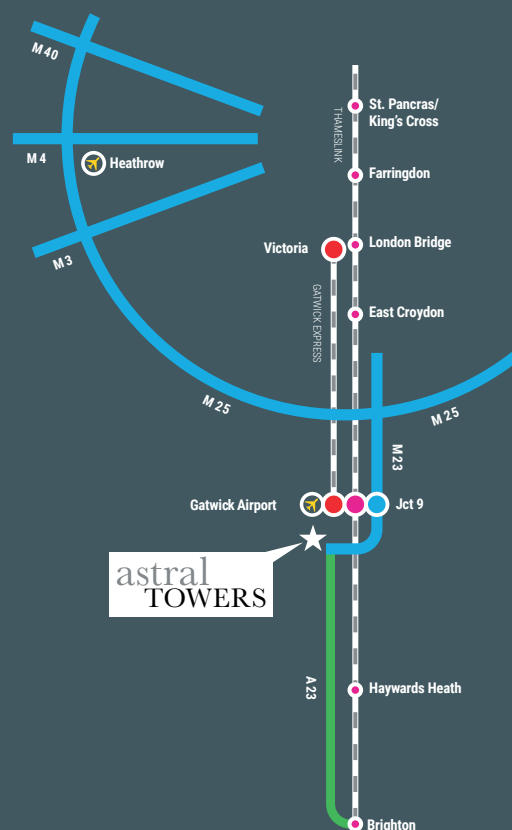
Road timings by Google Maps
Rail timings by The Trainline



local map



regional map



Energy Performance Certificate Non-domestic building																			
OFFICE Astral Towers, Betts Way, CRAWLEY, RH10 9UY Certificate Reference Number: 0095-9679-9930-4900-5303 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 .																			
Technical information																			
Main heating fuel: Grid Supplied Electricity Building environment: Air Conditioning Total useful floor area (m²): 14025 Building 4																			
Benchmarks																			
Buildings similar to this one could have ratings as follows: 31 If newly built 92 If typical of the existing stock																			
Energy Performance Asset Rating																			
<table border="1"> <tr> <td>A+</td><td>More energy efficient</td></tr> <tr> <td>A</td><td>0-25</td></tr> <tr> <td>B</td><td>26-50</td></tr> <tr> <td>C</td><td>51-75</td></tr> <tr> <td>D</td><td>76-100</td></tr> <tr> <td>E</td><td>101-125</td></tr> <tr> <td>F</td><td>126-150</td></tr> <tr> <td>G</td><td>Over 150</td></tr> <tr> <td>100</td><td>This is how energy efficient the building is</td></tr> </table>		A+	More energy efficient	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150	100	This is how energy efficient the building is
A+	More energy efficient																		
A	0-25																		
B	26-50																		
C	51-75																		
D	76-100																		
E	101-125																		
F	126-150																		
G	Over 150																		
100	This is how energy efficient the building is																		



Alex Lowdell
Alex.Lowdell@dtre.com
Hannah Davies
hannah.davies@dtre.com



Adam Godfrey
agodfrey@shw.co.uk
Laura Miles
lmiles@shw.co.uk



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars

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