

Crawley Business Centre

Stephenson Way
Three Bridges
Crawley RH10 1TN

**Flexible workspace in the heart
of the Gatwick Diamond**

Need
SPACE?

The NEEDSPACE? difference

Our purpose is to provide the best quality space for our customers at an affordable price.

We own and manage our buildings so that we can achieve this. Our on-site manager is able to respond quickly to any problems but more importantly is here to make your life easier. Whether it be taking your deliveries or booking a meeting room, we are here to help.

Needspace? can offer your business a range of offices, workshops, studios or small industrial units across our portfolio. Our flexible and easy to understand licence agreement allows you to be with us from 3 months to an eternity. Not only is our licence flexible but so are our workspaces.

Whilst we can provide office furniture our preference is not to. Why? - Because we know that each and every business we serve is different. You can furnish your space to suit your own particular needs, not only that, you can also decorate the unit as you like. All we ask is that you return the space as you found it when you leave - How great is that!

We understand that the biggest concern for every small business is cost so our aim is to provide cost certainty. We guarantee that we will not increase your licence fee in the first 12 months of your stay. Thereafter we will review your licence fee on an annual basis but, here's the thing, we promise that licence fees will only increase at or around inflation so as to avoid any nasty surprises.

Backed by the security of the Wates Group

Needspace? is part of the Wates Group, a family company established in 1897 that has grown into one of the UK's largest construction, development and property services businesses. Wates is one of the most financially secure companies in the construction sector, and with their backing we continue to expand our portfolio of quality business centres throughout Greater London and the South East.

The logo for Wates, featuring the word "Wates" in a teal, sans-serif font. To the right of the text is a stylized graphic element consisting of a teal swoosh that curves upwards and to the right, ending in a small yellow and green shape.

Crawley Business Centre

Crawley Business Centre is in such a convenient location. Less than 5 minutes' walk from Three Bridges train station, with regular services to Gatwick Airport (5 minutes), London (36 minutes) and Brighton (35 minutes). London Gatwick airport is just 3.5 miles to the North and London Heathrow Airport is just over an hour away. Junction 10 of the M23 is less than 2.5 miles from the building, giving direct access to the M25 – so by road or rail you couldn't look for better transport links.

The building itself is a recently refurbished building in a contemporary style with an impressive double height entrance offering excellent natural light. All our units benefit from high speed internet access that allows your business immediate plug and play connectivity.

The building is open 24/7 with an on-site manager to support your business during office hours.

Other facilities include a welcoming reception, kitchenette, meeting room, cycle racks and onsite parking.

Adaptable Workspace

Our standard units are suitable for 1 to 11 people and can be easily combined to accommodate more.

Flexible Terms

Our office terms are flexible to suit you. We offer a 3 month minimum licence that continues thereafter on a monthly basis. Should you wish to leave, we require just one months notice.

Help and Support

We pride ourselves on the care and support we give our clients. Our team are there to ensure your ongoing needs are taken care of.

Fully Managed IT Provision

The very best of fully managed IT and Telco services are available to you. Ready to go, plug and play connections with full help desk support.

24 Hour Access

Access to the building is 24 hours a day, 7 days a week. Come and go as you please.

Fixed Pricing

Once we agree a price, it is fixed for 12 months even if you take a lesser term.



In the area

Located at the heart of the Gatwick Diamond, Crawley is a vibrant town and the major economic driver for the region. It is also home to a huge range of businesses including large multinationals. In the locality of the building there are a variety of amenities including pubs, restaurants and supermarkets, and within a further 15 minute walk, Crawley town centre offers an even greater selection of shops and food outlets to choose from. For those wanting some exercise at lunchtime Tilgate Park, with its lakes, forest walks and golf course, is easily accessible. Crawley really is a fantastic place to live, work and play.



- AMENITIES**
1. Tilgate Park
 2. Southern Pursuits
 3. The Hawth
 4. K2 Crawley
 5. County Mall
 6. Buchan Country Park
 7. Tulley's Escape Rooms



Tilgate Park
Tilgate Park has so much to offer from stunning lakes, lawns and gardens to miles of woodland and bridleways for long leisurely walks. With it being so close by this is a favourite park for many of our clients.



Southern Pursuits
Southern Pursuits is an outdoor pursuits company, activities include: quad biking, off road karting, clay shooting, archery, and axe throwing. For your next team building day – this is the place!



The Hawth
The Hawth is one of the busiest arts venues in the south east. Open all year round the venue presents theatre, west end shows, dance, music, opera, comedy and more. Have a laugh after work with the likes of Eddie Izzard or Jimmy Carr!



Tulley's Escape Rooms
Providing all year round live and immersive escape games to challenge and entertain. Get out of the office and work together as a team to solve the puzzles!



Buchan Country Park
170 acres of beautiful countryside right on Crawley's doorstep. The Park is an excellent place for walking, watching wildlife or enjoying a picnic. There are a number of sculptures dotted around the park which families can have fun hunting for.

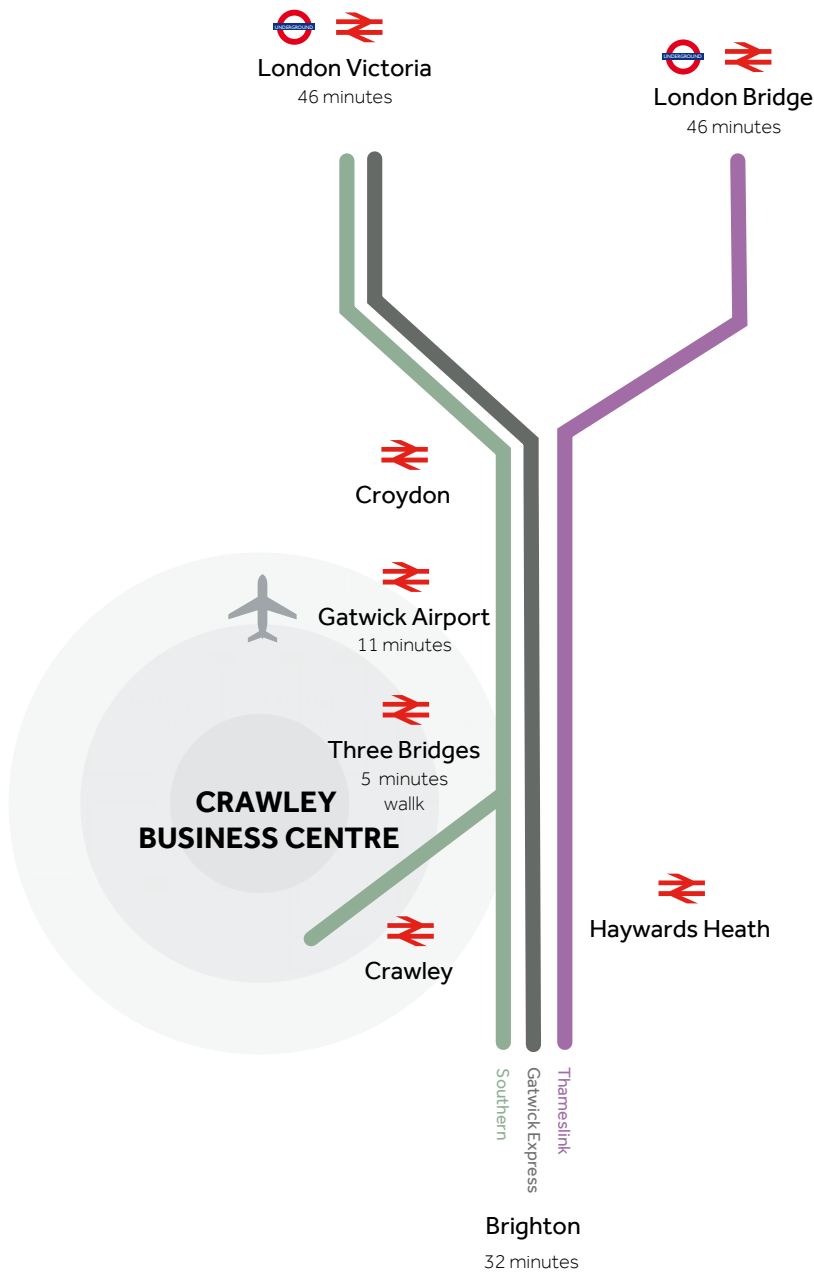


County Mall
If shopping is your thing then you are in for a treat as County Mall is the largest shopping centre in the South East and is less than 15 minutes away.



K2 Crawley
K2 Crawley offers a wide range of facilities, including an Olympic sized 50m pool and leisure pool, 12 metre climbing wall, badminton courts, squash courts, fully equipped gym and much more. A perfect place for perfecting your favourite sport.

Travel & Connectivity



We're just a short walk from Three Bridges train station. There are services to London Bridge, London Victoria which both take just over 30 minutes. There are also trains to Brighton via Haywards Heath as well as Southampton Central and Portsmouth Harbour.

CRAWLEY BUSINESS CENTRE TO:

London Victoria	46 minutes
London Bridge	46 minutes
Three Bridges	10 minutes walk
Gatwick Airport	11 minutes
Brighton	32 minutes

ROAD

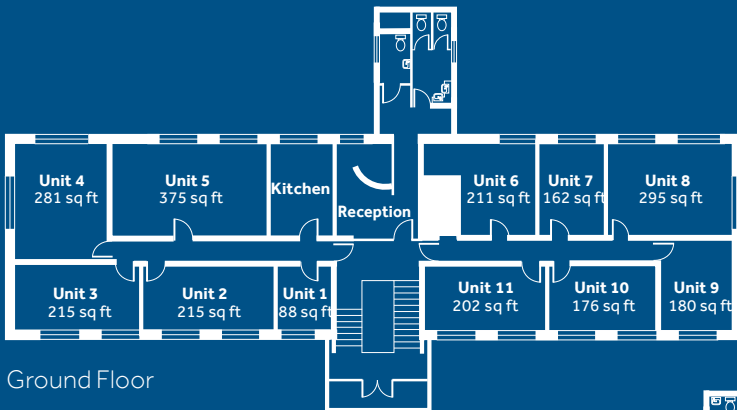
J10 of the M23 is less than 2.5 miles from our building giving direct access to the M25. Plus Fastway Bus Services make travelling around the local areas easy with routes covering: Crawley, Horley and Gatwick.

Our nearest bus stop is a 2 minute walk from the building.

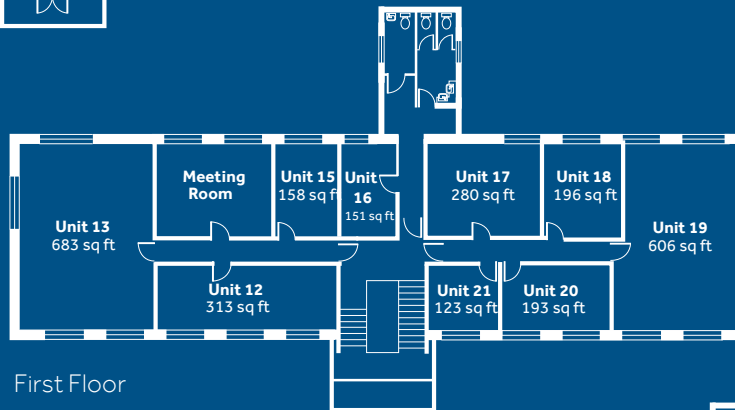


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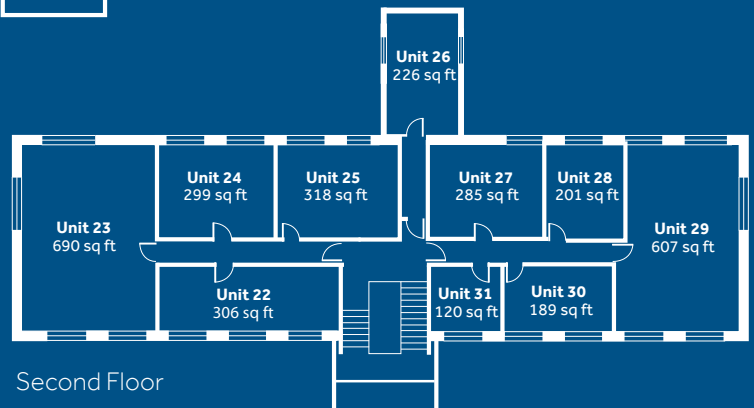
Stephenson Way
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Ground Floor



First Floor



Second Floor



Call us on: 020 3142 7000

to discuss requirements or arrange a visit
www.needspace.co.uk
enquiries@needspace.co.uk

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