



LINAC HOUSE REDEVELOPMENT PROPOSAL

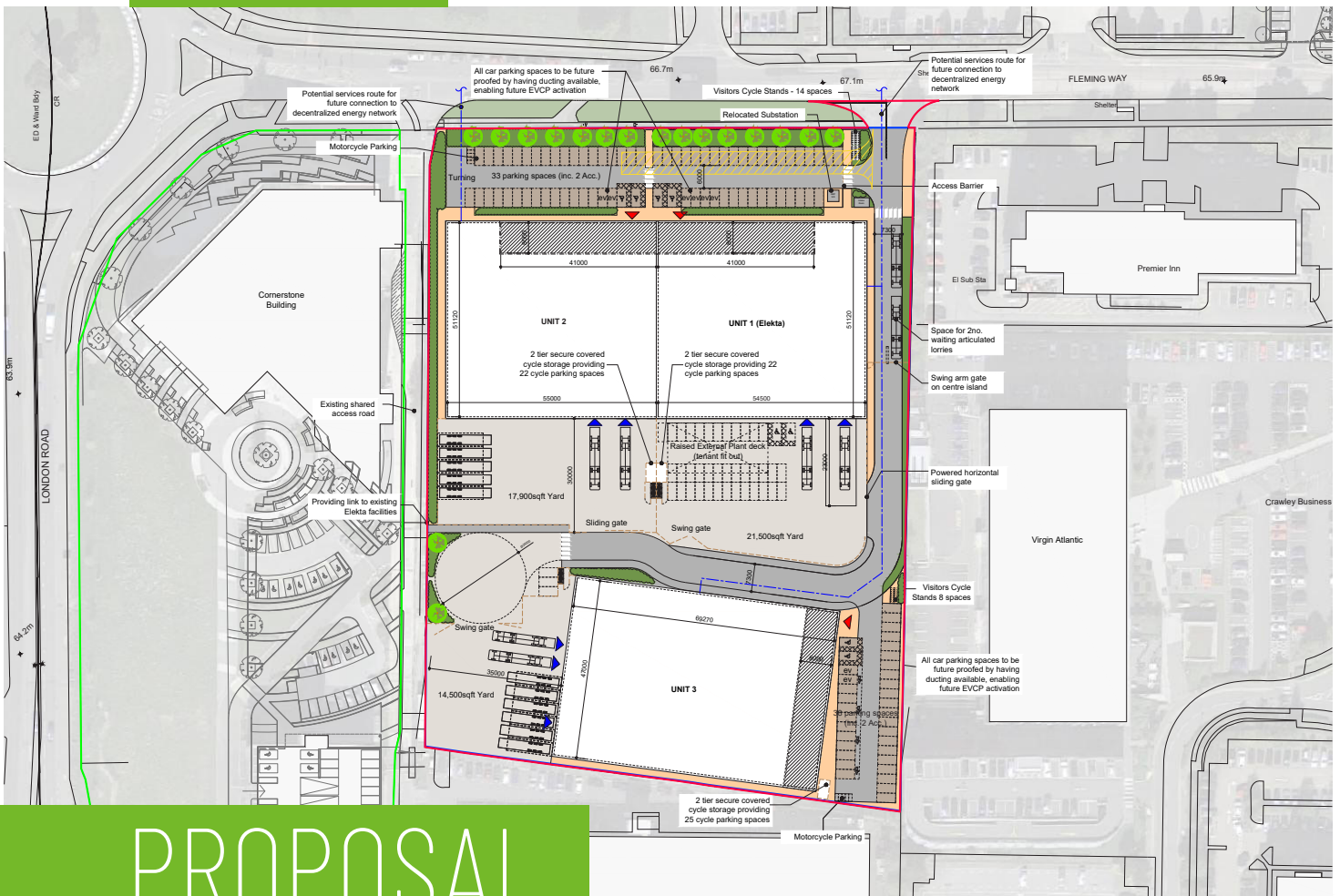
Plans are being developed to redevelop the currently vacant Linac House on Fleming Way to create 110,956 sqft of industrial/warehouse space. As a neighbour we wanted to update you on our plans and give you an opportunity to ask any questions you might have and provide us with any feedback.

THE SITE

The Linac House site comprises a five-storey office building and four other low-rise buildings with road frontage onto Fleming Way. The site is in the Manor Royal Business District, one of the key employment areas within Crawley and forms part of the wider Elekta campus, which also includes Cornerstone House, Elekta's head office. Linac House is currently vacant while the other buildings on the site are used by Elekta for the research, development, manufacturing, and assembly of medical equipment for clinical radiotherapy treatment. The current buildings have a combined floorspace of 13,931sqm.

To the immediate east is the Premier Inn Hotel fronting onto Fleming Way with Virgin Atlantic premises and Boeing Flight Services set to the south east behind the Hotel. To the immediate south are the Thales premises. In economic and employment terms, Manor Royal is extremely important to Crawley and the wider Gatwick Diamond area.





PROPOSAL

The proposal is for the demolition of the existing buildings on the site and the subsequent redevelopment of the site by the construction of three separate units within two buildings, to be used for flexible industrial use.

The existing access point to the eastern edge of the site would be utilised and Units One and Two would front onto Fleming Way, with car parking to the front of the site and the service yard to the rear. Unit Three would be positioned further to the south with car parking to its western side and a combined parking and service yard to the east. Across the site frontage at the back edge of the existing pavement a landscaping area with some tree planting is to be provided. A further strip of landscaping is proposed along the western boundary adjacent to the main Elekta site.

It is understood that Unit One would be implemented first, which would be on the site of the existing Linac House building. The main office function for Elekta is located in Cornerstone House and the other existing uses on the Linac House site undertaken by Elekta would be relocated into this new unit.

CONTACT

If you have any questions or queries or would like to provide us with feedback, please contact us at linac.house@carvil-ventures.co.uk