



FUSION
Innovation
Centre

THALES

Coast to
Capital

FUSION Innovation Centre

An **Innovation Centre** in the heart of the Manor Royal Business District in Crawley

- bringing together the advanced engineering cluster in Crawley and the surrounding area with the digital innovation expertise of individuals and small businesses across Coast to Capital
- addressing the innovation and workforce capacity shortcomings identified in the regional economy
- driving R&D and creating spin-off enterprises
- accelerating the growth of micro, small and larger businesses creating jobs for local people and attracting talent to the area
- developing a thriving eco-system of businesses, stimulating investment and a diversification of sectors and supporting high value employment growth

Strategic Objectives

Investment Objective 1:

To provide a physical environment in which small businesses operate alongside larger organisations in activities with a strong digital/cyber component, and a particular focus on:

- transportation systems solutions
- green power systems
- advanced manufacturing and engineering technologies

Investment Objective 2:

To seed a new business environment within Manor Royal to create a genuine industrial INNOVATION district

Investment Objective 3:

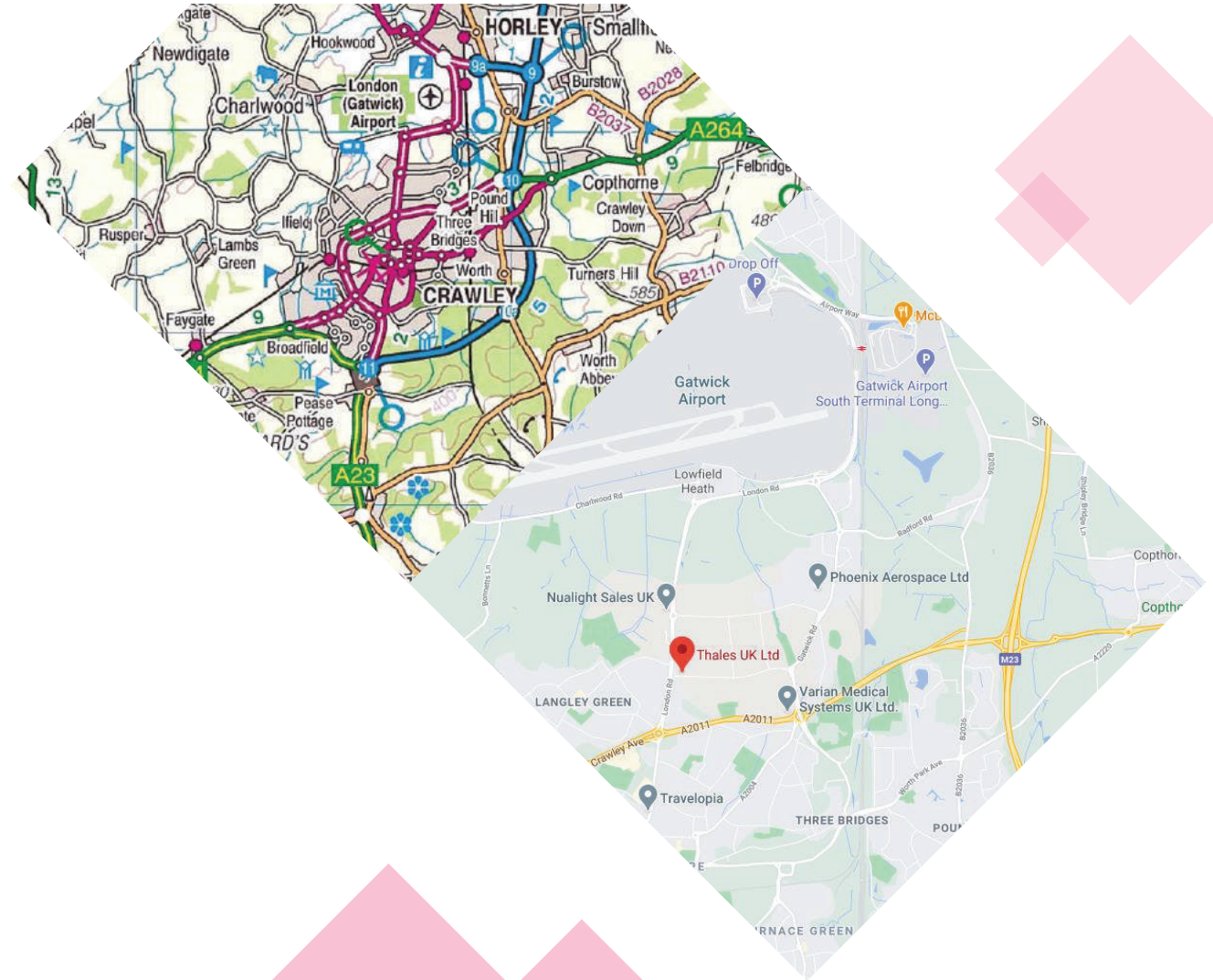
To build a learning environment in which technical skills and knowhow are nurtured and deployed

Investment Objective 4:

To forge stronger links across the wider innovation ecosystem across and beyond Coast to Capital

Located in the heart of the Manor
Royal business district...

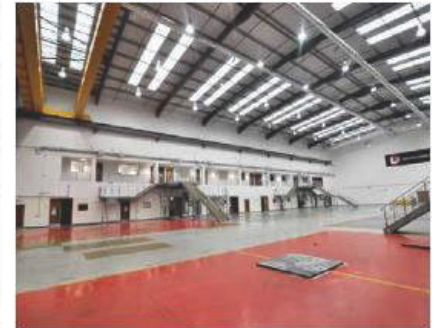
...to the north of Crawley town centre
and close to Gatwick Airport



Building before transformation

The preferred option for the site is an existing building on the Thales site which previously housed flight simulators.

Ground floor space is 2543m² with a small existing mezzanine area.



Look and Feel (indicative)

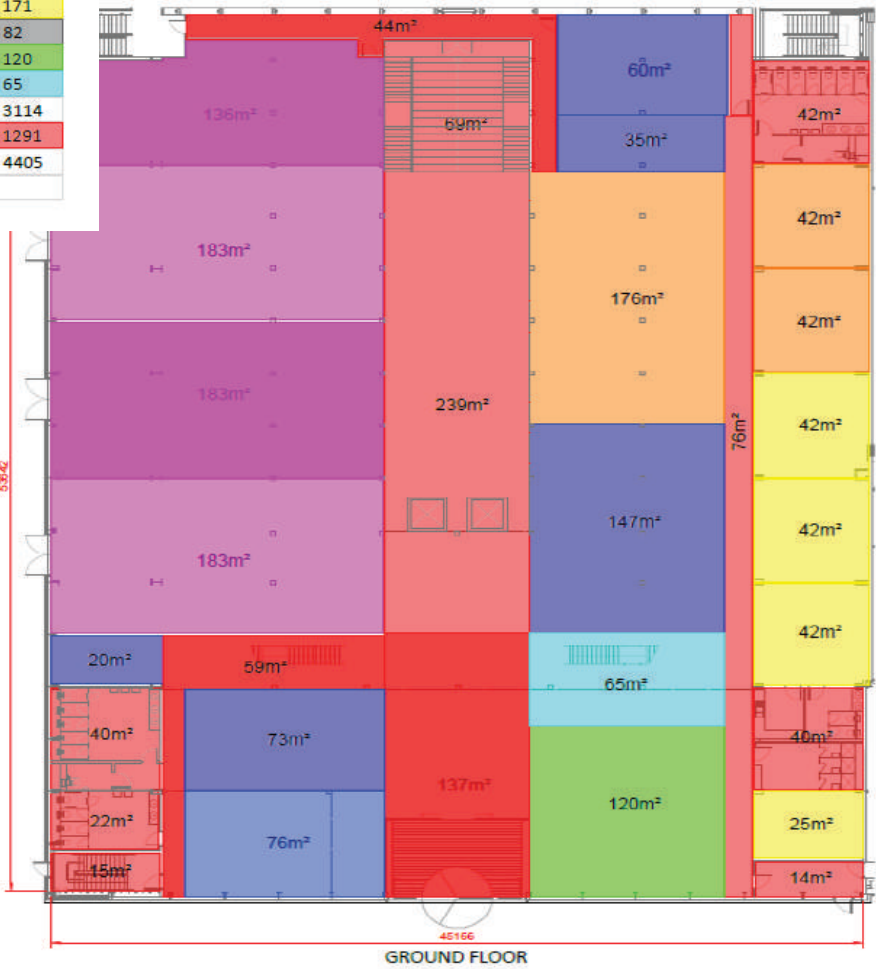


Accommodation provided

Ground floor (indicative)

Ground Floor Footprint	2543m ²
Proposed First Floor Footprint	1930m ²
Proposed GIA	4473m ²

PROPOSED GIA IS 4473 SQ. M	
Net internal area - offices / workshops / labs - comprising	2600
Offices	1654
Labs	260
Workshops (with vehicular access and "loading door"	686
Dedicated Co-Working floorspace	76
Meeting Rooms	171
Business Lounge / Breakout	82
Cafe & Seating	120
Management floorspace	65
Total NIA	3114
Common Areas*	1291
Gross Internal Area	4405
* corridors, stairs, lifts, WC's, storage	



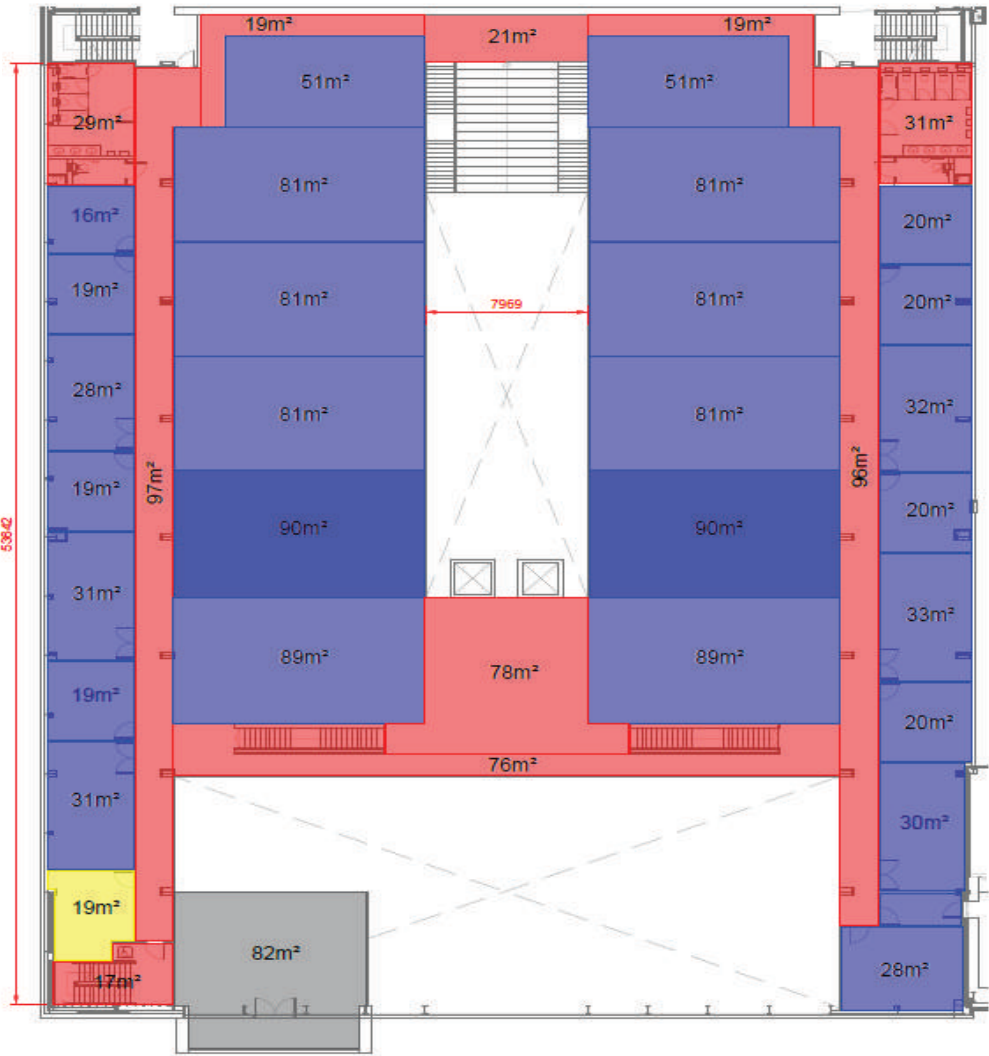
Accommodation provided

Extended Mezzanine / First Floor

FIRST FLOOR OPTION - ADDITIONAL OFFICE SPACE

Ground Floor Footprint	2543m ²
Proposed First Floor Footprint	1930m ²
Proposed GIA	4473m ²

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FIRST FLOOR

Transport connections

Connections to Crawley

