

FLEMING WAY | CRAWLEY | RH10 9DF

/// SNAP.FLAME.PASTA

VALOR
REAL ESTATE PARTNERS

VALOR PARK GATWICK 43



AVAILABLE NOW
INDUSTRIAL / WAREHOUSE UNIT TO LET
43,138 SQ FT (4,007 SQ M)

2 MILES TO GATWICK AIRPORT
32 MILES TO CENTRAL LONDON

GATWICK AIRPORT

VALOR PARK
GATWICK 43

TESCO

EASYJET

VIRGIN ATLANTIC

DPD

WELLAND

HYUNDAI

AMAZON

AMAZON

IBIS

A23

ELEKTA

NOTABLE OCCUPIERS INCLUDE

BOEING

Royal Mail

TESCO

TNT

ups

ocado

THALES

virgin atlantic

LONDON ROAD

43,138 SQ FT

GRADE A OPPORTUNITY

Available on a refurbishment-to-suit basis, the property offers a unique opportunity to create a bespoke Grade A industrial and logistics facility designed around your exact requirements.

A range of refurbishment options can be delivered, providing a building tailored to your required specification, from improved sustainability credentials to modern occupier amenities, Valor REP will work with you to deliver what you need.

The flexibility of the offering enables occupiers to secure a future-proofed facility that aligns with their operational, workforce and ESG objectives without the time and risk associated with a ground-up development.

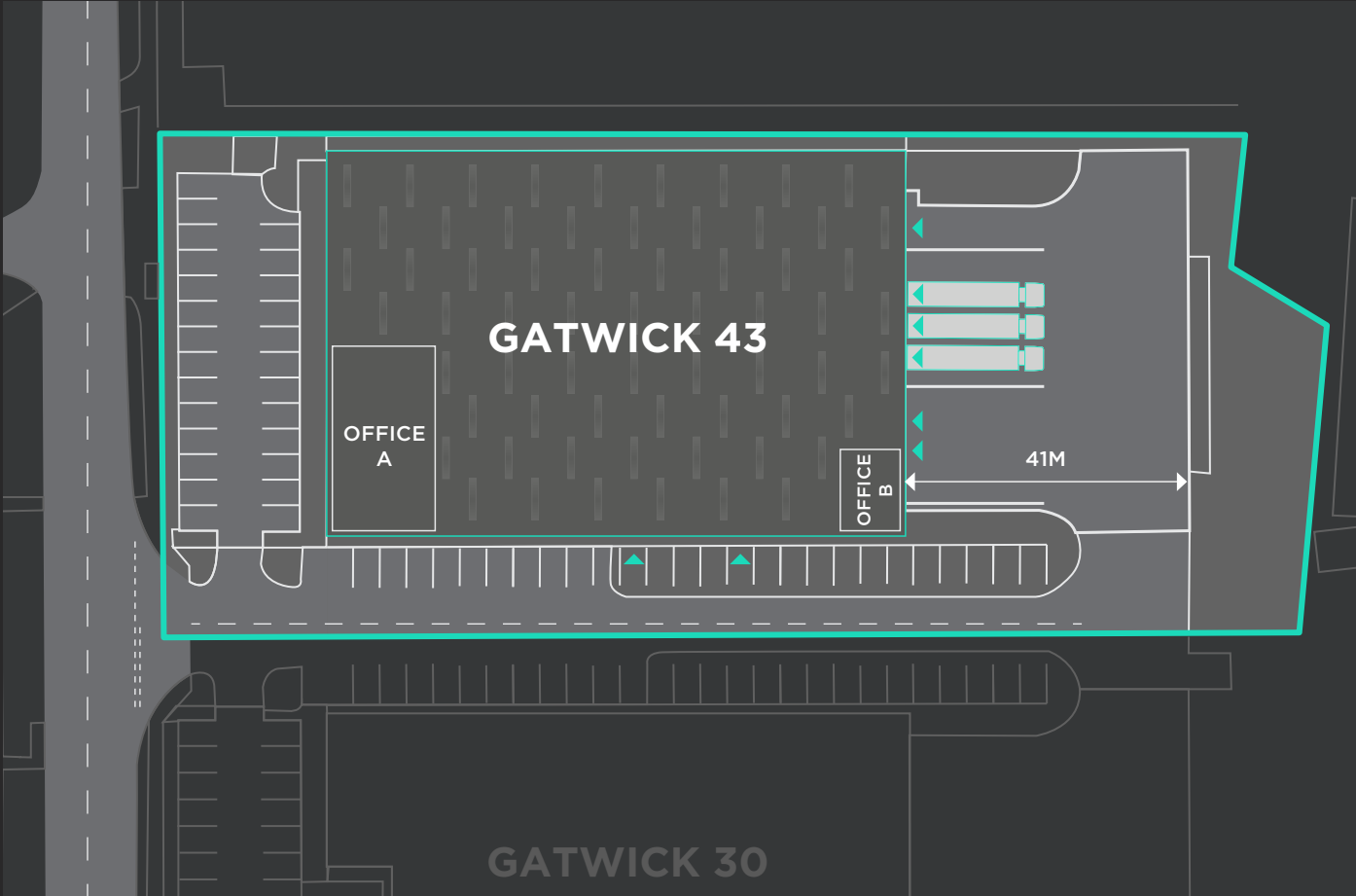
ACCOMMODATION (GEA)

ACCOMMODATION	SQ FT	SQ M
Warehouse	37,125	3,449
Ground Floor Office	2,248	209
First Floor Office	2,201	204
Block B Ground Floor	853	79
Block B First Floor	711	66
Total	43,138	4,007

*MEASUREMENTS ARE SUBJECT TO VERIFICATION.



Indicative CGI post-refurbishment



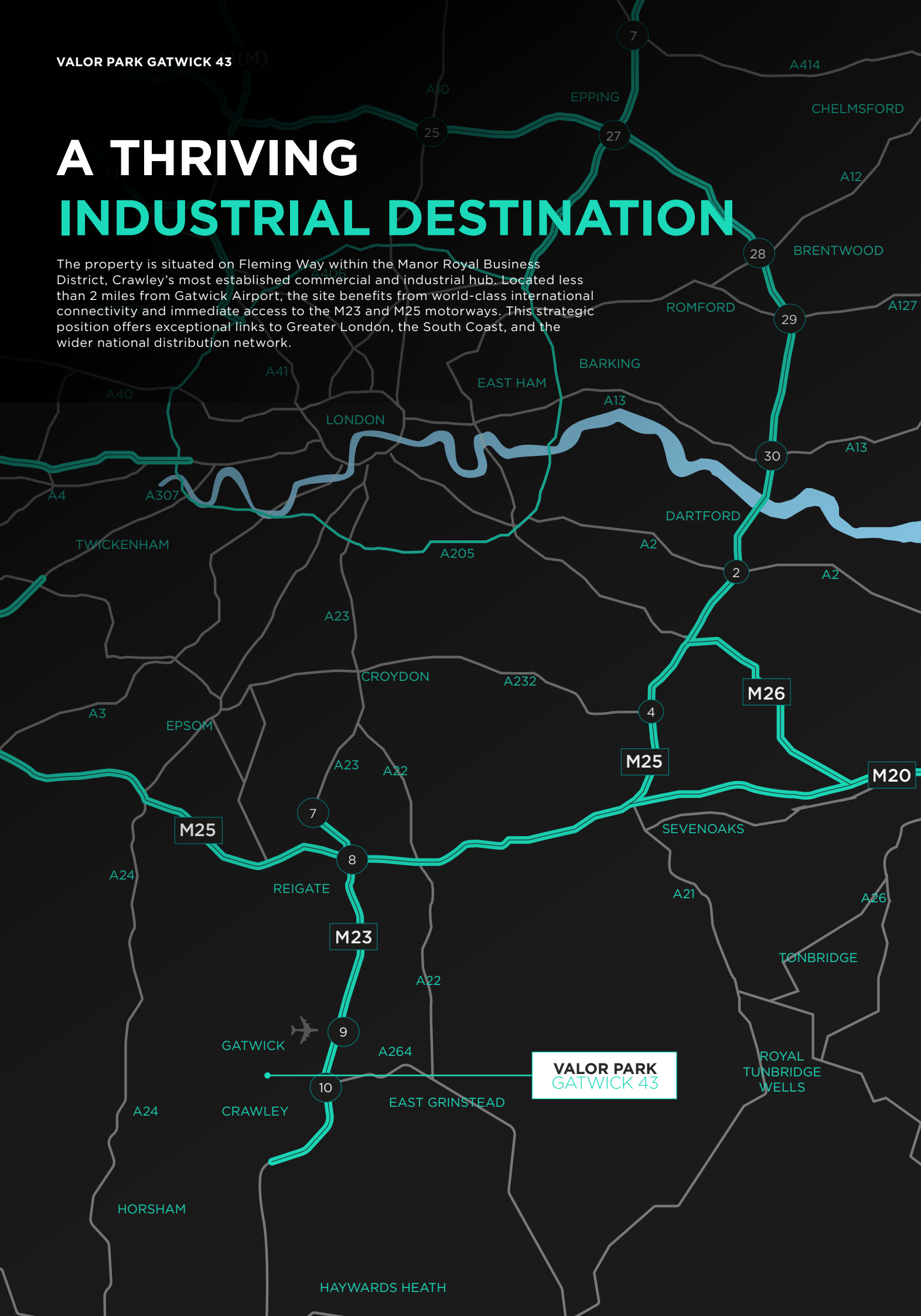
INDICATIVE POST-REFURBISHMENT SPECIFICATION

REFURBISHMENT TO SUIT OPPORTUNITY	GRADE A OFFICES	64 CAR PARKING SPACES	5 LEVEL LOADING ACCESS DOORS	3 DOCK LEVEL LOADING DOORS	8.1M CLEAR INTERNAL HEIGHT
YARD DEPTH UP TO 40M	PV PANELS INSTALLED	AIR CONDITIONING	EPC TARGET RATING 'A'	CLOSE PROXIMITY TO M23 & M25	SECURE GATED YARD

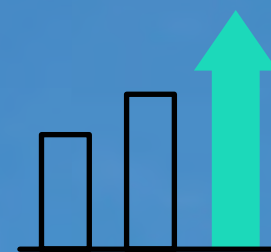
VALOR PARK GATWICK 43 (M)

A THRIVING INDUSTRIAL DESTINATION

The property is situated on Fleming Way within the Manor Royal Business District, Crawley's most established commercial and industrial hub. Located less than 2 miles from Gatwick Airport, the site benefits from world-class international connectivity and immediate access to the M23 and M25 motorways. This strategic position offers exceptional links to Greater London, the South Coast, and the wider national distribution network.



VALOR PARK
GATWICK 43



MANOR ROYAL

PART OF THE MANOR
ROYAL BID (BUSINESS
IMPROVEMENT DISTRICT)

85,000

GATWICK SUPPORTS
OVER 85,000 JOBS IN
THE REGION

*Source: Gatwick Airport

128,500

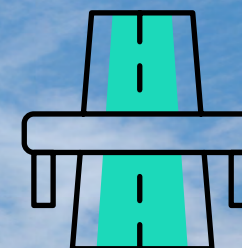
POPULATION
OF CRAWLEY

*Source: ONS



1.2 MILES TO M23

JUNCTION 10



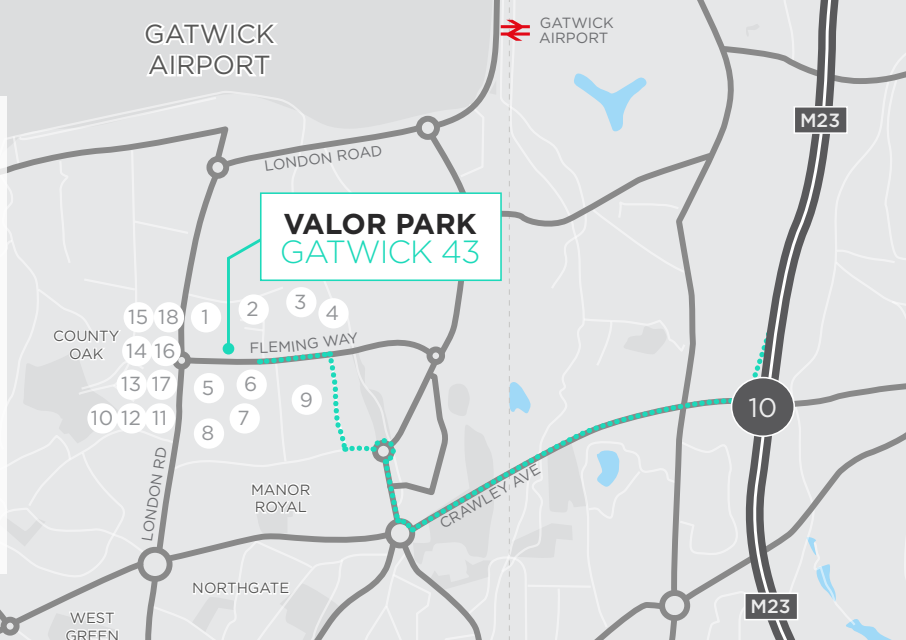
HOME TO OVER
600 BUSINESSES

600+



LOCAL OCCUPIERS

- | | |
|-----------------------|-------------------|
| 1. Ibis Hotel | 10. Next |
| 2. DPD UK | 11. TK Maxx |
| 3. Tesco Distribution | 12. Costa |
| 4. Aerotron Ltd | 13. Currys |
| 5. Elekta | 14. Aldi |
| 6. Premier Inn | 15. Ocado |
| 7. Virgin Atlantic | 16. M&S |
| 8. Boeing | 17. Wickes |
| 9. Vent-Axia | 18. Tesco Express |



LOCATION

Situated in a highly prominent position on Fleming Way, one of the major thoroughfares on Manor Royal Business Park within close proximity to the M25 and M23.

Crawley is one of the principal commercial centres in west Sussex. The town is strategically located approximately 32 miles (51 km) south of central London, 23 miles (37 km) north of Brighton, 27 miles (43 km) south east of Guildford and 4 miles (6 km) south of Gatwick airport.

ROAD / CITY	MILES	MINS
M23 (J10)	1.2	3
M25 (J7)	9.2	12
Crawley Town Centre	1.8	6
Brighton	23.5	35
Central London	32.0	1 hr 5

RAIL	MILES	MINS
Three Bridges Station	1.4	4
Gatwick Airport Station	2.1	6
Crawley Station	1.9	6
Haywards Heath	12.5	20

PORTS	MILES	MINS
Newhaven	28.5	45
Port of Shoreham	29.0	48

AIRPORTS	MILES	MINS
London Gatwick	1.2	5
London Heathrow	38.5	45
London City Airport	46.0	1 hr 10

RENT

Upon application.

EPC

B-36.

POSTCODE

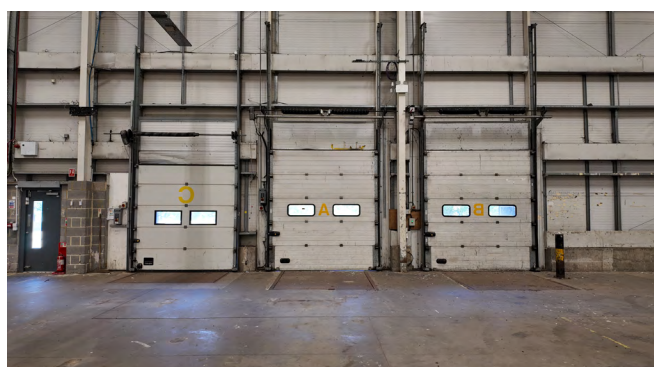
RH10 9DF

TERMS

The property is available on a new full repairing lease on terms to be agreed.

WHAT THREE WORDS

SNAP.FLAME.PASTA



For further information or to arrange an inspection please contact the joint agents:



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