

Unit 1 & Unit 10  
Oakwood Trade Park  
Crawley, RH10 9AZ  
///elder.line.song  
dotindustrial.co.uk

2,920 & 3,182 sq ft  
271.2 & 295.6 sq m  
Available Now

Comprehensively Refurbished  
Industrial / Trade Counter Unit  
Targeting EPC A

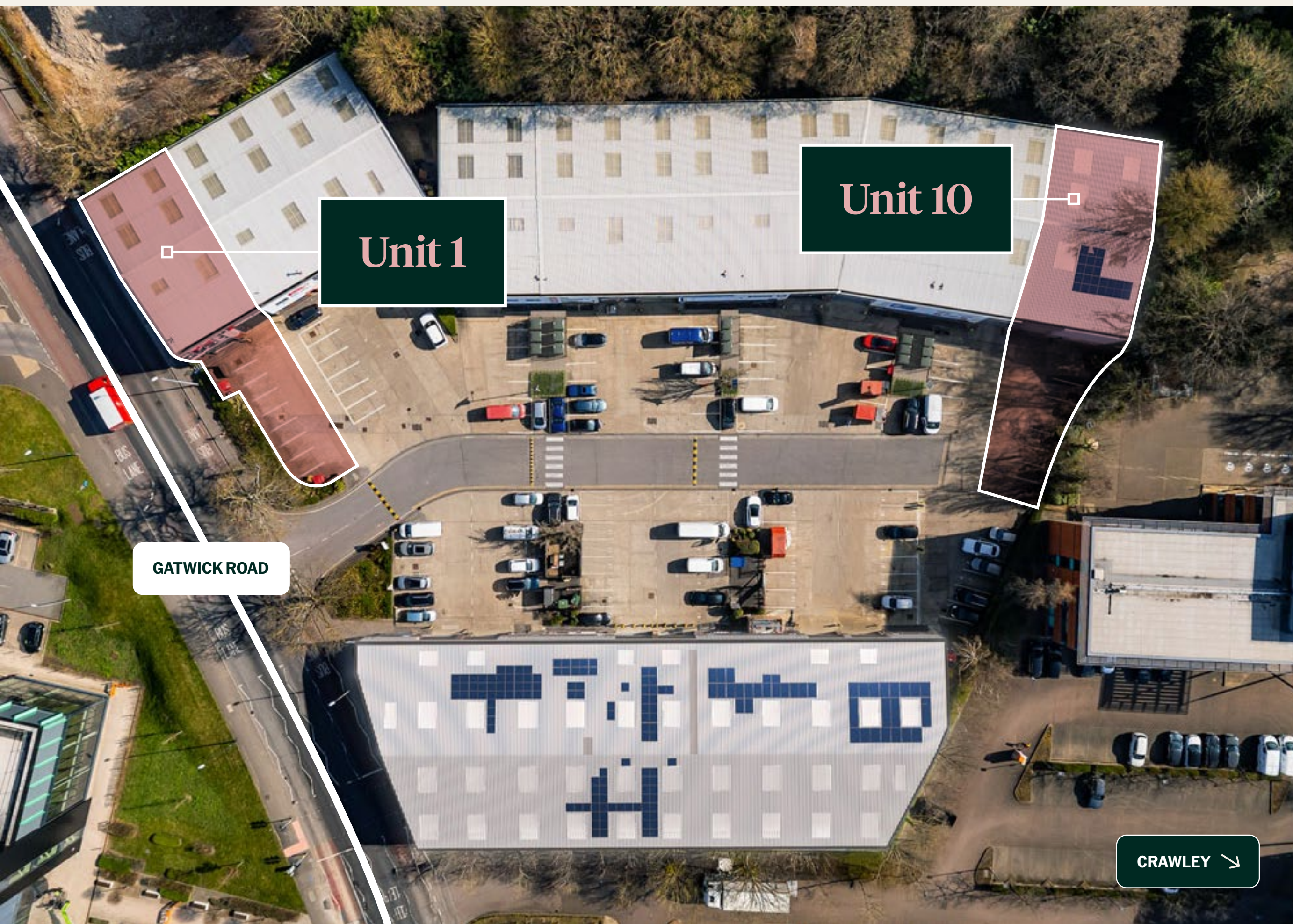
**dot** Industrial space.  
Made better.

Top notch  
industrial space.  
In Crawley's leading  
industrial park.

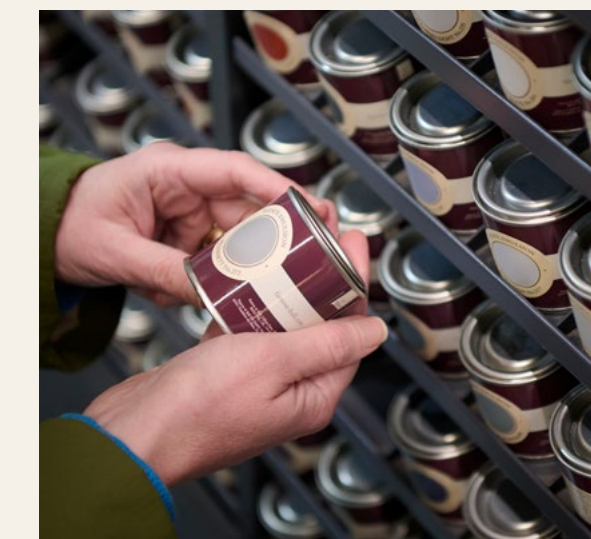
**Snap it up.**

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**ARGO**   
Real Estate Limited

# Industrial space.



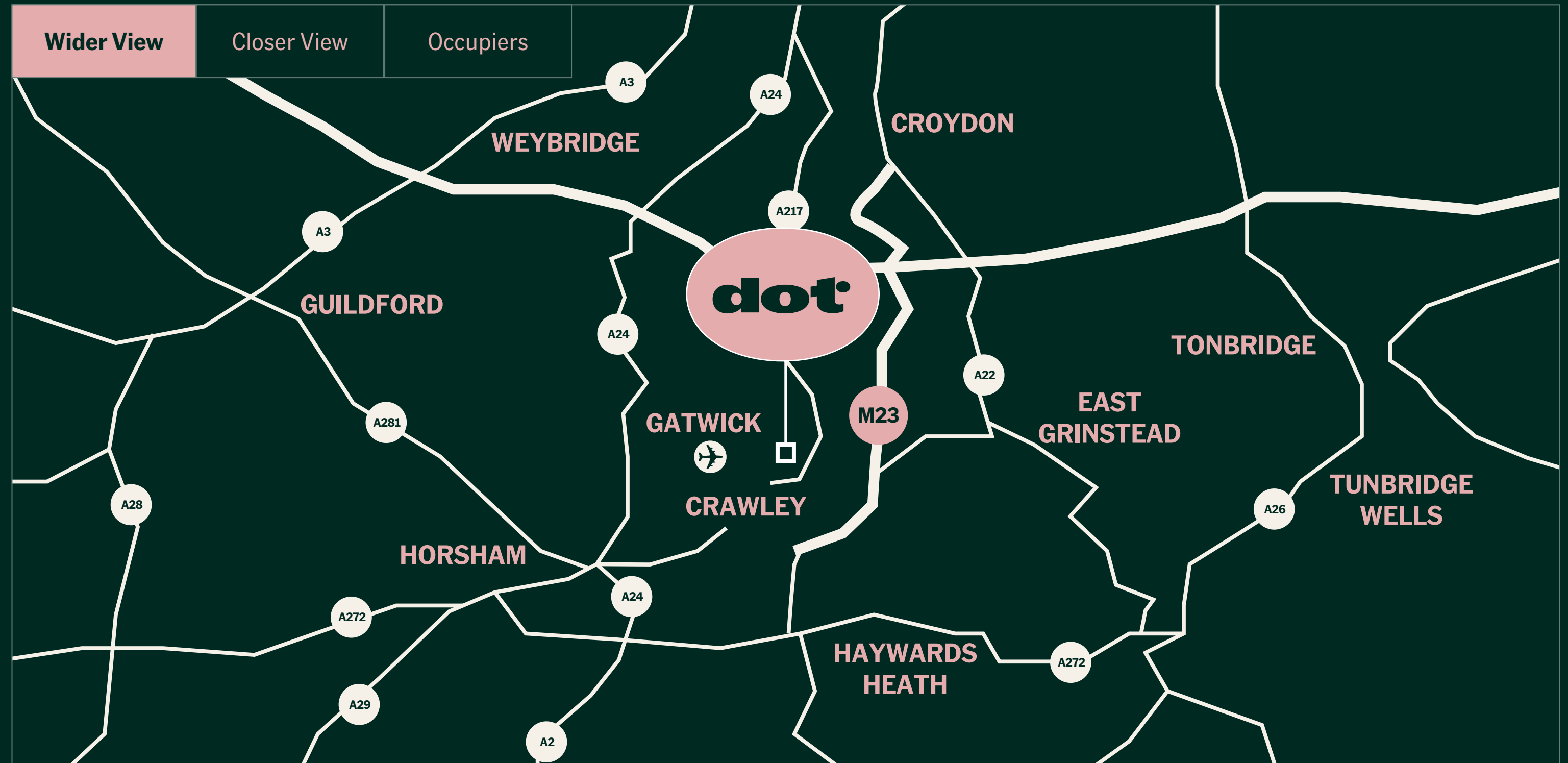
# Made better.



**Unit 1 and Unit 10 at Oakwood Trade Park provide up to 3,182 sq ft of excellent industrial or trade counter space.**

Less than a mile from Gatwick Airport, the unit presents a prominent opportunity for international logistics.

# From Crawley to the world.



RH10 9AZ ///elder.line.song

**You want extra connectivity and zero headaches.**

Oakwood Trade Park is just four minutes from London Gatwick. The M23 provides direct access to London and connects seamlessly to the M25, offering excellent regional and national road links.

Crawley Train Station is just two minutes away, while nearby amenities include Starbucks and McDonald's.

|                                 |                     |
|---------------------------------|---------------------|
|                                 | 45 Minute Drivetime |
| <b>Oakwood Population Reach</b> | <b>3,493,673</b>    |
| 30 Minute Drivetime             | 60 Minute Drivetime |
| <b>910,177</b>                  | <b>8,494,796</b>    |

**Road**

|          |          |         |
|----------|----------|---------|
| M23 J10  | 1 Mile   | 3 Mins  |
| M25      | 12 Miles | 20 Mins |
| Croydon  | 21 Miles | 35 Mins |
| Brighton | 26 Miles | 37 Mins |

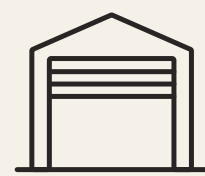
**Rail & Air**

|                         |           |
|-------------------------|-----------|
| Crawley Train Station ➡ | 0.2 Miles |
| Gatwick Airport         | 1 Mile    |
| Heathrow Airport        | 42 Miles  |

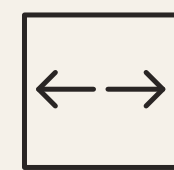
# Better industrial space. Full stop.

It makes sense to work somewhere that reflects your ambitions. That's why Unit 1 and Unit 10 have been transformed into top-of-the-line space.

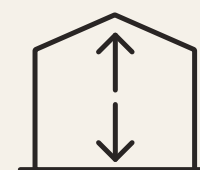
Ideal as a last-mile logistics hub or a trade counter, this space is ready to deliver on all fronts.



**1 Level Access Loading Door**



**21m Deep Yard\***



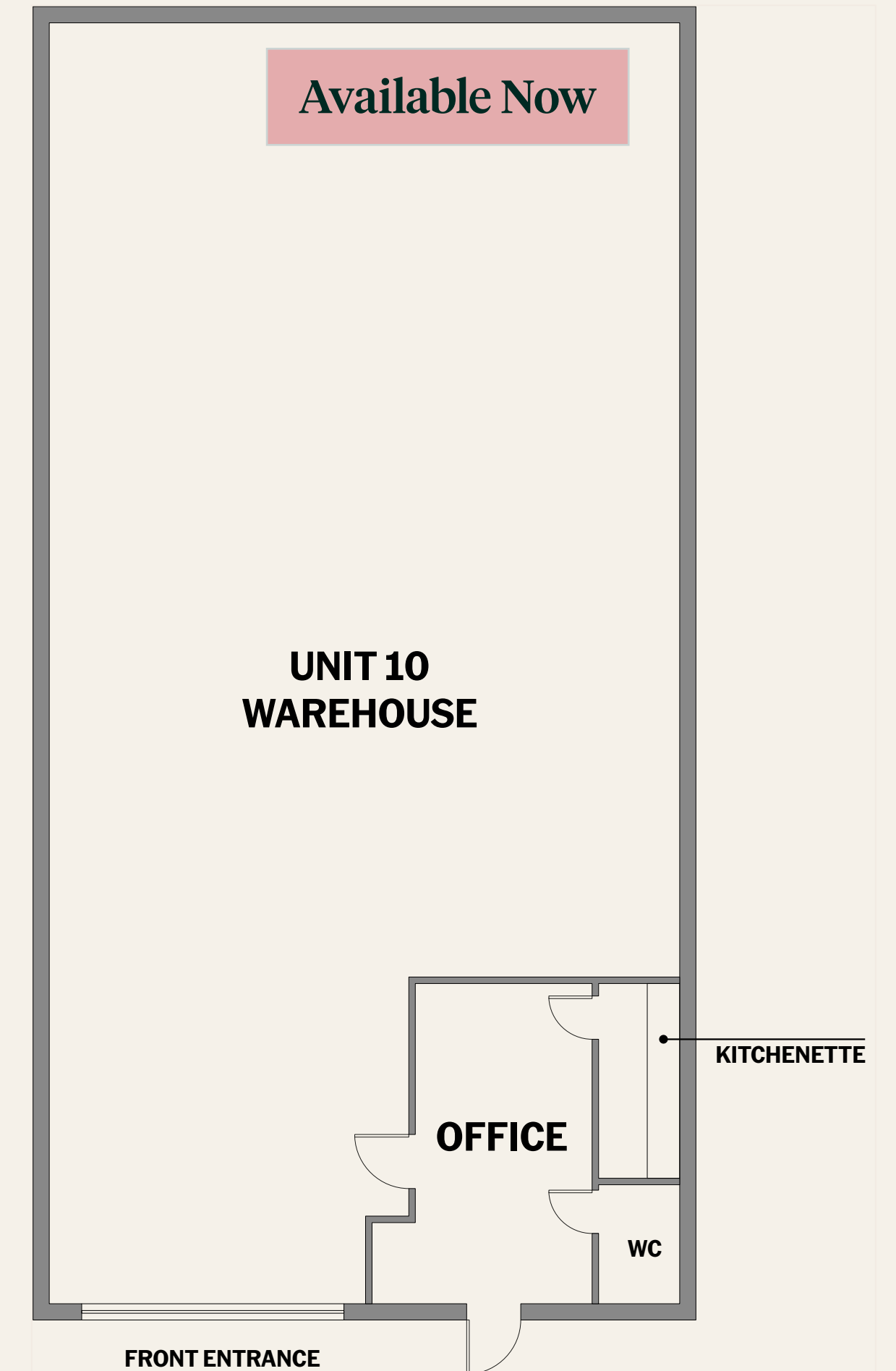
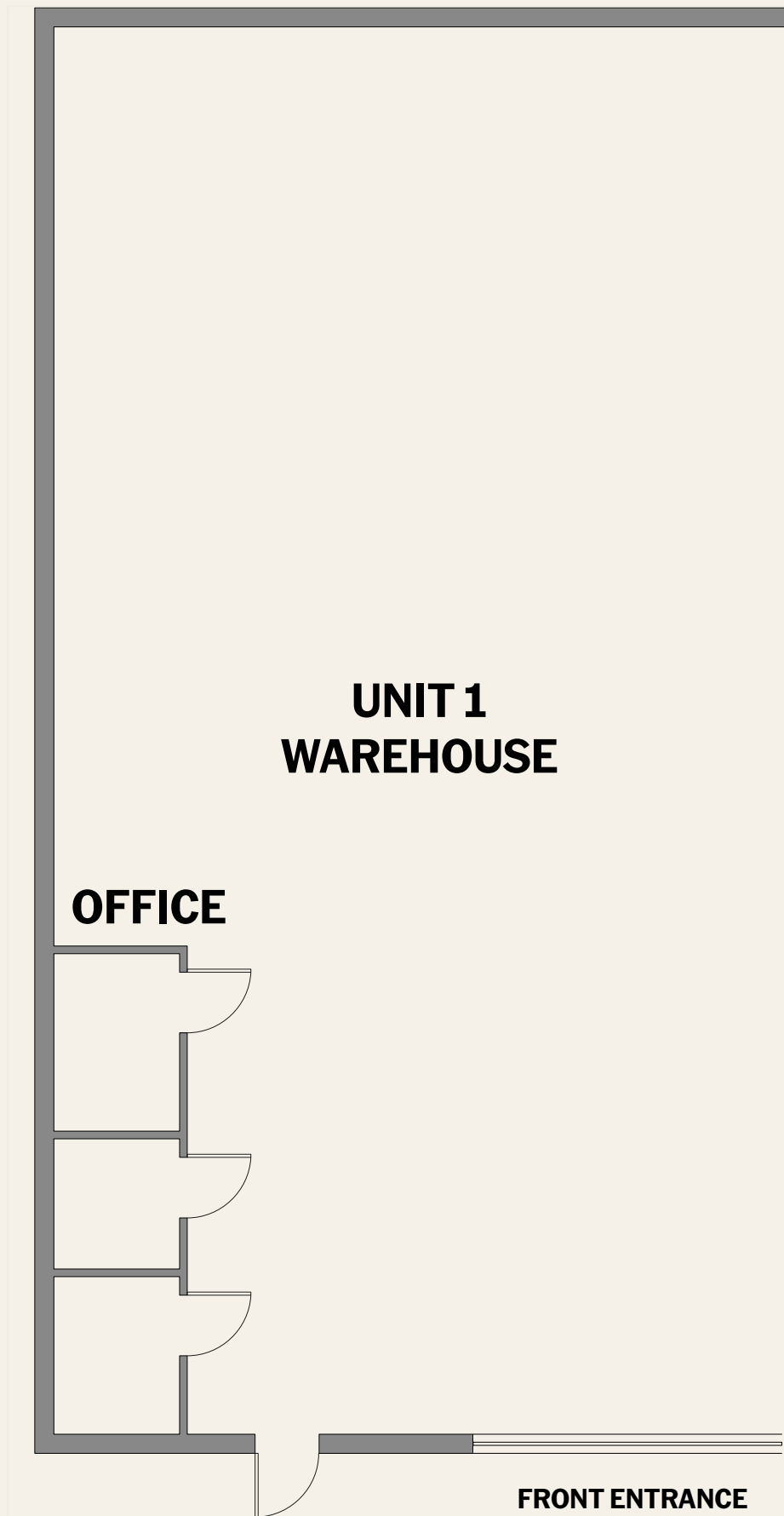
**5.5m Clear Height**



**8 Parking Spaces**



**24/7 Access**



|              |                    |                   |
|--------------|--------------------|-------------------|
| Warehouse    | 2,948 sq ft        | 273.9 sq m        |
| Office       | 234 sq ft          | 21.7 sq m         |
| <b>Total</b> | <b>3,182 sq ft</b> | <b>295.6 sq m</b> |

\*Unit 10

# A space that puts people first.

## Efficient, inviting spaces.

After understanding your needs, we modernise buildings and estates to create more efficient, inviting spaces that are better for business, employees and customers.

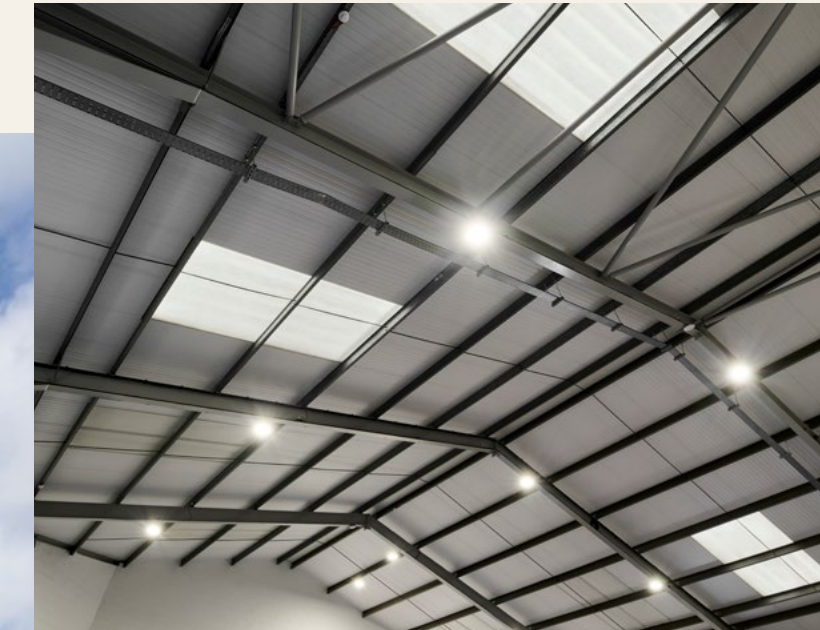


# Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Unit 1 Exterior



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



# Lower bills at the flick of a switch.

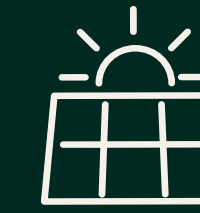
Sustainability and workforce wellbeing go hand in hand. With LED lighting that's easy on the eyes, and PV panels that lower your bills by up to £2,190 per year\*, this is a warehouse that feels smart from the moment you step inside.



Targeting  
EPC A



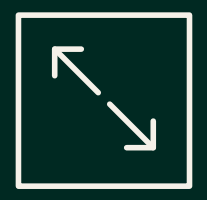
Electric  
Vehicle Charging



Photovoltaic  
Panels



LED  
Lighting



10% Rooflight  
Coverage



Based on 25p / kWh electricity unit rate (subject to all generation being used on site). This is based on the proposed 10 kWp system being installed and an annual energy generation of c.8,750 kWh.

# 01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



# 02. Always right there with you.

Easy access to an experienced team who love getting things done.

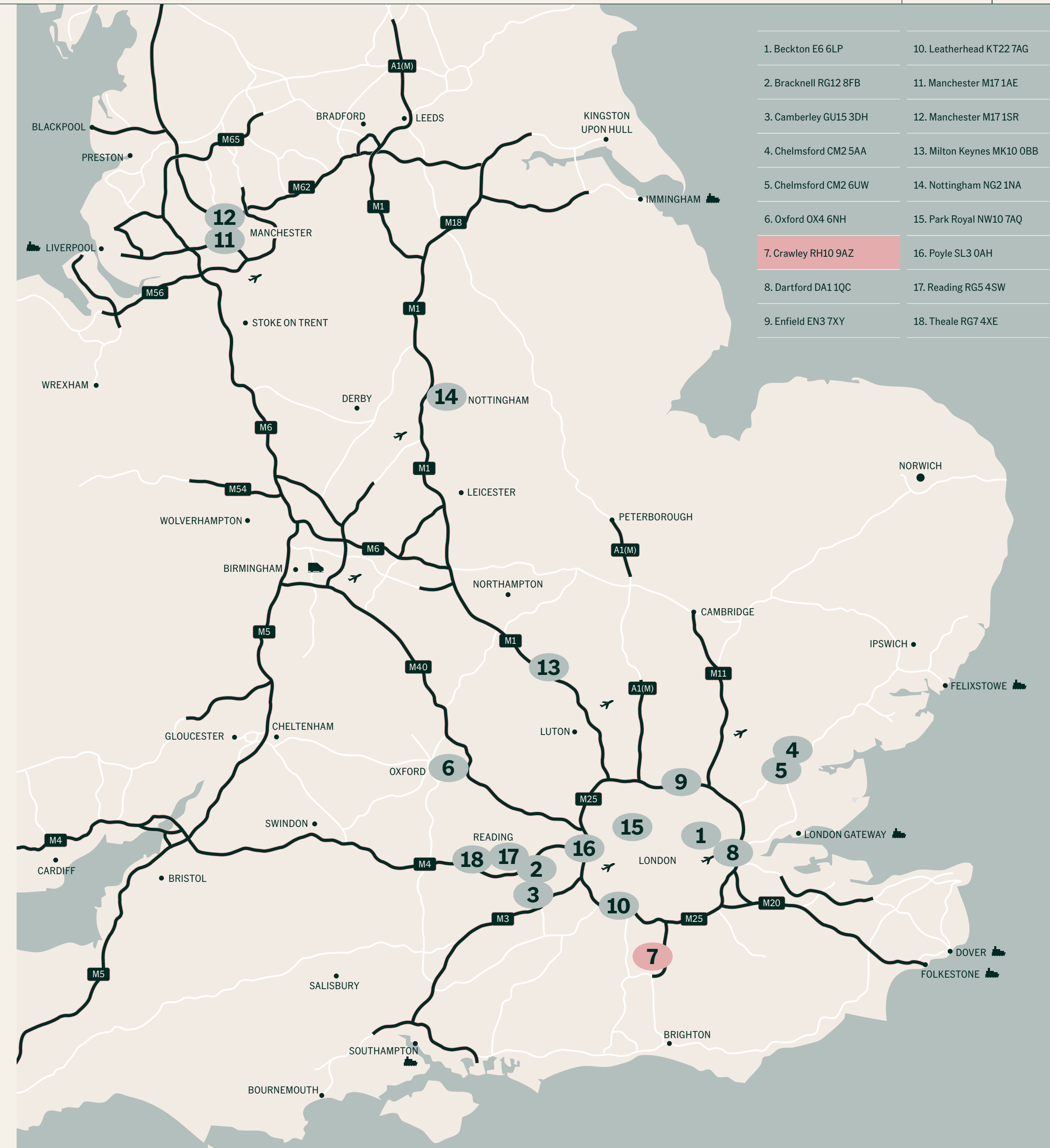


# 03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.





Industrial space.  
Made better.

Get in touch,  
we'd love to  
show you  
around.



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