PERIMETERONE

OLD BRIGHTON ROAD CRAWLEY RH11 0PR

PRIMELOGISTICSSPACE

TO LET 34,329 SQ FT

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DESCRIPTION

Perimeter One is detached, of steel portal frame construction with 3 surface level loading doors and has ground and first floor offices.

A comprehensive refurbishment program is now complete.

Click here to view video.

- Comprehensively refurbished
- EPC B achieved
- B8/B2 category usage
- 25 m deep secure yard
- Secure perimeter fencing
- 3 surface level loading doors
- 6.1m minimum eaves heights
- 3-phase, 200A, 125kVA power supply
- New ground and first floor offices
- New heating and cooling for offices
- New suspended ceilings with LED lighting
- Up to 74 on site car parking spaces
- EV Charging points
- On site cycle storage
- Strong ESG credentials
- Excellent location
- Close to J9&10 M23
- Close to Gatwick Airport

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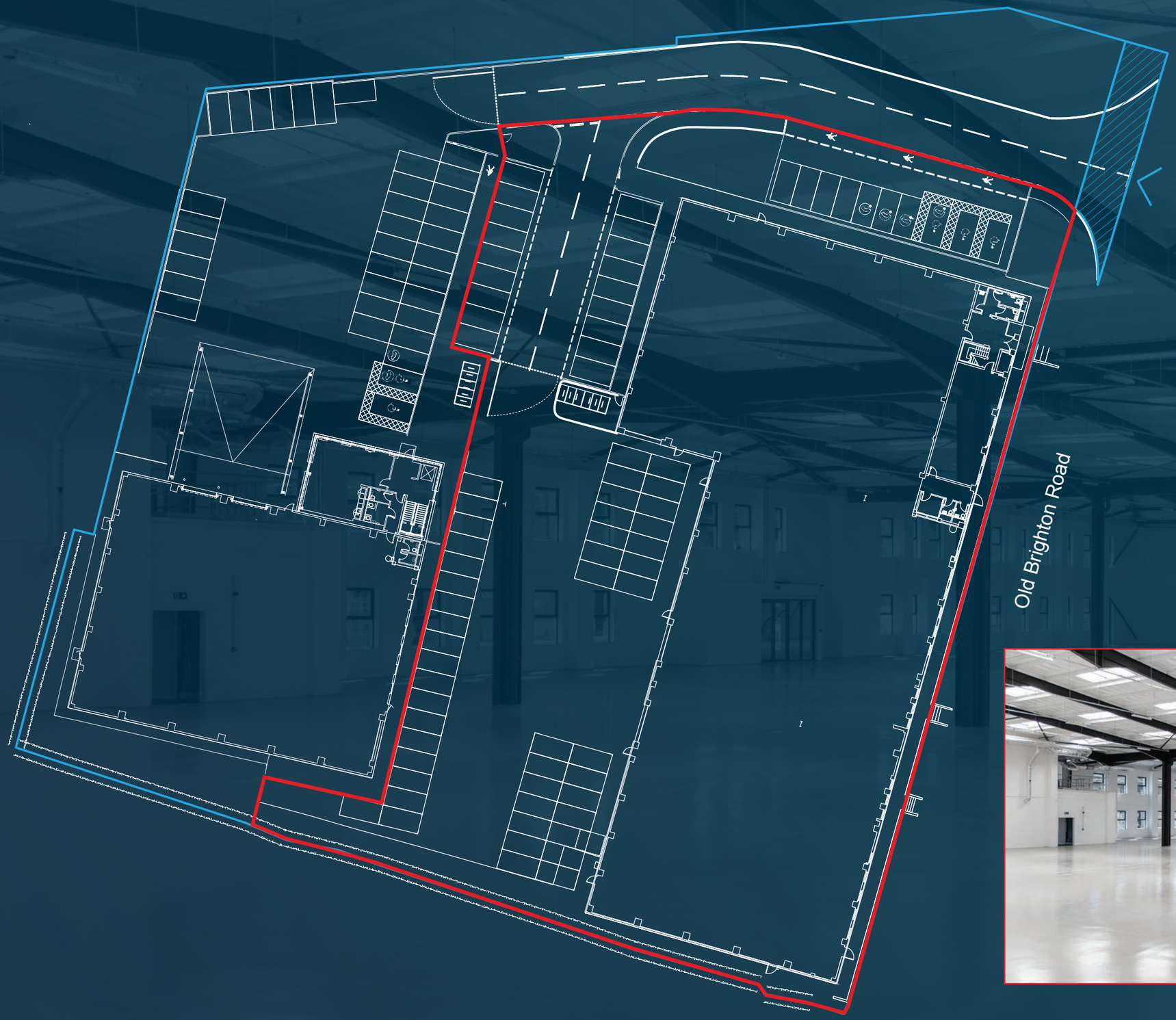
LOCATION

Perimeter One is situated on Old Brighton Road, just off the A23. Within 500m of Gatwick Airport, and only 3 miles from J10, M23, leading to the M23/M25 interchange. Gatwick Airport South Terminal is quickly accessible, within 1.7 miles, the train station provides rail services into London within 30 minutes.

Old Brighton Road is in very close proximity to Manor Royal, which attracts a wide range of national and international logistics companies including Amazon, Boeing, Royal Mail, EVRI, UPS, Tesco and Thales. Crawley is the leading commercial centre for West Sussex, located just off the M23, 36 miles south of Central London and 26 miles north of Brighton.

Click here to view 360^0 panorama



WAREHOUSE	30,273 sq ft	2,812.5 sq m
GROUND FLOOR OFFICE	2,028 sq ft	188.4 sq m
FIRST FLOOR OFFICE	2,028 sq ft	188.4 sq m
TOTAL	34,329 sq ft	3,189.3 sq m

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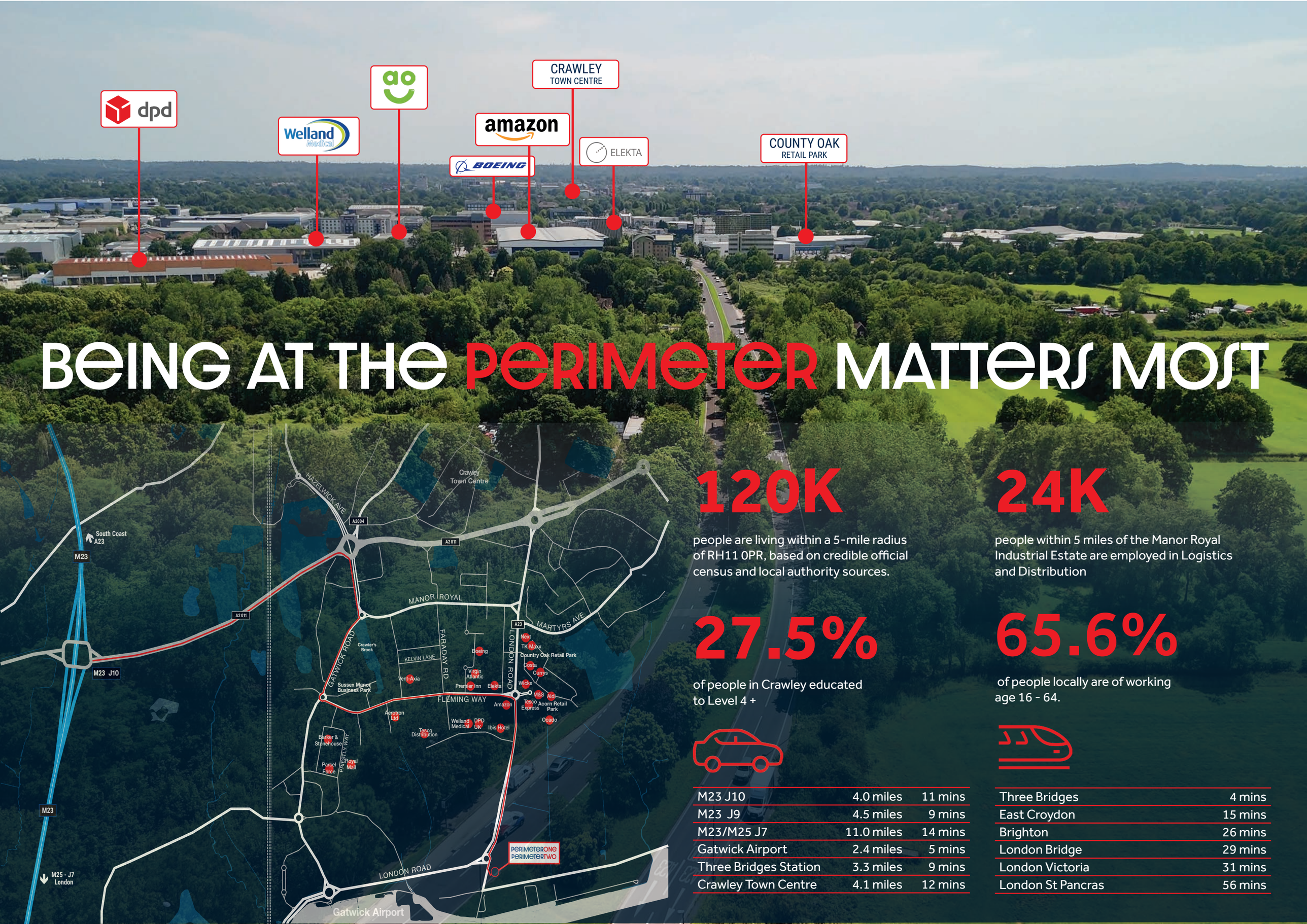

BEING AT THE PERIMETER MATTERS MOST

120K

people are living within a 5-mile radius of RH11 0PR, based on credible official census and local authority sources.

24K

people within 5 miles of the Manor Royal Industrial Estate are employed in Logistics and Distribution

27.5%

of people in Crawley educated to Level 4 +

65.6%

of people locally are of working age 16 - 64.

M23 J10	4.0 miles	11 mins
M23 J9	4.5 miles	9 mins
M23/M25 J7	11.0 miles	14 mins
Gatwick Airport	2.4 miles	5 mins
Three Bridges Station	3.3 miles	9 mins
Crawley Town Centre	4.1 miles	12 mins

Three Bridges	4 mins
East Croydon	15 mins
Brighton	26 mins
London Bridge	29 mins
London Victoria	31 mins
London St Pancras	56 mins

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IMPORTANT INFORMATION
Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.
All measurements and distances are approximate. VAT may be applicable to rent/price quoted

Anti Money Laundering: The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.
Compiled October 2026

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