



 **GATWICK DISTRIBUTION  
CENTRE**

**REFURBISHED WAREHOUSES TO LET**  
8,896 – 44,713 SQ FT GIA









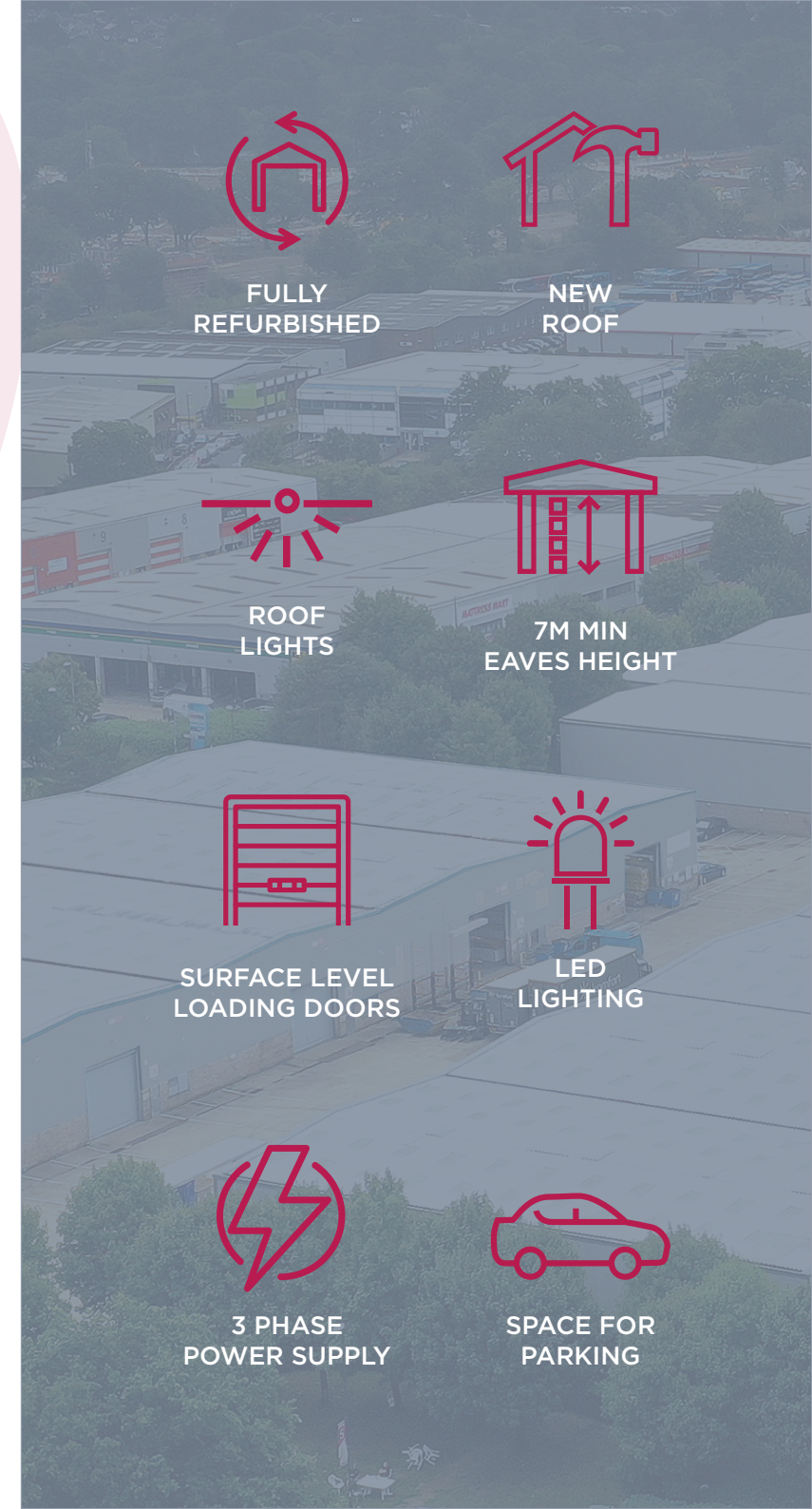
# GATWICK DISTRIBUTION CENTRE

## DESCRIPTION

Gatwick Distribution Centre offers the opportunity to move to an established distribution location close to Gatwick Airport and the M23. The estate consists of 17 units arranged within two parallel terraces and are divided into 4 terraces. The units are of concrete portal frame construction with translucent roof lights. Units 6-8 are fully refurbished to include new roofs and 9-10 are to be refurbished to the same standard.

## KEY POINTS

- Fully refurbished
- Roof lights
- New roofs
- 7m min eaves
- Surface level loading doors
- LED lighting
- 3 Phase Power Supply





UNIT 6 - 9,051 sq ft (840.47 sq m) GIA





**UNIT 7 - 8,929 sq ft (829.53 sq m) GIA**



**UNIT 8 - 8,931 sq ft (829.72 sq m) GIA**



**UNIT 9 - 8,896 sq ft (826.47 sq m) GIA**

Indicative image



**UNIT 10 - 8,906 sq ft (827.40 sq m) GIA**

Indicative image



<b>DISTANCE</b>	Miles
M23 J10	2.3
M23 J9	3.7
M25 J7	11.2
Heathrow	41.0



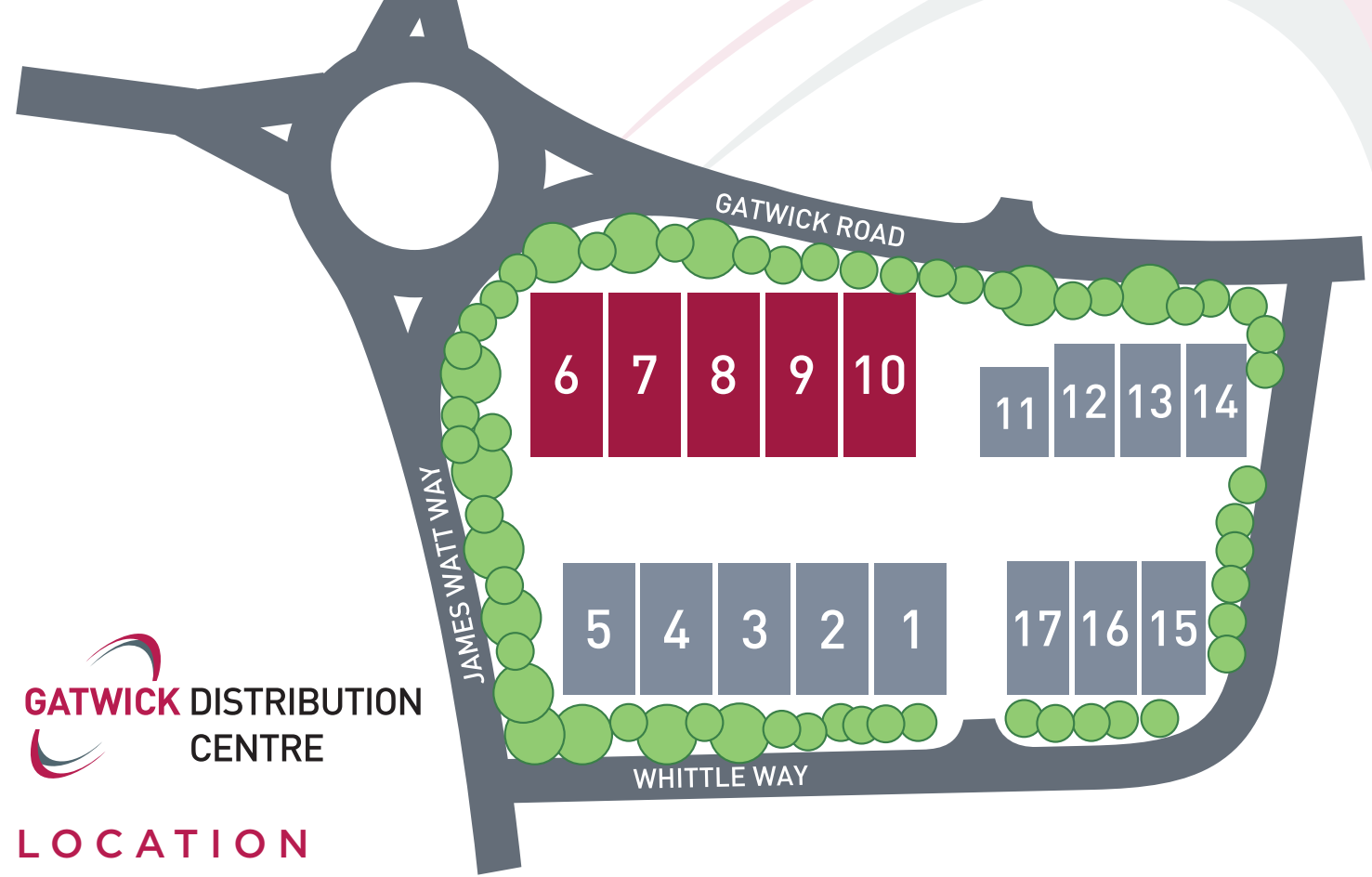
<b>GATWICK</b>	Mins
London Victoria	31
London Bridge	29
Brighton	33
East Croydon	15



<b>TOWNS / CITIES</b>	Miles
London	31.5
Crawley	2.6
Croydon	22.1
Brighton	26.9



## LOCATION



Gatwick Distribution Centre commands a prominent position fronting Gatwick Road. The site is located within the Manor Royal Business District which is the biggest business park of the Gatwick Diamond areas and one of the South East's premier mixed activity employment hubs. It benefits from excellent transport links, strategically located just one mile south of Gatwick Airport and the M23. The town also benefits from excellent bus and rail services.

Manor Royal's proximity to Gatwick Airport, and its position in the Southeast has attracted a wide range of national, international and logistics companies including; Amazon, Boeing, Royal Mail, EVRi, UPS, Ocado, Tesco and Thales.

Crawley is the leading commercial centre for West Sussex; located just off the M23, 36 miles south of Central London, 26 miles North of Brighton and positioned in the heart of the Gatwick Diamond. The town benefits from excellent transport links, strategically located just south of Gatwick International Airport with excellent road links.

Gatwick Airport

GATWICK DISTRIBUTION CENTRE

M25 - J7 London ↑

M23

M23 J10

A2011

M23

A23 South Coast ↓

Ocado

Acorn Retail Park  
Tesco Express  
Aldi M&S

Country Oak Retail Park  
TK Maxx  
Next

Wicks

Currys  
Costa

Ibis Hotel

Welland Medical

Tesco Distribution

DPD UK

FLEMING WAY

Aerotron Ltd

Elekta

Premier Inn

Virgin Atlantic

Vent-Axia

Sussex Manor Business Park

Boeing

Crawter's Brook

MARTYRS AVE

LONDON ROAD

FARADAY RD

MANOR ROYAL

GATWICK ROAD

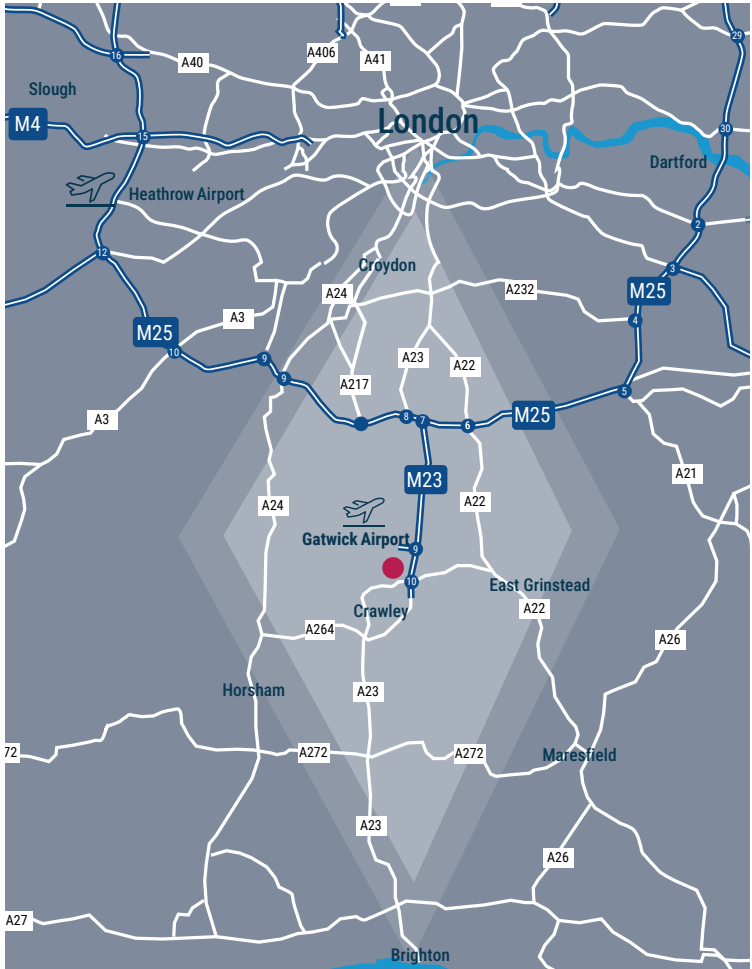
GATWICK ROAD

WHITTLE WAY

A2004

HAZELWICK AVE

Crawley Town Centre



## ACCOMMODATION AND AVAILABILITY

The units have the following gross internal areas -

Unit Number	Warehouse sq ft (sq m)	EPC Rating	Status
6	9,051 (840.47)	C - 73	Available
7	8,929 (829.53)	C - 63	Available
8	8,931 (829.72)	C - 63	Available
9	8,896 (826.47)	C - 67	Available
10	8,906 (827.40)	C - 67	Available

## TERMS

The units are available on new full repairing and insuring leases with terms to be agreed.

## RENT

On application.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal fees.

## BUSINESS RATES

To be re-assessed



### 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.

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