

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

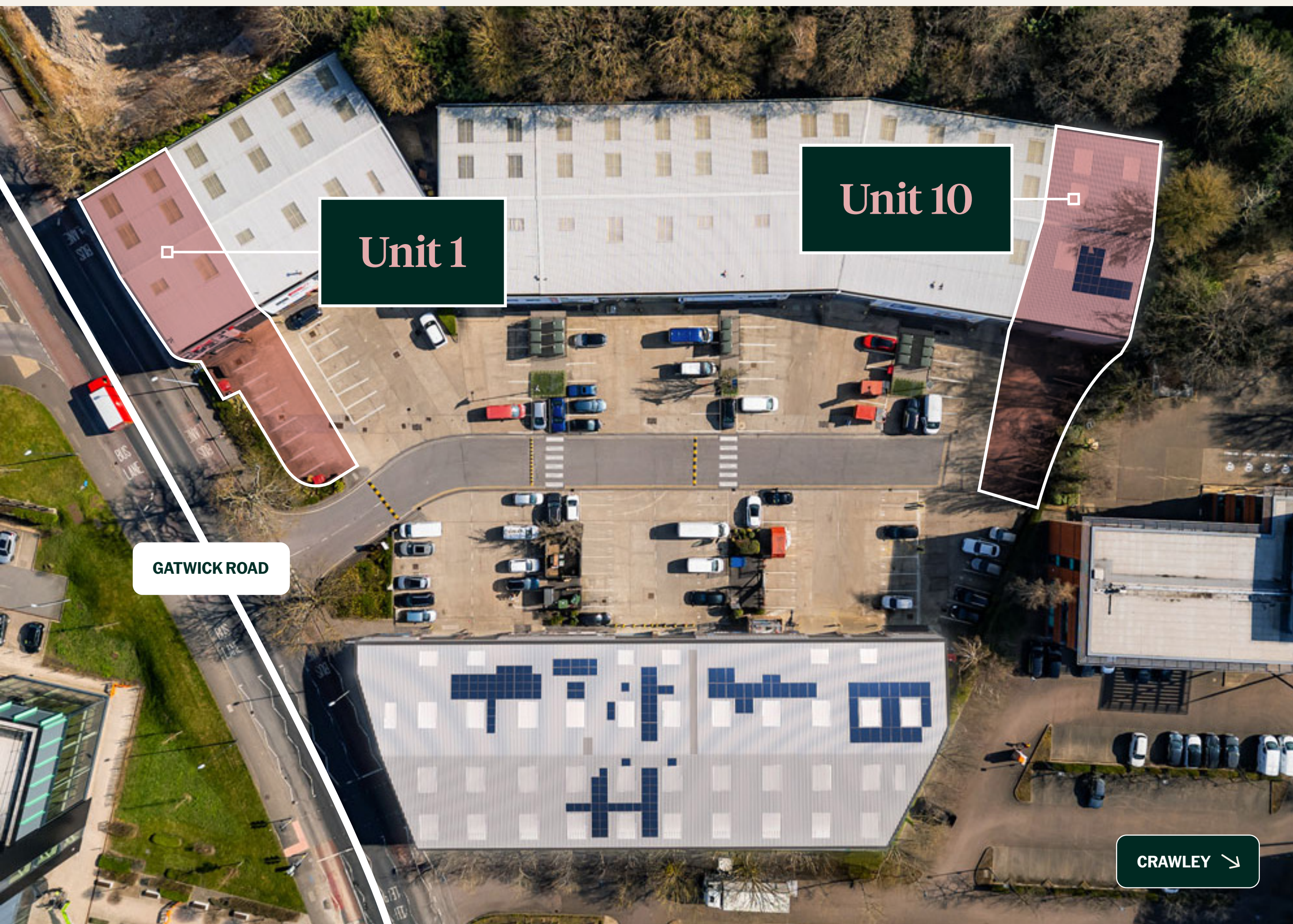
dot Industrial space.
Made better.

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

Snap it up.

Asset managed by:
ARGO 
Real Estate Limited

Industrial space.



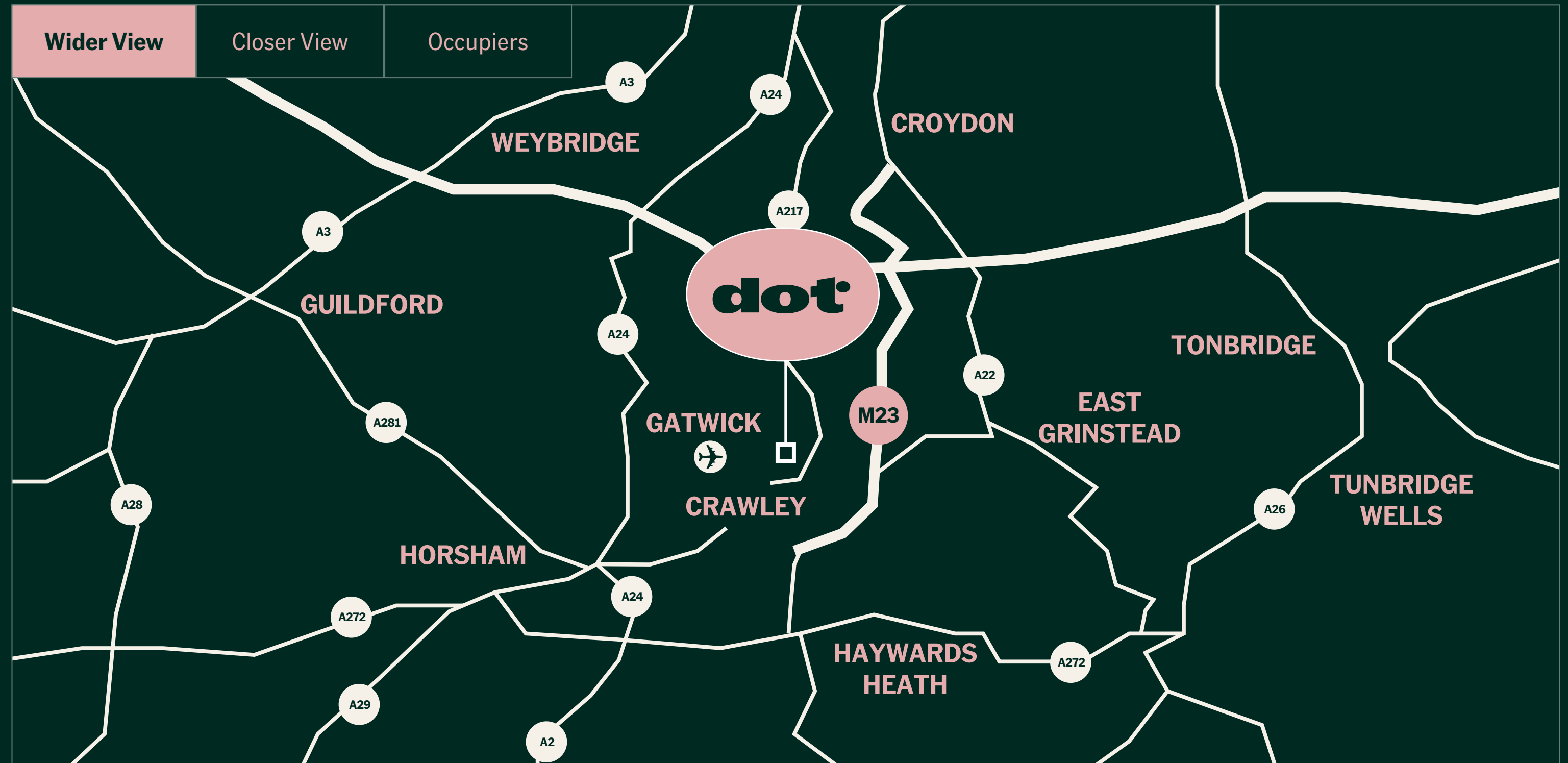
Made better.



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
Oakwood Population Reach	3,493,673
30 Minute Drivetime	60 Minute Drivetime
910,177	8,494,796

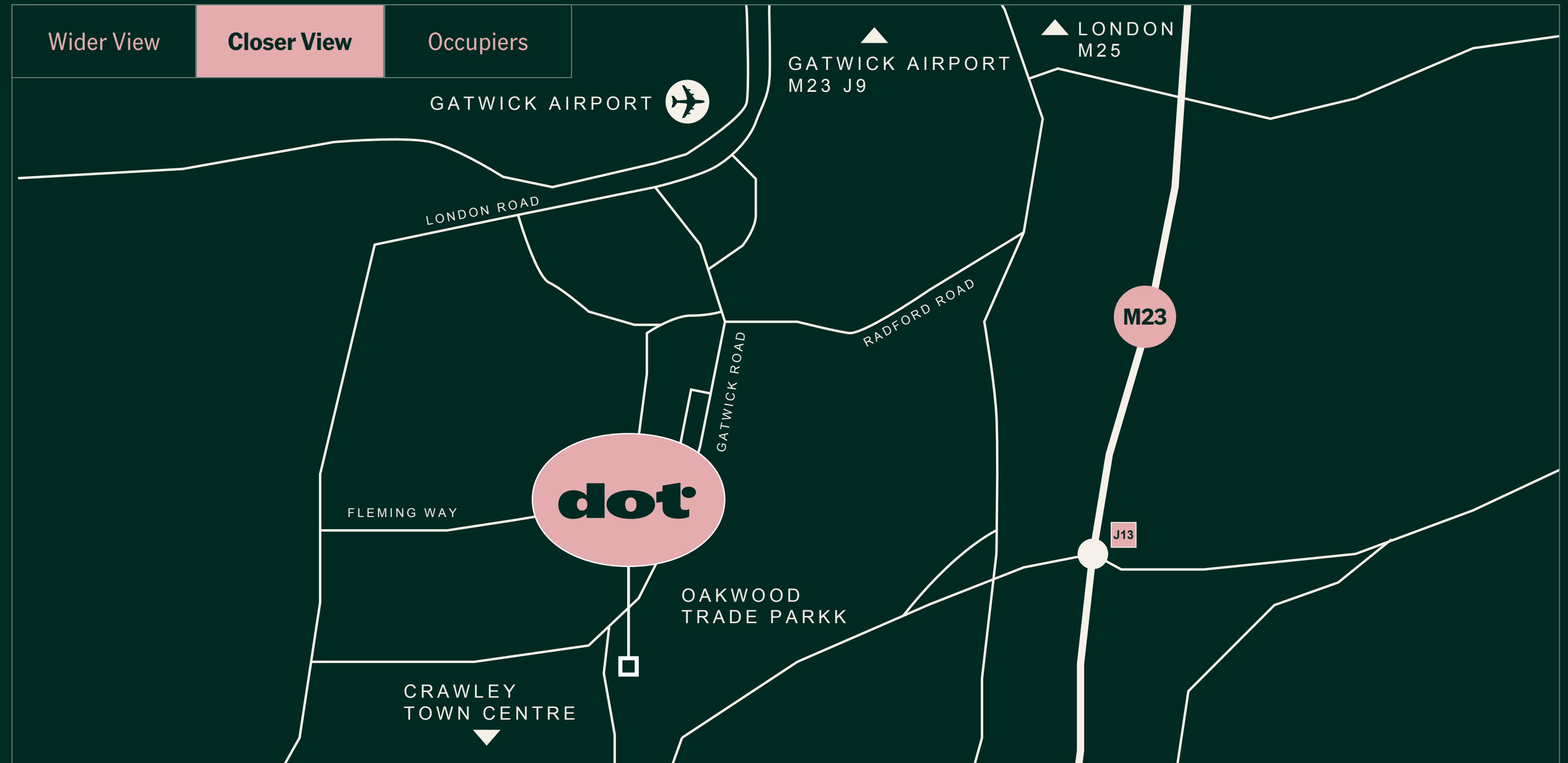
Road

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

From Crawley to the world.



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From Crawley to the world.

Wider View
Closer View
Occupiers

 All together better		WOLSELEY	
			

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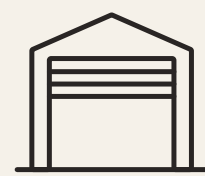
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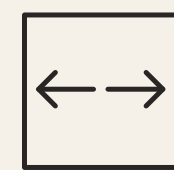
Better industrial space. Full stop.

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.

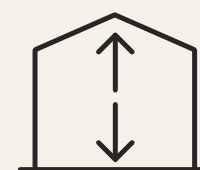
Ideal as a last-mile logistics hub or a trade counter, this space is ready to deliver on all fronts.



1 Level Access Loading Door



21m Deep Yard*



5.5m Clear Height

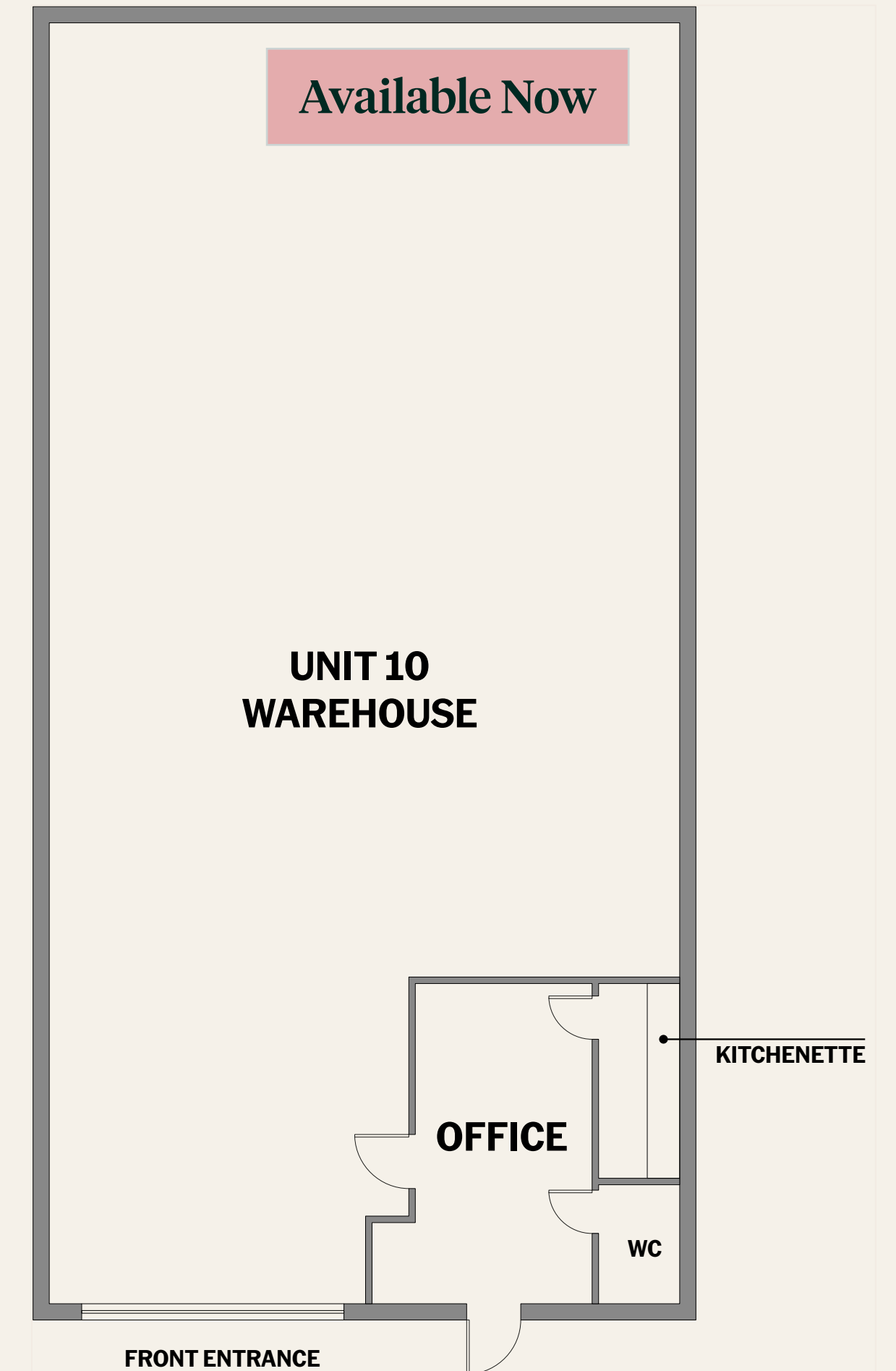
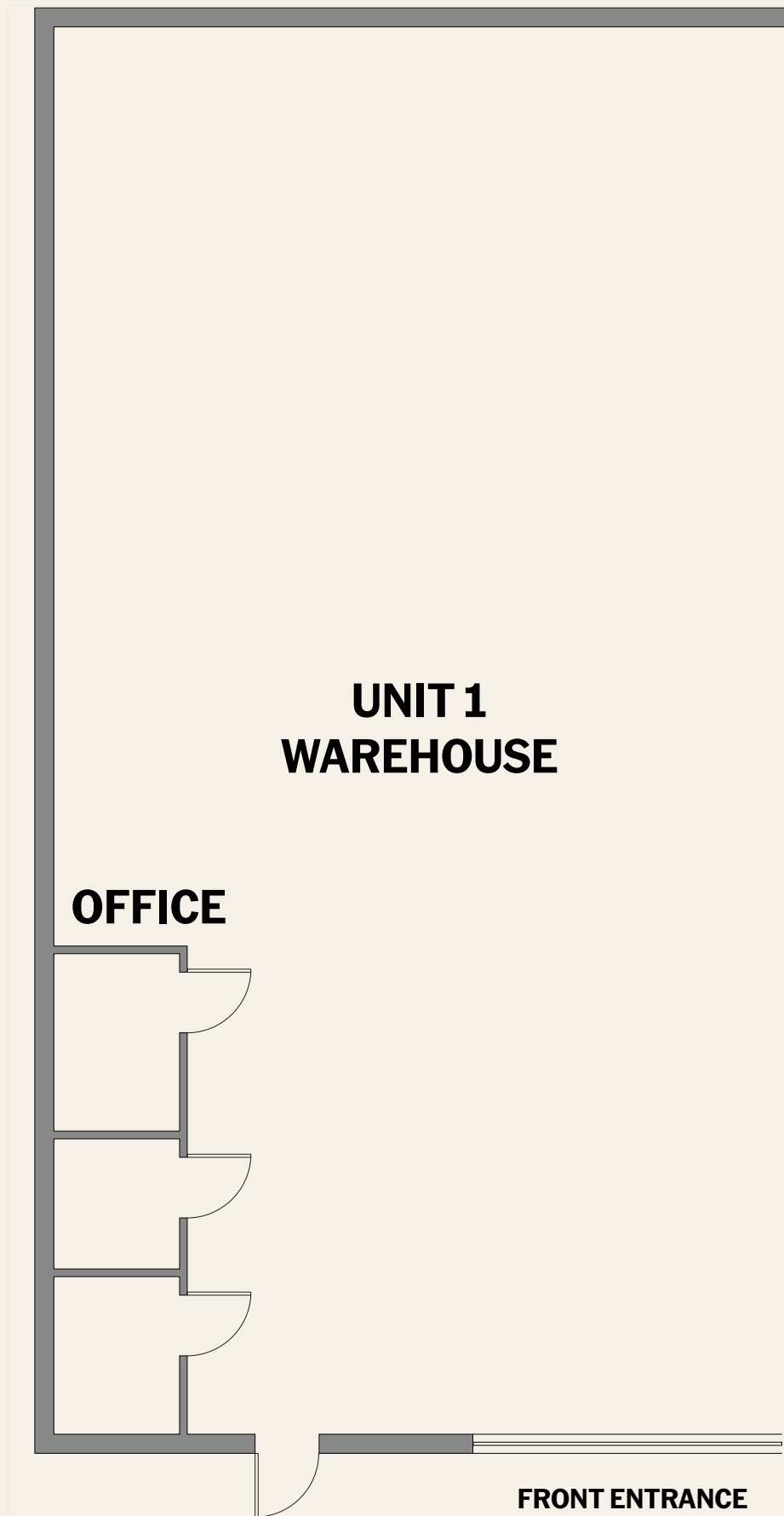


8 Parking Spaces



24/7 Access

*Unit 10



Warehouse - 2,948 sq ft - 273.9 sq m

Office - 234 sq ft - 21.7 sq m

Total - 3,182 sq ft - 295.6 sq m

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.

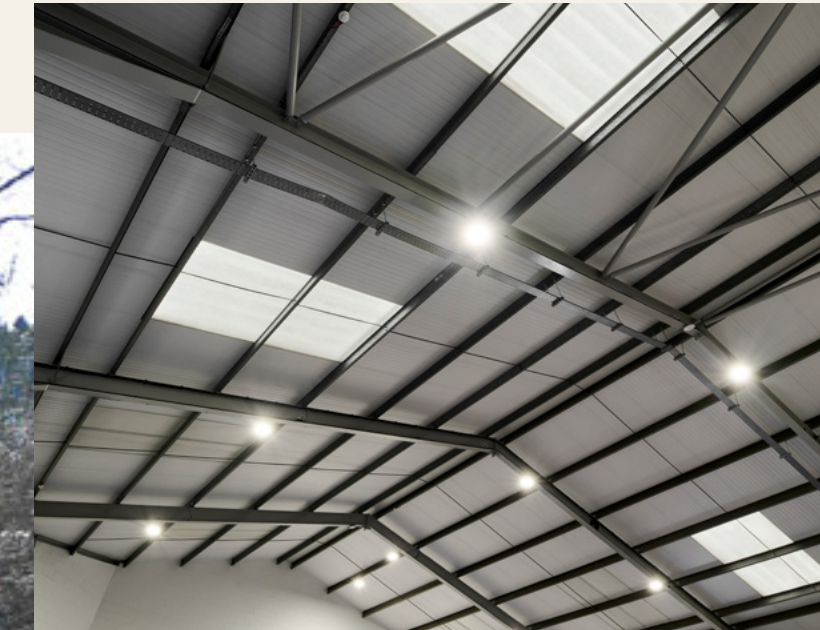


Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Unit 10 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



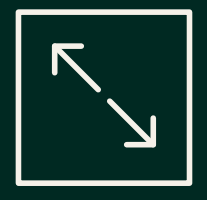
Electric
Vehicle Charging



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.

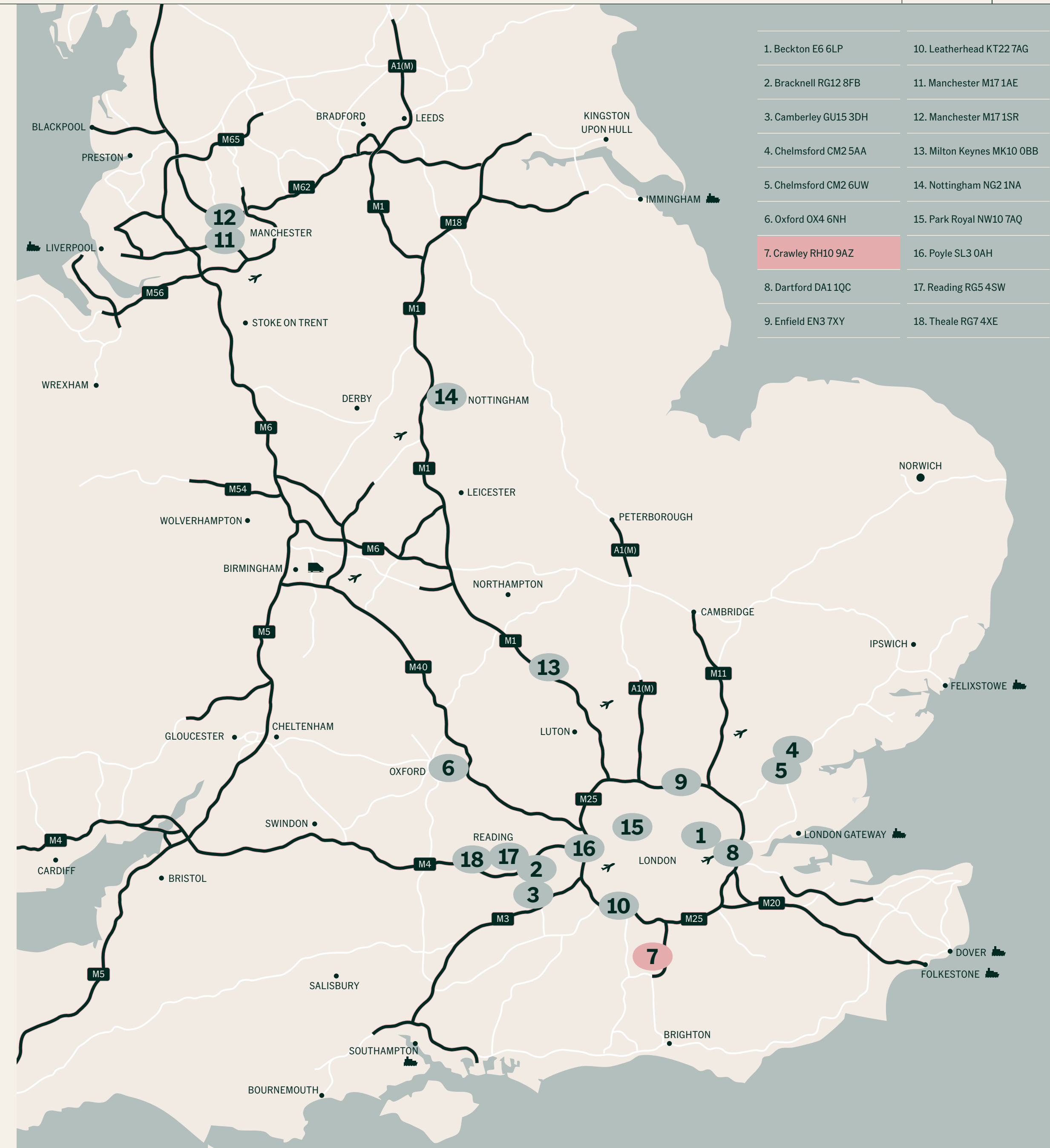


03. Creating spaces people are proud of.

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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Asset managed by:
ARGO 
Real Estate Limited