

BRAND NEW HIGH QUALITY
INDUSTRIAL / LOGISTICS UNIT
19,007 SQ FT TO LET
UNITS 2&3 LET TO PHARMACARE
IMMEDIATE OCCUPATION

Urban Crawley is a brand new, industrial / warehouse development 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.

GRADE A URBAN LOGISTICS DEVELOPMENT



IN GREAT COMPANY



Gatwick Airport
(9 Minutes)

1. YODEL

2. *b&m* bargains

3. Ocado

4. ALDI

5. EDMUNDSON ELECTRICAL

6. Wickes

7. THALES

8. Welland Medical

9. EVRi

10. amazon

11. ILG

12. BOEING

13. TESCO

14. dpd

15. Royal Mail

16. The MEL Group

17. wbc

URBAN

HIGH-QUALITY MID-BOX UNITS

Urban Crawley provides high quality and highly sustainable industrial / logistics buildings benefiting from up to 10m clear internal eaves, 50kN/sq m floor loading, level access loading doors and roof lights.

UNIT 1		
Area	Sq Ft	Sq M
Warehouse	15,258	1,418
FF Office	2,678	249
GF Office	1,071	99
Total	19,007	1,766

UNIT 2		
Area	Sq Ft	Sq M
Warehouse	9,552	887
FF Office	1,719	160
GF Office	892	83
Total	12,163	1,130

UNIT 3		
Area	Sq Ft	Sq M
Warehouse	26,712	2,482
FF Office	4,236	394
GF Office	1,273	118
Total	32,221	2,994

All measurements are GEA



10m
Eaves Height



First Floor
Offices



Up to 30m
Yard Depth



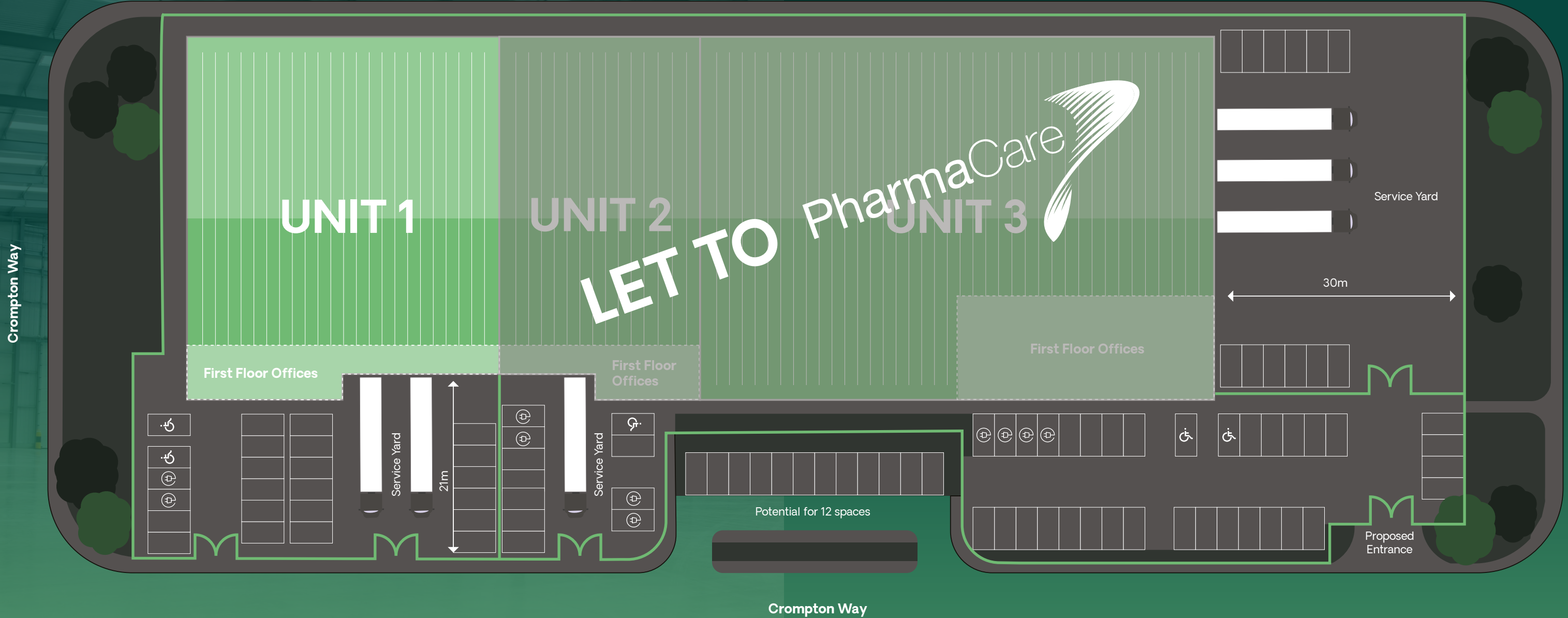
Secure
Yards



Up to 95 Car
Parking Spaces



2.42 Acre
Site



SUSTAINABLE UNITS FOR A GREEN FUTURE

The scheme has achieved BREEAM Excellent and EPC A rating and offers high efficiency heating and cooling systems, water-saving fixtures and fittings as well as PV panels being fixed to all buildings.



EV CHARGING
POINTS



BREEAM
EXCELLENT



EPC
A



PV
PANELS



DEVELOPED WITH STAFF WELFARE IN MIND



TILGATE PARK

Tilgate Park is situated 3 miles from Urban Crawley and is a genuinely stunning natural space on the southern border of the town, opening up a beautiful stretch of more than 2000 acres of park and woodland, home to thousands of trees, a host of ponds, and even some native deer.

A STONE'S THROW FROM LONDON GATWICK

Urban Crawley is located only 4.5 miles from London Gatwick, one of the UK's busiest airports. The town's proximity to Gatwick has resulted in a massive boost in investment in the area.



QUALITY OF LIFE

Crawley achieved one of the highest scores for quality of life in a recent UK survey ranking 4th in Britain's best places to live. The quality of life score was based on four factors - life satisfaction, anxiety, worthwhileness, and happiness.



HIGH-SKILLED & AVAILABLE LABOUR FORCE

With approximately 2.6 million people accessible within a 60 minute drive time, Crawley-based businesses have a historic track record of being among the UK's most economically successful.

There is a large, highly skilled labour force with a higher than average unemployment rate for the South East. Gross weekly pay is also lower than the South East average.



1,000

New homes being built in Crawley town centre and a new town hall development including homes and commercial space.



25%

Of economic output in West Sussex is generated by Crawley despite the borough occupying just 2% of the land.



64,600

Economically active local population.

Sources: Sussex Life April 2021
Nomisweb.co.uk


SERVING LONDON AND THE SOUTH EAST


15 MINUTES TO THE M25


As one of the southern M25's main commercial centres, Crawley provides excellent access to Gatwick Airport and the South Coast.


Access to Urban Crawley is gained from the A23, London Road which is in Crawley's main commercial area 'Manor Royal' and provides superb access to Gatwick Airport and the M23 motorway.

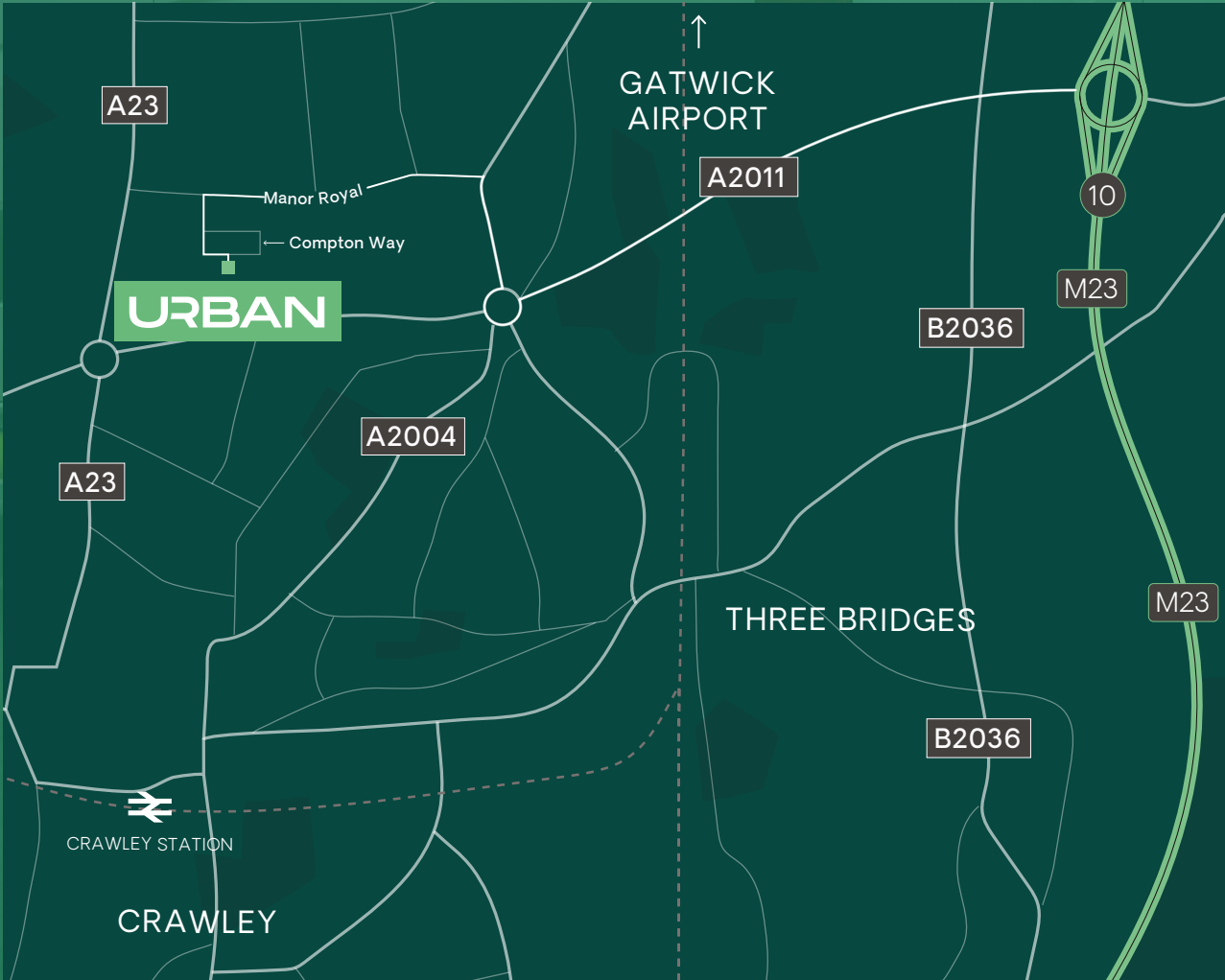
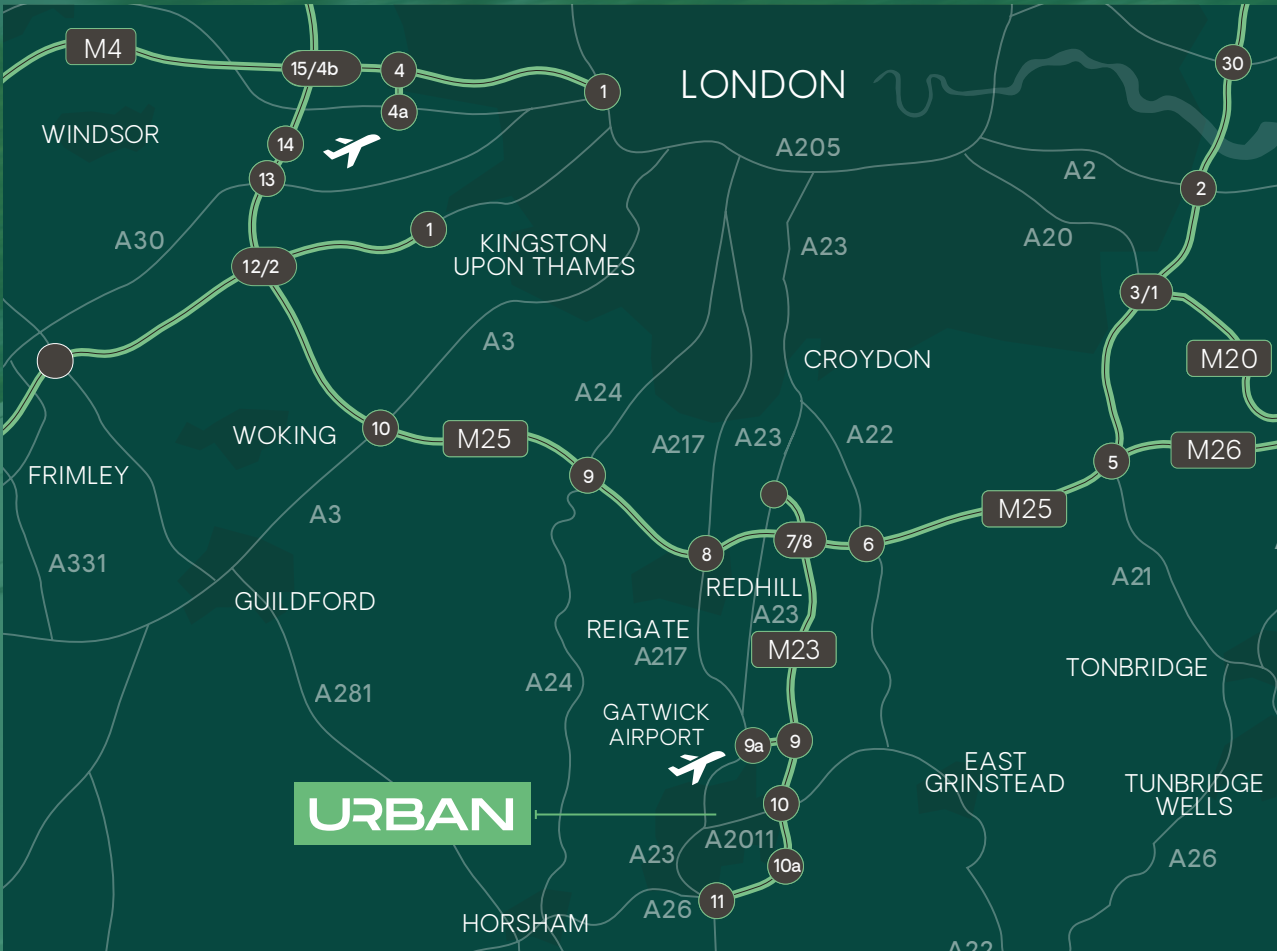
Situated in one of the strongest sub-sectors in the UK logistics market, Urban Crawley is strategically positioned to promote fast and efficient deliveries to London and the South East.

 Road	Miles
Crawley Town Centre	1.8
M23 - J10	2.4
M25 - J7	12.0
Brighton	27.5
Central London	41.0

 Rail (Times from Three Bridges Station) Minutes	
Brighton	25.0
London Victoria	30.0

 Ports (By Car)	Miles
Portsmouth	58.3
Southampton	73.0
Dover	82.0

 Airports (By Car)	Miles
Gatwick	4.5
Heathrow	41.0





URBAN CRAWLEY

CROMPTON WAY
CRAWLEY, RH10 9QR

///BOOM.NOTING.TONIC

URBAN-CRAWLEY.CO.UK

 **HOLLIS
HOCKLEY**

Will Merrett-Clarke
07774 269 443
william.merrett-clarke@hollishockley.co.uk

Ellie Gray
07712 815 268
elizabeth.gray@hollishockley.co.uk

FTDJOHNS

Michael Deacon-Jackson
07939 136 295
mdj@ftdjohns.co.uk

A development by:



WRENBRIDGE



**FIERA
REAL ESTATE**