

To Be Comprehensively Refurbished

Prominent Warehouse Available

**TO LET – 26,081 SQ FT**

**DialogU3 | Fleming Way | Crawley | RH10 9NQ**







# At the Heart of Manor Royal's Thriving Business Ecosystem

Unit 3 Dialog is a detached, self-contained building featuring both front and rear parking as well as a self-contained rear yard, making it suitable for a variety of occupiers.

Undergoing an extensive Grade A refurbishment, the unit will feature contemporary first-floor offices, upgraded WCs, and energy-efficient enhancements targeting an EPC A rating, making it an excellent choice for logistics operations.

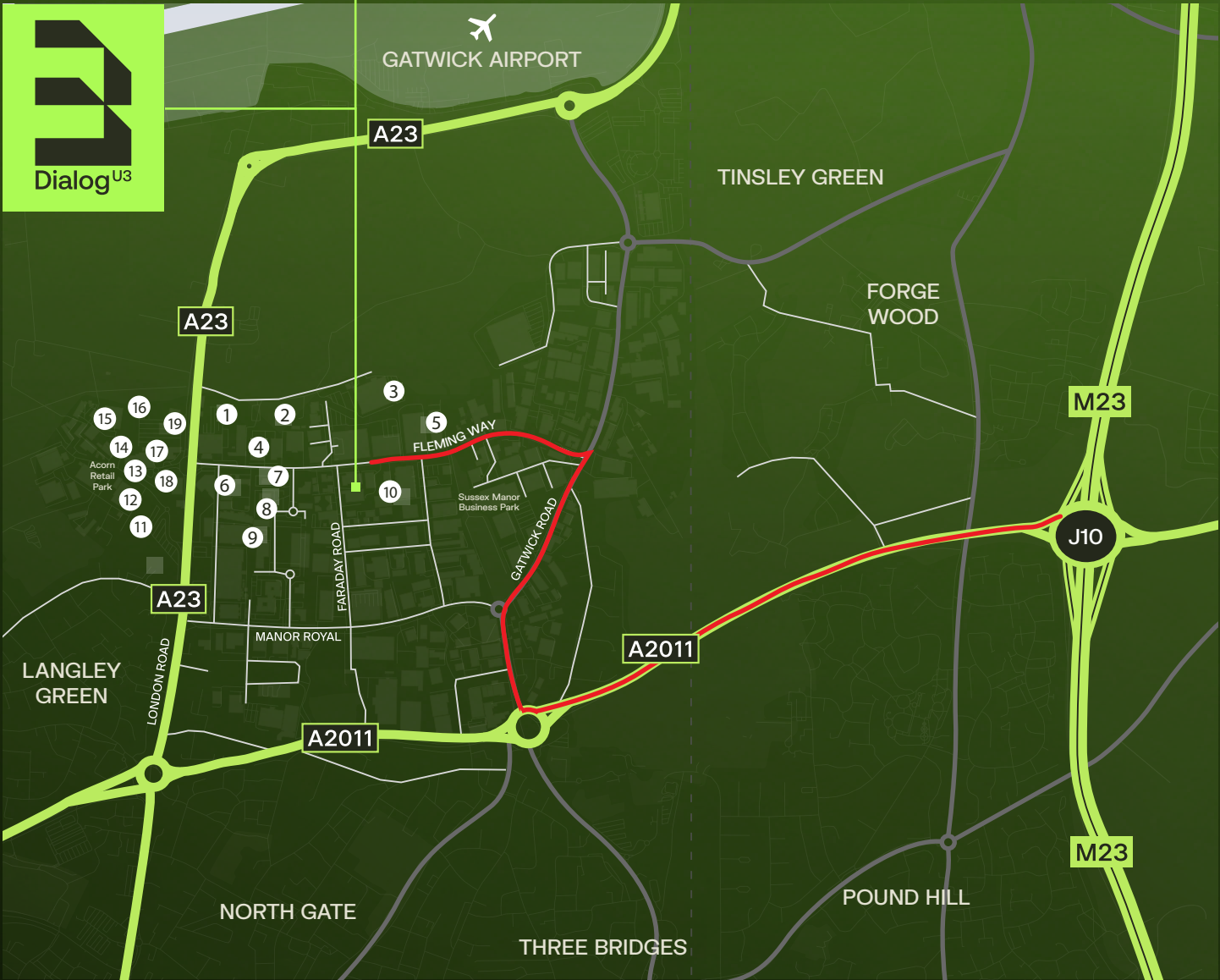
Dialog<sup>U3</sup>

M23, J10  
5 MINS, 2 MILES

Crawley













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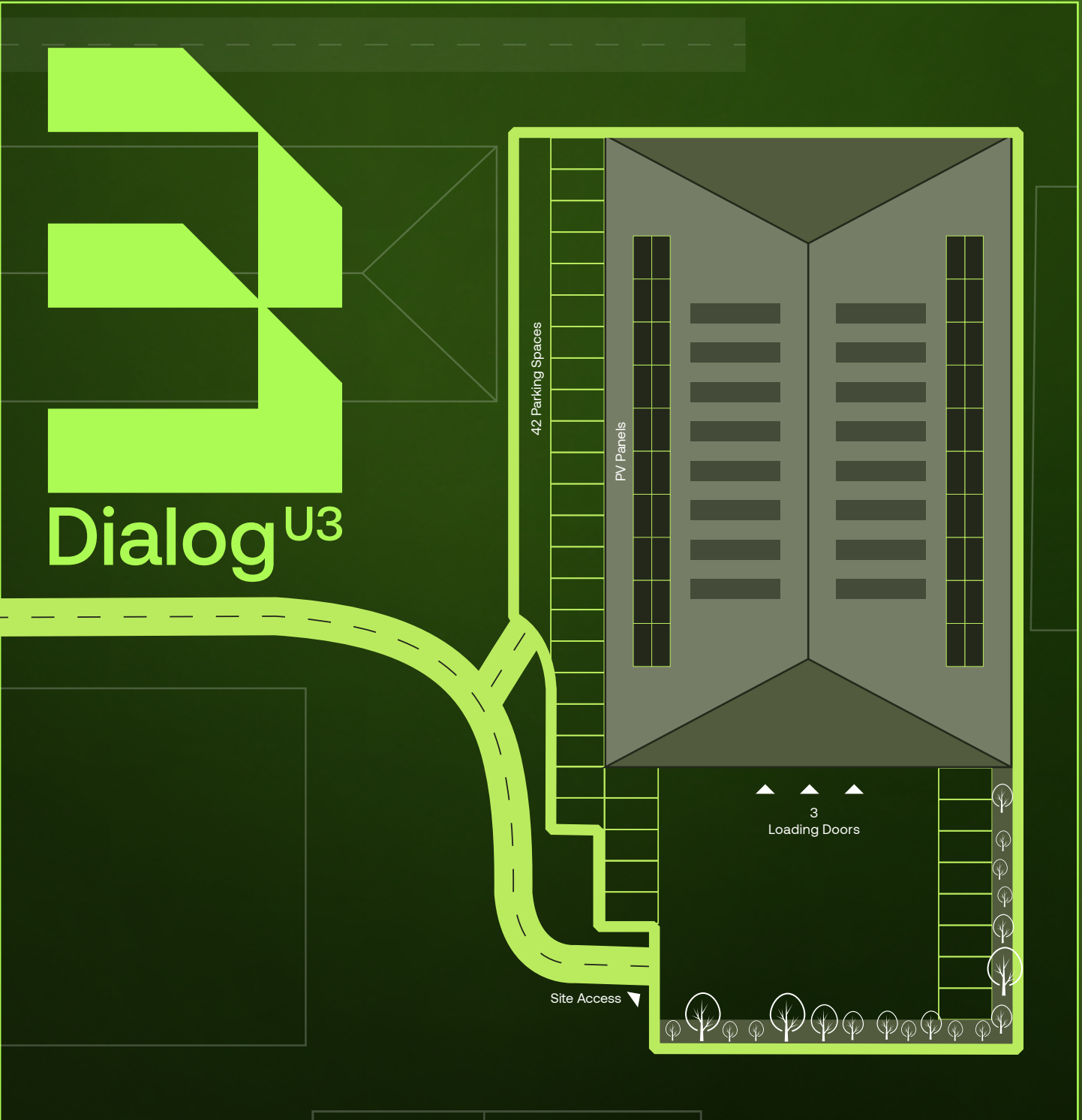
Fleming Way



- |                       |                    |               |            |                   |
|-----------------------|--------------------|---------------|------------|-------------------|
| 1. Ibis Hotel         | 5. Aerotron Ltd    | 9. Boeing     | 13. Costa  | 17. M&S           |
| 2. Welland Medical    | 6. Elekta          | 10. Vent-Axia | 14. Currys | 18. Wicks         |
| 3. Tesco Distribution | 7. Premier Inn     | 11. Next      | 15. Aldi   | 19. Tesco Express |
| 4. DPD UK             | 8. Virgin Atlantic | 12. TK Maxx   | 16. Ocado  |                   |



 <p>To Be Comprehensively Refurbished</p>	 <p>First Floor Offices</p>	 <p>Secure Cycle Racks</p>
 <p>Roof Lights</p>	 <p>EV Charging Points</p>	 <p>8M Min Eaves Height</p>
 <p>Detached Property</p>	 <p>3 Loading Doors</p>	 <p>PV Solar Panels</p>
 <p>42 Car Parking Spaces</p>	 <p>50 kN Per Sq M</p>	 <p>27m Deep Yard</p>



# Built for Versatility & Performance

U3	Sq Ft (GIA)
Warehouse	24,054
First Floor Office	2,027
Total	26,081



# Dialog<sup>U3</sup>





# Driving ESG Priorities While Driving Success



TARGETING EPC A



EV CHARGING



63 KWP ROOF MOUNTED SOLAR PV



VRF AIR CONDIITONING IN OFFICES



FULLY ELECTRIFIED UNIT



HEAT RECOVERY VENTILATION SYSTEMS



BUILDING MANAGEMENT SYSTEM



DALI LIGHTING









Dialog occupies a prime location on Fleming Way within the Manor Royal Business District, one of the South East's leading employment hubs and the largest business park in the Gatwick Diamond. Just two miles south of Gatwick Airport and the M23, it offers excellent transport links, including strong bus and rail services.

Manor Royal's strategic location has attracted major national and international companies such as Amazon, Boeing, Royal Mail, EVRi, UPS, Ocado, Tesco, and Thales.




395,000 People  
of Working Age



75%  
Are Economically Active



8% Work In The Transport  
and Storage Industry

 ROAD	MILES	MINS
M23 (J10)	2	5
Crawley	2	10
Gatwick Airport	3	10
M25 (J7)	15	15
Brighton	26	40
Shoreham	27	40

 RAIL	MINS
Crawley	11
Gatwick Airport	11
East Croydon	15
Brighton	28
London Victoria	30
London Bridge	30

 PORTS	MILES	MINS
Newhaven	34	25
Port of Tilbury	40	49
Gateway	40	49
Dover	82	80
Southampton	84	99
Felixstowe	114	120

 AIR	MILES	MINS
Gatwick	2	5
Heathrow	47	45
London City	40	60

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