



SOUTH CORNER

OLD BRIGHTON ROAD CRAWLEY WEST SUSSEX RH11 0PH

UNDERGOING AN EXTENSIVE
GRADE A REFURBISHMENT



PRIME LOGISTICS / WAREHOUSE SPACE

25,078 sq ft (2,697 sq m)

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southcornergatwick.co.uk



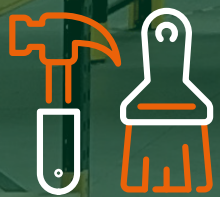
SOUTH CORNER

DESCRIPTION

South Corner is a high-quality, detached warehouse, on its own site with fully fitted offices, secure yard and two surface level loading doors in close proximity to the airport. There is a mezzanine floor of 3,951 sq ft which is available pre-refurbishment if required.

The building will undergo an extensive Grade A refurbishment, and it 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.

UNDERGOING EXTENSIVE GRADE A REFURBISHMENT



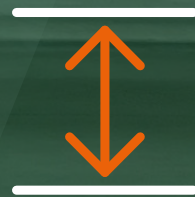
TO BE EXTENSIVELY
REFURBISHED



TARGETING
EPC A



SECURE
SITE



8.1M MIN /
9.1M MAX EAVES



2 SURFACE LEVEL
LOADING DOORS



CANOPIED
LOADING



3,591 SQ FT MEZZANINE
AVAILABLE PRE-REFURBISHMENT



GROUND AND FIRST
FLOOR OFFICES



26M DEEP
YARD



51 PARKING
SPACES



CLOSE TO
J9/10 M23



CLOSE TO GATWICK
AIRPORT

SPECIFICATIONS



 SOUTH CORNER

SOUTH CORNER

LOCATION

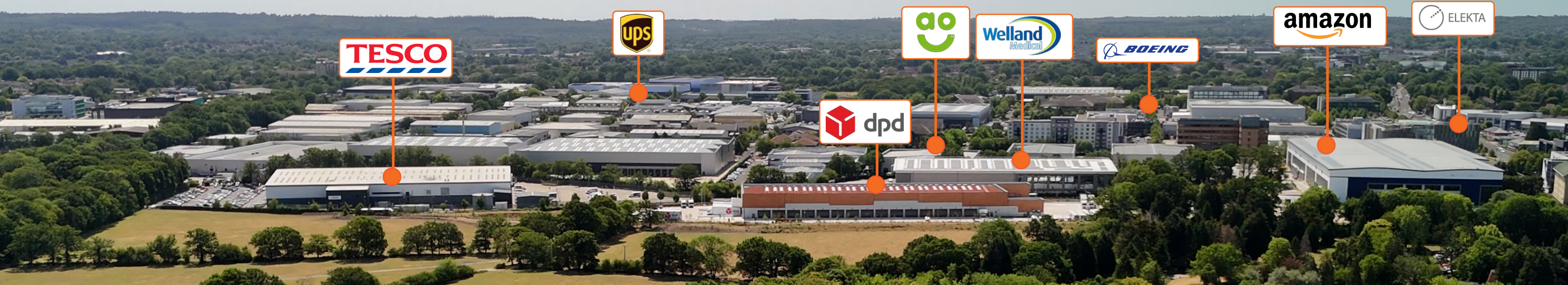
South Corner is situated on Old Brighton Road, just off the A23. Within 500m of Gatwick Airport, and only 3 miles from J10, M23, leading to the M23/M25 interchange.

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 has attracted a wide range of national and international logistics companies including Amazon, Boeing, DPD, 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.



	SQ FT	SQ M	SQ FT	SQ M
Warehouse	17,792	1,653.00		
Ground Floor Offices	3,645	338.59		
First Floor Offices	3,641	338.25		
Mezzanine			3,951	367.00
Total	25,078	2,329.84		
Total with Mezzanine			29,029	2,696.84

BE PART OF A DYNAMIC BUSINESS LOCATION



120K

people are living within a 5-mile radius of RH11 0PH, 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.

ROAD

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

RAIL

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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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. August 2026

