

TO LET



Existing occupiers include:

- Dulux DECORATOR CENTRE
- eurocell
- C E F YOUR ELECTRICAL EXPERTS
- TOOLSTATION
- ELECTRIC CENTER
- WOLSELEY
- CAPITAL HAIR & BEAUTY
- WÜRTH

A MARKET LEADING SPACE IN CRAWLEY

OakwoodTradePark.

CRAWLEY RH10 9AZ

Modern Trade and Industrial Unit

EPC A | Site EV charging | Solar PV panels | Full LED lighting

Unit 10

3,182 sq ft
(295 sq m)

Wurth
Wolseley
Right Tiles
Capital Hair & Beauty
CEP
PPG
Williams Trade Supplies
Trade Counter Mate
Eurocell

Unit 10

Dulux Decorator Centre
Electric Center
Toolstation
Sevenday Windows
euFiber Networks

An open door to opportunity.





At the heart of Crawley's industrial and trade location.

Oakwood Trade Park is Crawley's premier trade and industrial park situated prominently on Gatwick Road between Manor Royal and the Gatwick Road junctions on the Manor Royal Industrial Estate. The park provides individual trade units with ample parking for customers with unrestricted working hours. The M23 (J10) is only 1 mile to the east and Gatwick airport is the same distance to the north.

Oakwood Trade Park.



Drive times

M25 	20 minutes (12 miles)
Croydon	35 minutes (21 miles)
Brighton	37 minutes (26 miles)
Central London	1 hour (41 miles)
Crawley Train Station 	2 minutes (0.2 miles)
Gatwick Airport 	4 minutes (1 mile)
Heathrow Airport 	45 minutes (42 miles)
Nearby Amentity	
Starbucks Drive-Thru	3-minute walk (0.2 miles)
McDonalds	3-minute walk (0.2 miles)

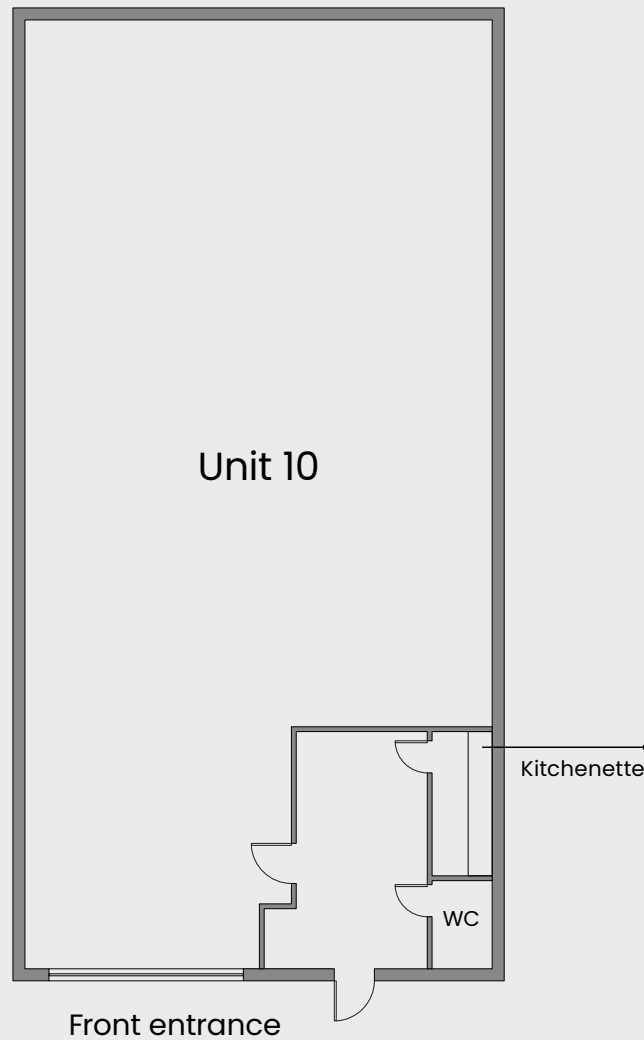
A first class working environment.

SUPERIOR SPECIFICATION

- Crawley's premier trade and industrial park
- 24/7 unrestricted use
- 1 level access loading door
- 21m concrete yard
- Clear height of c.5.5m
- Market leading ESG focused refurbishment
- Dedicated parking for 8 cars with additional shared spaces available

Image: example of quality of internal refurbishment

Site plan.



Unit 10

Ground Floor

Trade/Industrial Unit	sq ft	sq m
Total	3,182	295

ESG features.

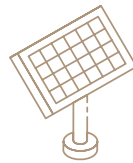
Improved environmental benefits and lower energy expenses for a more sustainable future.

Energy Performance Certificate



Targeting EPC A
the highest energy efficiency rating for buildings.

Solar PV panels



Roof mounted solar PV panels to assist in generating electricity, reducing energy costs.

Site EV Charging



Charge electric vehicles quickly and easily with our state-of-the-art charging stations.

PV strategy



Occupiers can expect an annual saving of £2,190 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.

LED lighting



Energy efficient LED lighting used throughout the building.

10% rooflight coverage



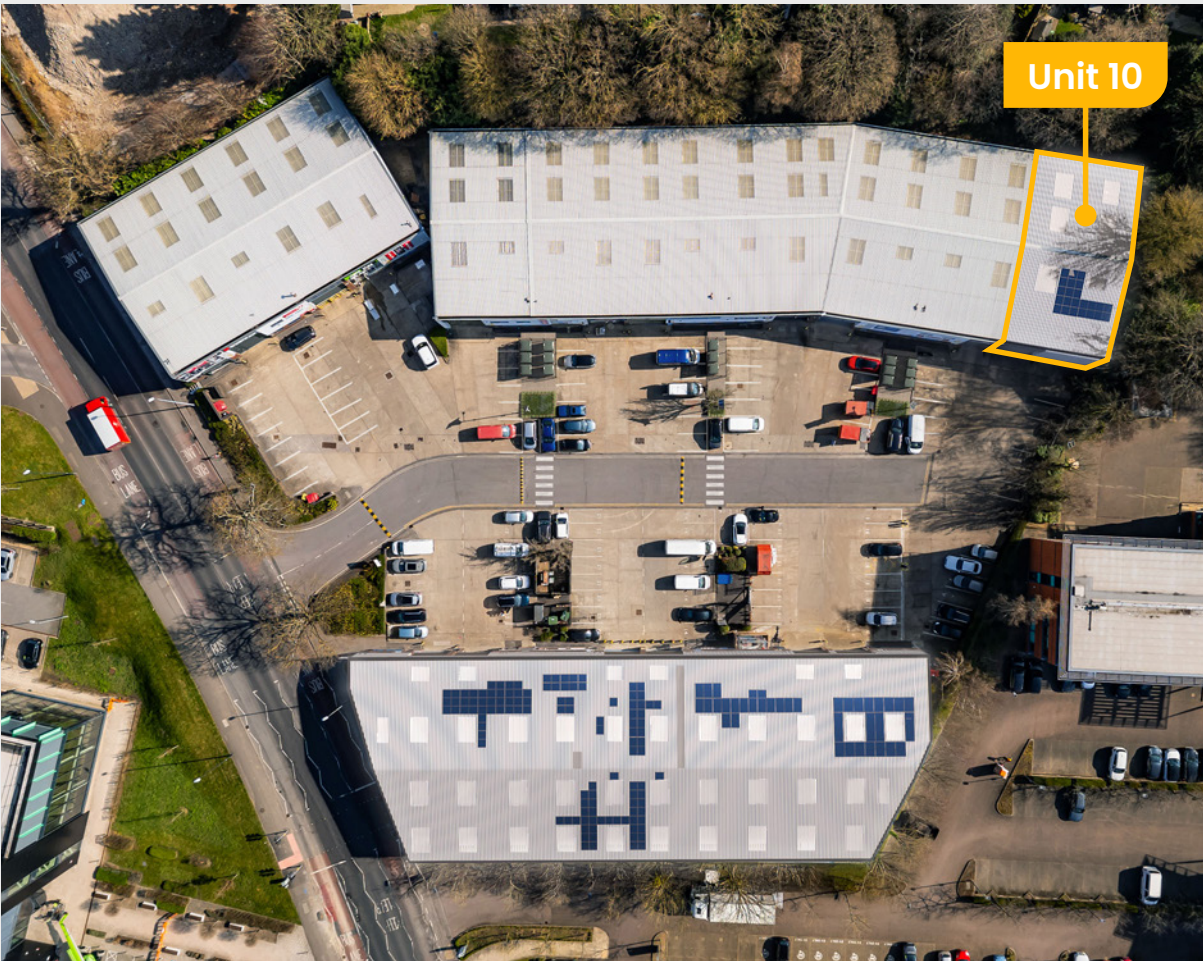
Triple-layered rooflights with insulation covering 10% of the roof area and providing optimum natural light and energy efficiency.



**Change your
view point.**

Oakwood Trade Park.

Crawley RH10 9AZ



Viewing by prior appointment
by the agents.

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Modern Trade and Industrial Unit

Unit 10 3,182 sq ft (295 sq m)

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