

PERIMETER TWO

OLD BRIGHTON ROAD CRAWLEY RH11 0PR



PRIME LOGISTICS SPACE
TO LET 16,690 SQ FT

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PERIMETER TWO

DESCRIPTION

Perimeter Two is detached, of steel portal frame construction with 2 surface level loading doors and has new ground and first floor offices.

A comprehensive refurbishment program is now complete.

[Click here](#) to view video.



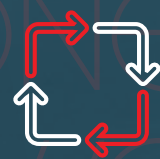
Comprehensively
refurbished



Targeting
EPC B minimum



47 m deep
secure yard



Secure
perimeter fencing



2 surface level
loading doors



6.1m minimum
eaves heights



3 phase, 200 A
138kVA power supply



New ground and
first floor offices



New heating and
cooling for offices



New suspended ceilings
with LED lighting



35 on site
car parking spaces



EV Charging
points



On site
cycle storage



New soft
landscaping



Strong ESG
credentials



Excellent
location



Close to
J9&10 M23



Close to
Gatwick Airport

PERIMETER TWO

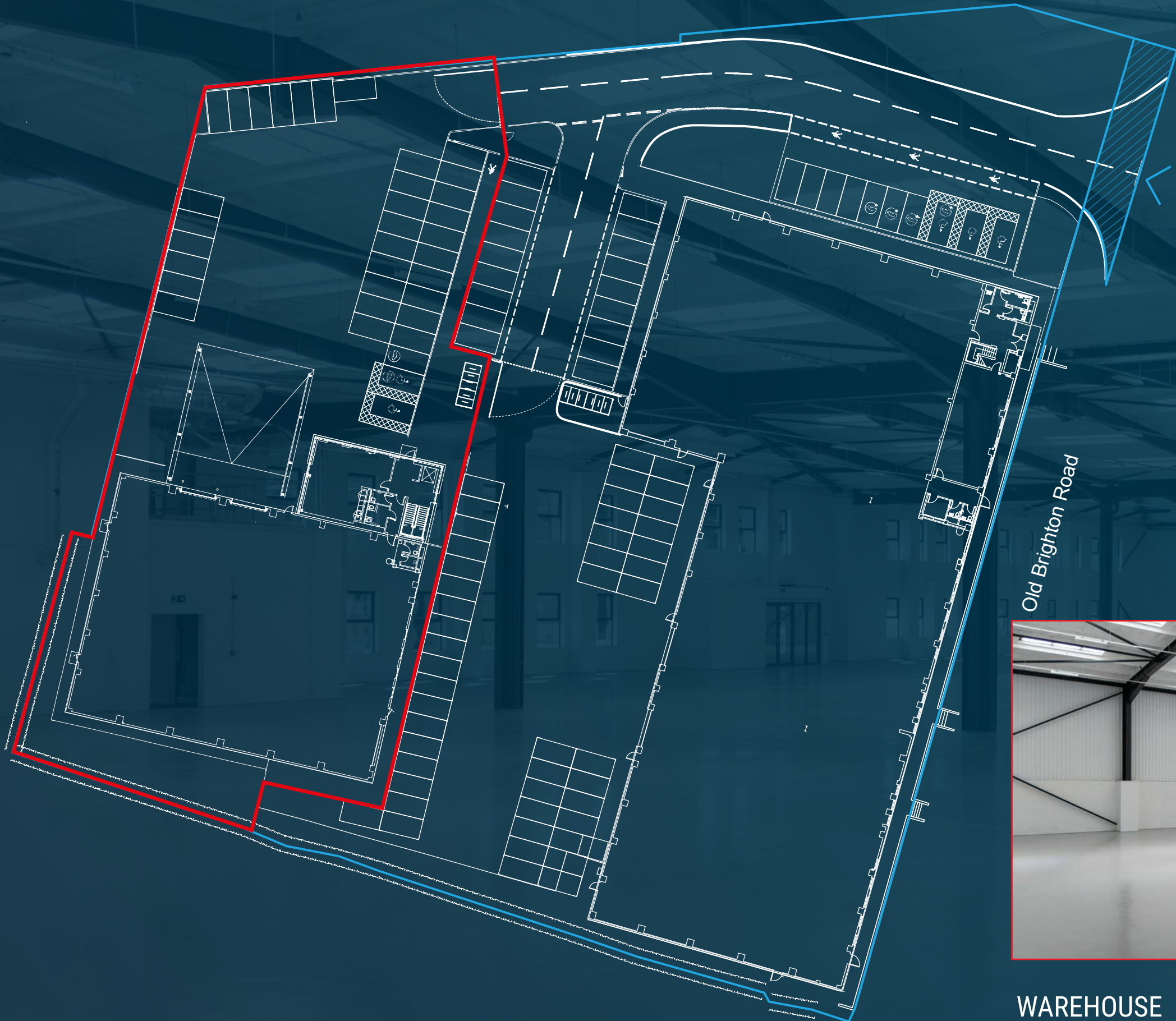
LOCATION

Perimeter Two 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.

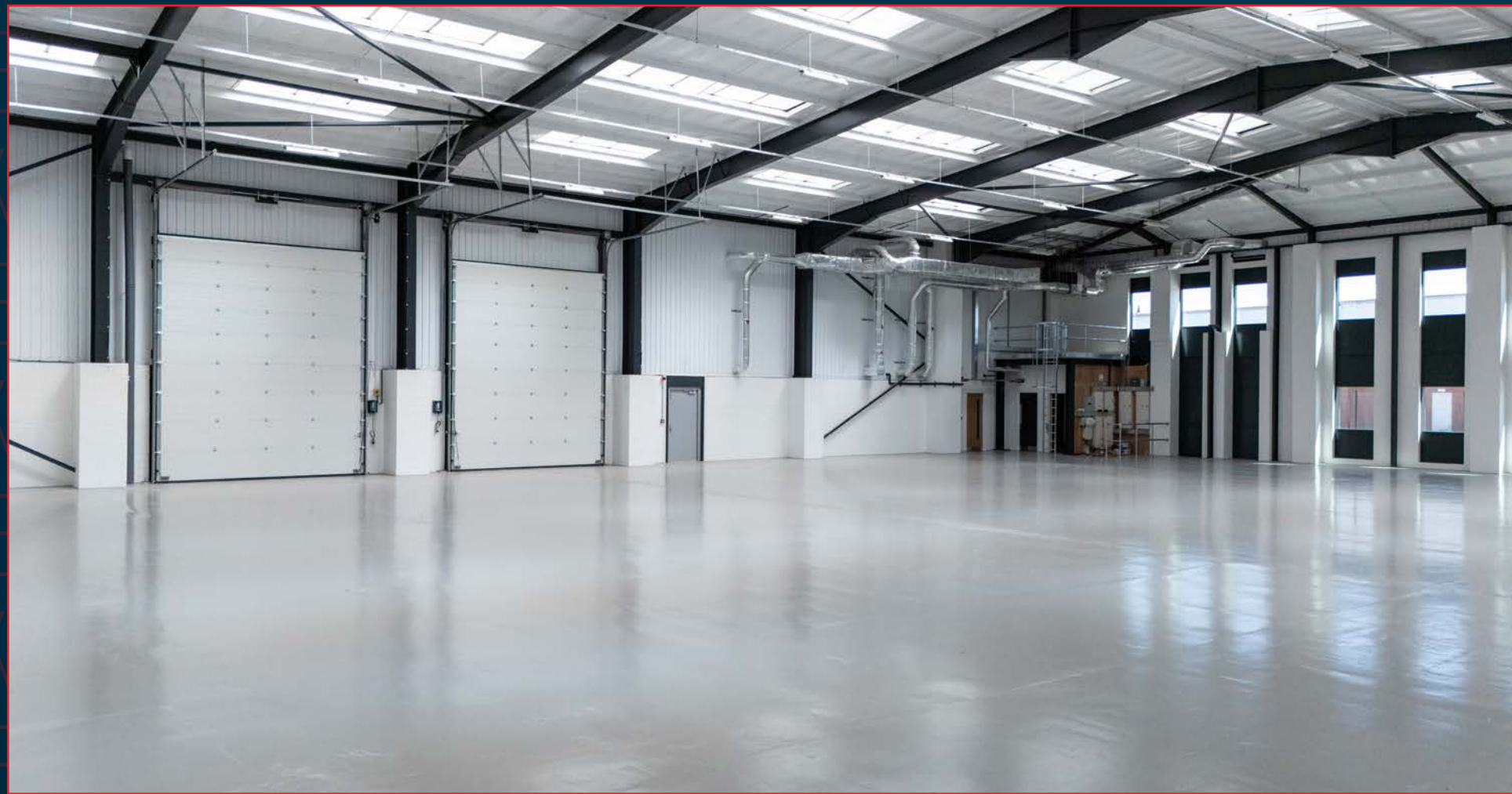
Old Brighton Road is in very close proximity to Manor Royal, which attracts a wide range of national and international logistics companies including Amazon, Boeing, Royal Mail, EVRI, UPS, Tesco and Thales. Crawley is the leading commercial centre for West Sussex, located just off the M23, 36 miles south of Central London and 26 miles north of Brighton.

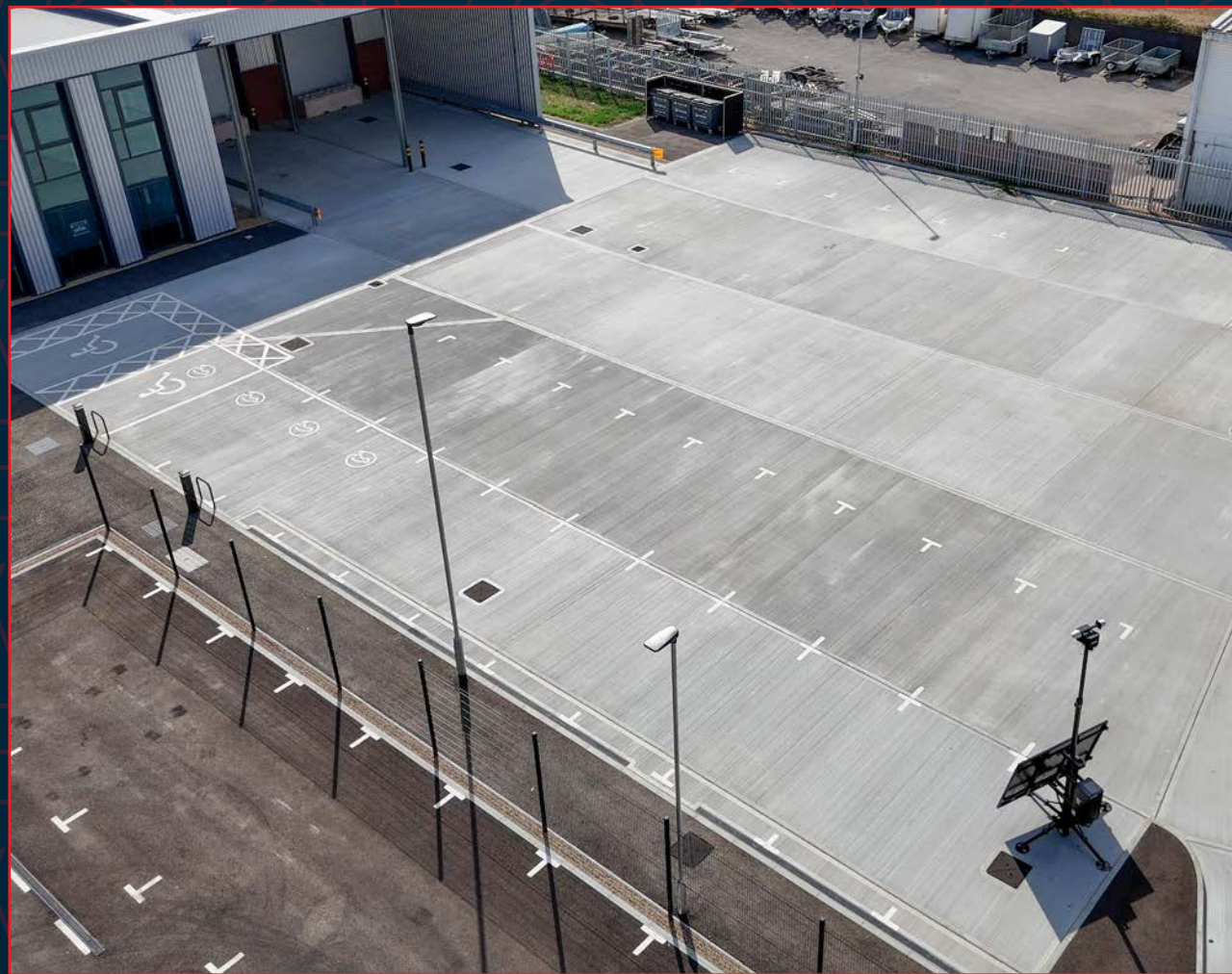
[Click here](#) to view 360° panorama

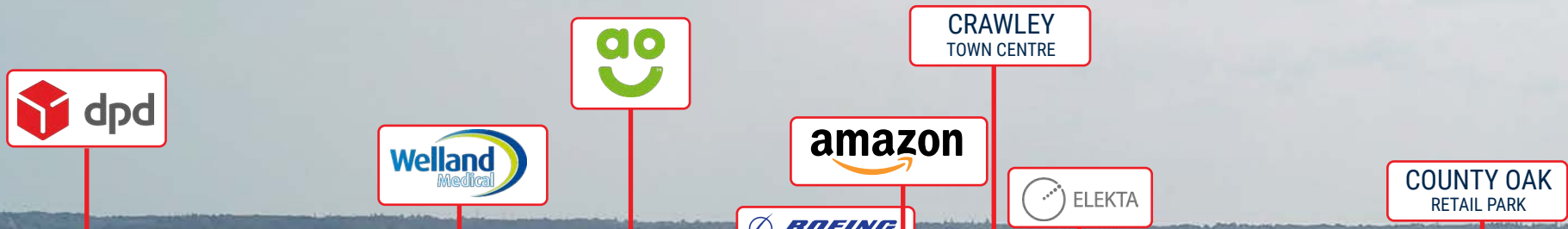




WAREHOUSE	11,587 sq ft	1,076.5 sq m
GROUND FLOOR OFFICE	1,666 sq ft	154.8 sq m
FIRST FLOOR OFFICE	1,784 sq ft	165.7 sq m
CANOPIED LOADING	1,653 sq ft	153.6 sq m
TOTAL	16,690 sq ft	1,550.5 sq m







BEING AT THE PERIMETER MATTERS MOST



120K

people are living within a 5-mile radius of RH11 0PR, based on credible official census and local authority sources.

27.5%

of people in Crawley educated to Level 4 +



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

24K

people within 5 miles of the Manor Royal Industrial Estate are employed in Logistics and Distribution

65.6%

of people locally are of working age 16 - 64.



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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IMPORTANT INFORMATION

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

Anti Money Laundering: The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.
Compiled September 2026



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