

LAST UNIT REMAINING

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 M&L Group

17. wbc+

URBAN



# HIGH-QUALITY MID-BOX UNIT

Urban Crawley provides high quality and highly sustainable industrial / logistics buildings benefiting from 10m clear internal eaves, 50kN/sq m floor loading, 2 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



21m  
Yard Depth



Secure  
Yard



24 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.

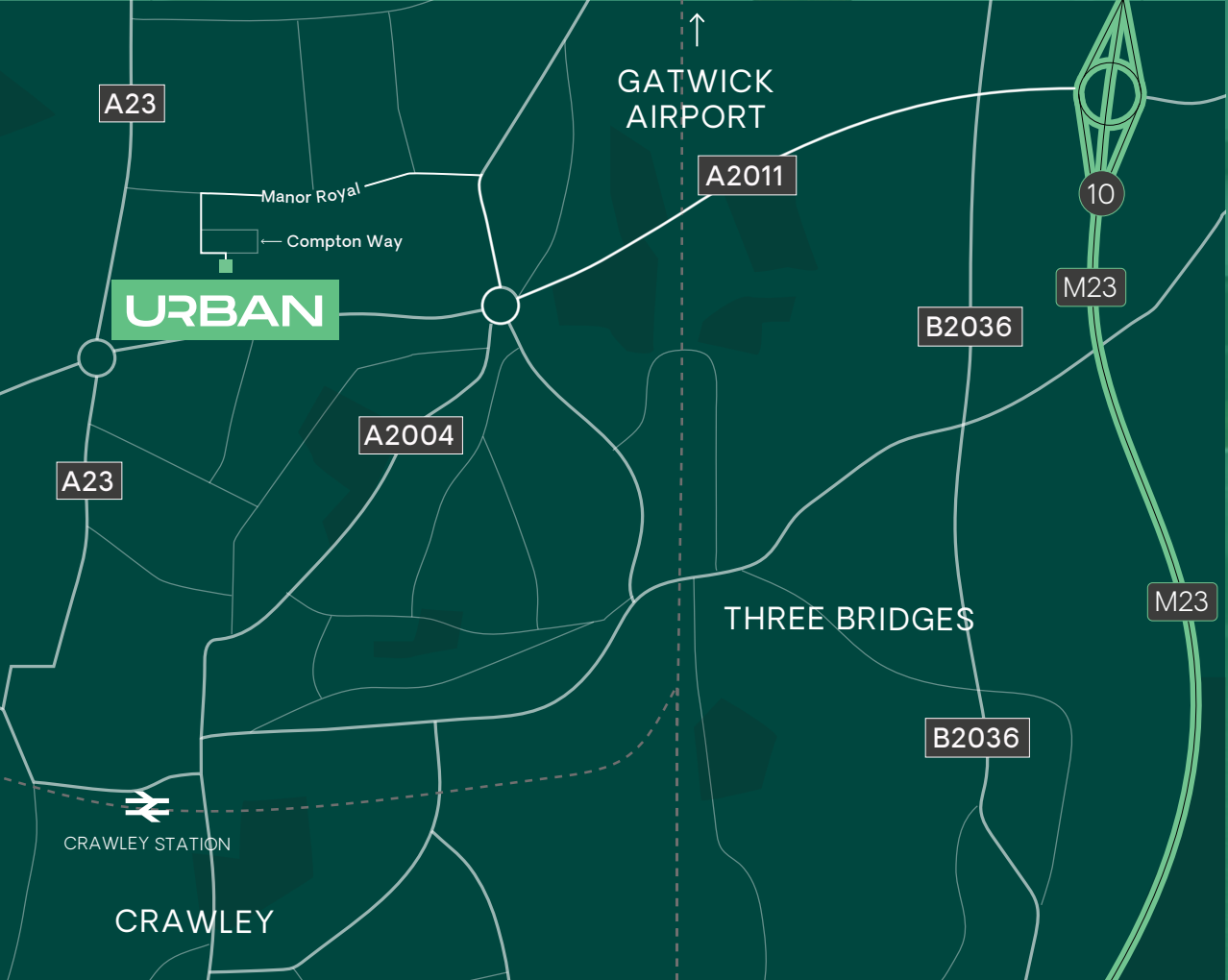
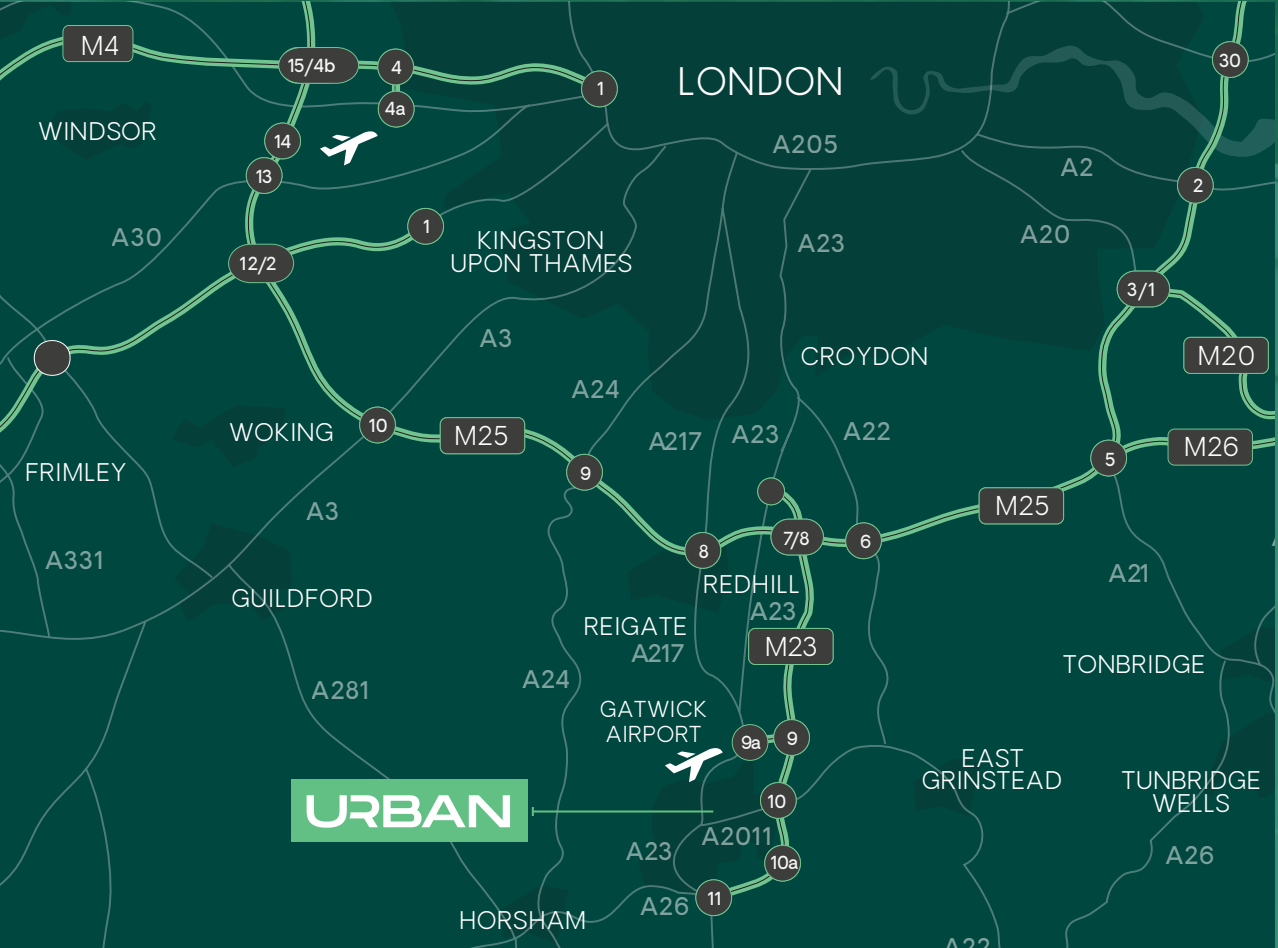
Situated in one of the strongest sub-sectors in the UK logistics market, Urban Crawley is strategically positioned to promote fast and efficient deliveries to London and the South East.

|  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

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///BOOM.NOTING.TONIC

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