

# THE BASE

Two High Specification  
Industrial Distribution  
Warehouses

To Let



Fleming Way | Manor Royal |  
Crawley | RH10 9LX



**2 HIGH SPECIFICATION UNITS – READY FOR OCCUPATION**

**UNIT 1 – 147,039 SQ FT**  
**UNIT 2 – 88,708 SQ FT**

The Base is a prominent development consisting of two highly specified, self contained units fronting Fleming Way.

The units offer state-of-the-art high bay warehouse space with excellent loading in secure yards, lorry parking and dedicated car parking.



216 Car Parking Spaces



12m Clear Internal Height



10.5 Acre Site (4.2ha)



2,300 kVA Power



5,500 Sq Ft Of PV Panels Per Unit



5 Level Access Doors



46 EV Car Charging Spaces



EV Car & HGV Ready  
 20% Active  
 80% Passive



15% Roof Lights



20 Dock Access Doors



50kN Floor Loading



Up To 86m Yard Depths





- STRATEGIC HUB
- READY FOR INDUSTRY TITANS
- OPERATIONAL BASE

The site benefits from an excellent road network and is well-connected by public transport, with the frequent Fastway service directly accessible outside and mainline railway stations located nearby.

Manor Royal itself is one of the premier industrial and business districts in the South East. It's proximity to Gatwick Airport, London and it's position in the South East has attracted a wide range of national, international and logistics companies including; Amazon, UPS, Ocado, Hermes, Tesco and Boeing, aswell as those shown below.

Local Occupiers include:



# GREEN BUILD GOLD STANDARD

The Base offers a modern contemporary design, with naturally well-lit high bay warehouse spaces and a range of initiatives such as rainwater harvesting, designed to utilise natural resources, reduce running costs and exceed governmental environmental standards including:



Electric Vehicle  
Charging Points



BREEAM Rating  
Of 'Excellent'



Rain Water  
Harvesting



C.11,000 Sq Ft  
Of Photovoltaics



Designed To  
Exceed  
Environmental  
Sustainability  
Targets



EPC  
Rating

# UNIT ONE - GEA

147,039 SQ FT

13,660 SQ M

-  12M Clear Internal Height
-  Up To 86M Yard Depth
-  13 Dock Access Doors
-  3 Level Access Doors
-  Grade A Office Fitout
-  17 HGV Parking
-  122 Car Parking Spaces
-  EV Ready  
20% Active  
80% Passive
-  Green Roof Cycle Storage  
50 Spaces
-  Showers & Locker Rooms
-  1,375 KVA Power
-  PV - 105KWP  
515 Sq M (Approx)
-  50KN Floor Loading
-  15% Roof Light
-  Rainwater Harvesting

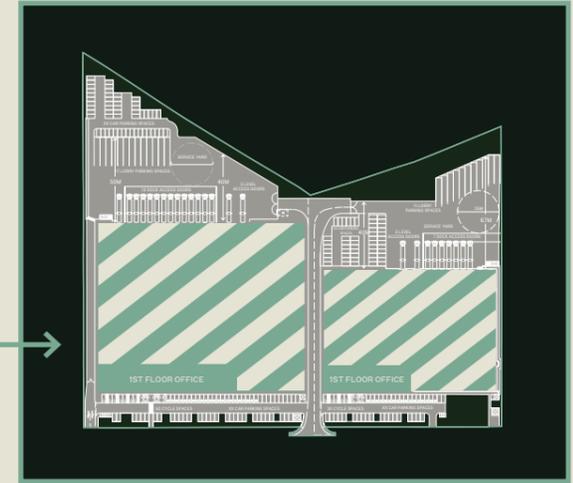
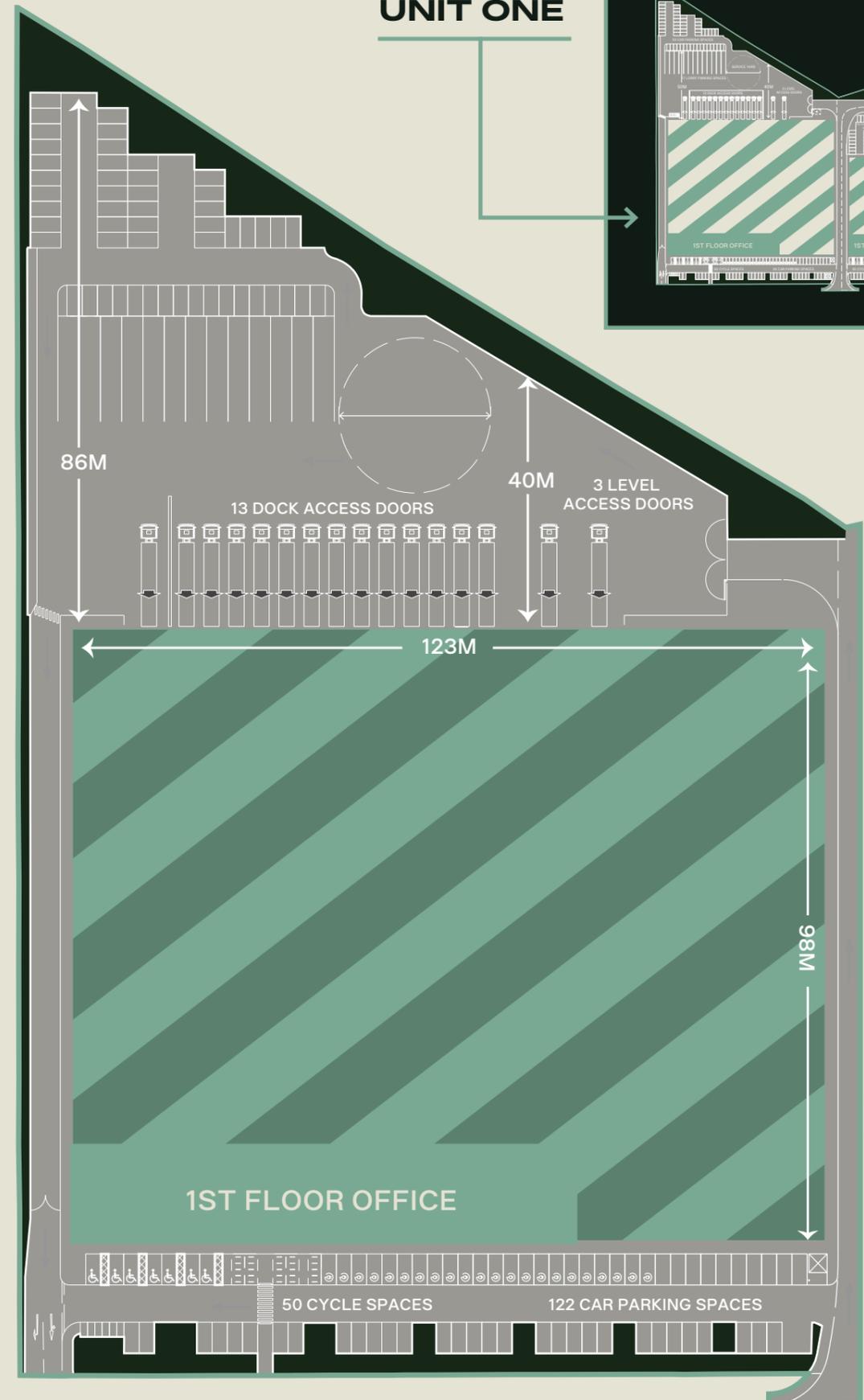
**SQ FT**

**SQ M**

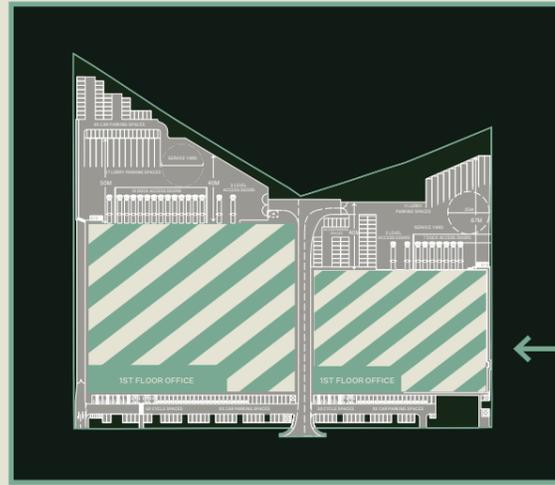
Ground Floor	132,970	12,353
First Floor Office	14,069	1,307

**TOTAL 147,039 13,660**

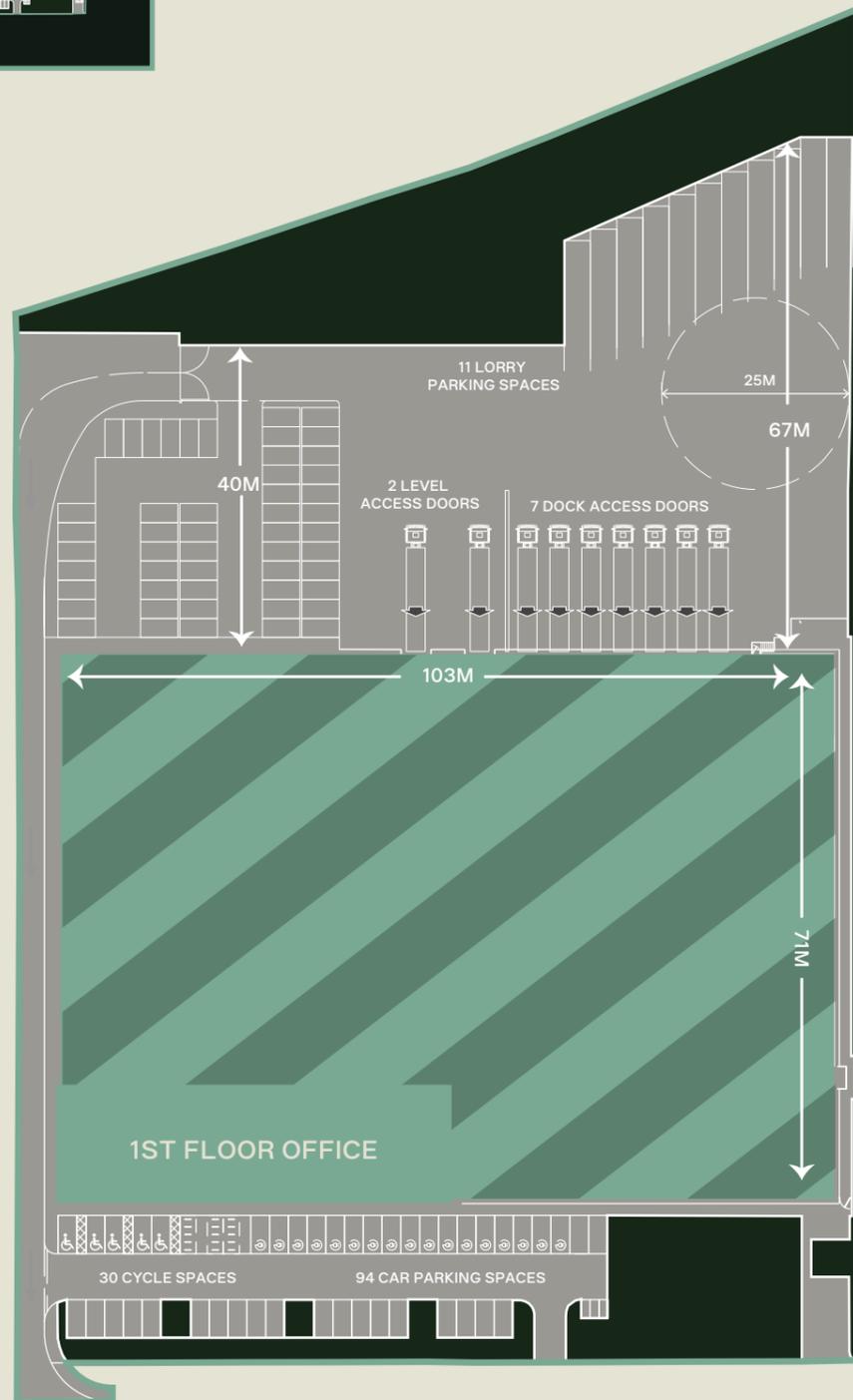
## FULL SITE UNIT ONE







## FULL SITE UNIT TWO



# UNIT TWO - GEA

88,708 SQ FT  
8,241 SQ M



12M Clear Internal Height



Up To 67M Yard Depth



7 Dock Access Doors



2 Level Access Doors



Grade A Office Fitout



11 HGV Parking



94 Car Parking Spaces



EV Ready  
20% Active  
80% Passive



Green Roof  
Cycle Storage  
30 Spaces



Showers & Locker Rooms



875 KVA Power



PV - 103KWP  
510 Sq M  
(Approx)



50KN Floor Loading



15% Roof Light



Bat / Bird Boxes

	SQ FT	SQ M
Ground Floor	80,258	7,456
First Floor Office	8,450	785
<b>TOTAL</b>	<b>88,708</b>	<b>8,241</b>



# TACTICAL ADVANTAGE OF THE BASE

THE 14 MILLION PEOPLE WITHIN 90 MINUTES SPEND MORE THAN THE AVERAGE UK HOUSEHOLD ON GROCERIES, FASHION AND HOUSEHOLD GOODS.

THERE ARE 5.65 MILLION HOUSEHOLDS, OF WHICH 55% HAVE A TOTAL INCOME GREATER THAN £35,000 PER ANNUM WITHIN 90 MINUTES OF THE BASE.

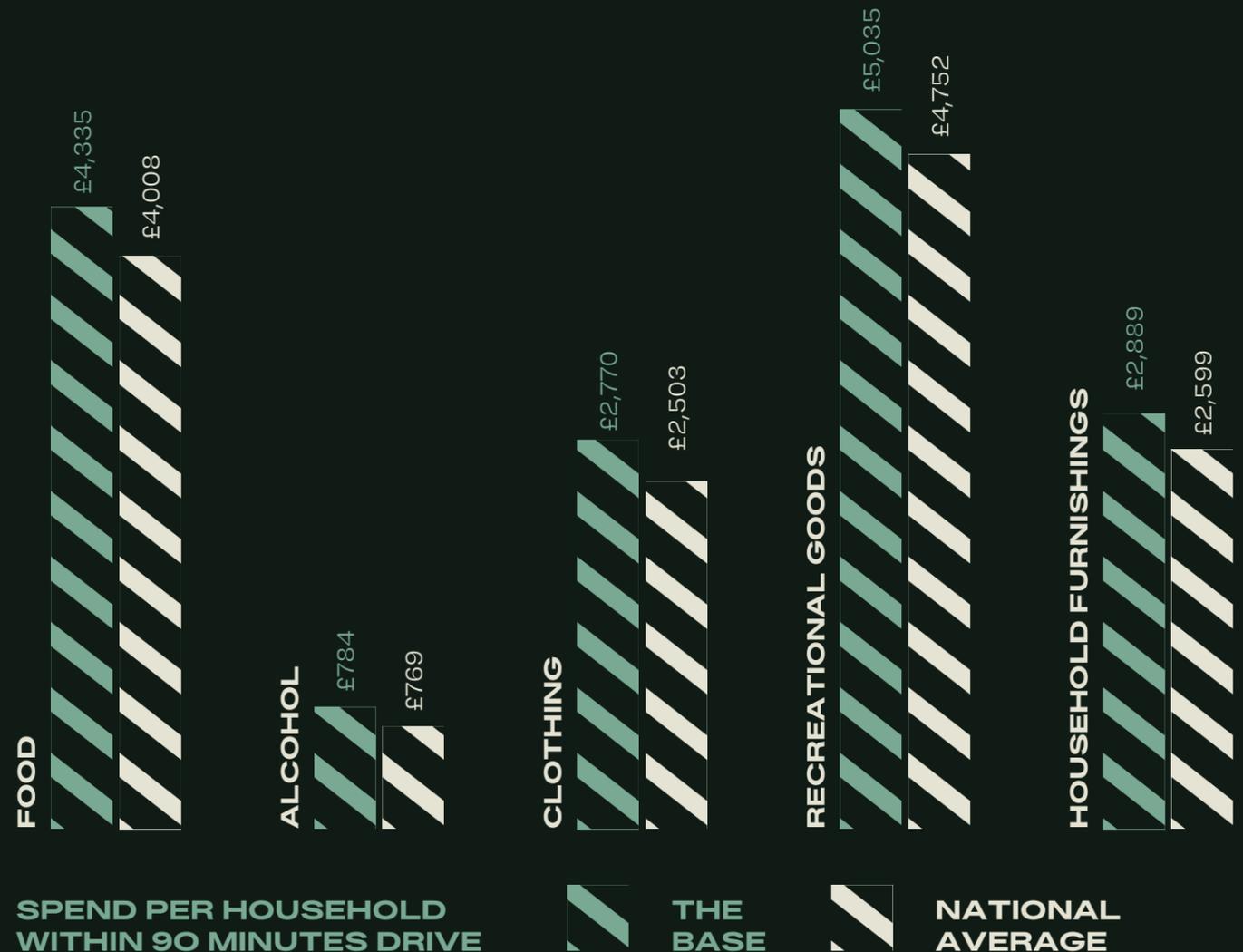
67% OF HOUSEHOLDS WITHIN 90 MINUTES HAVE THE ABILITY TO SPEND RELATIVELY FREELY AND ARE CONSIDERED TO BE HIGH SPENDING HOUSEHOLDS.

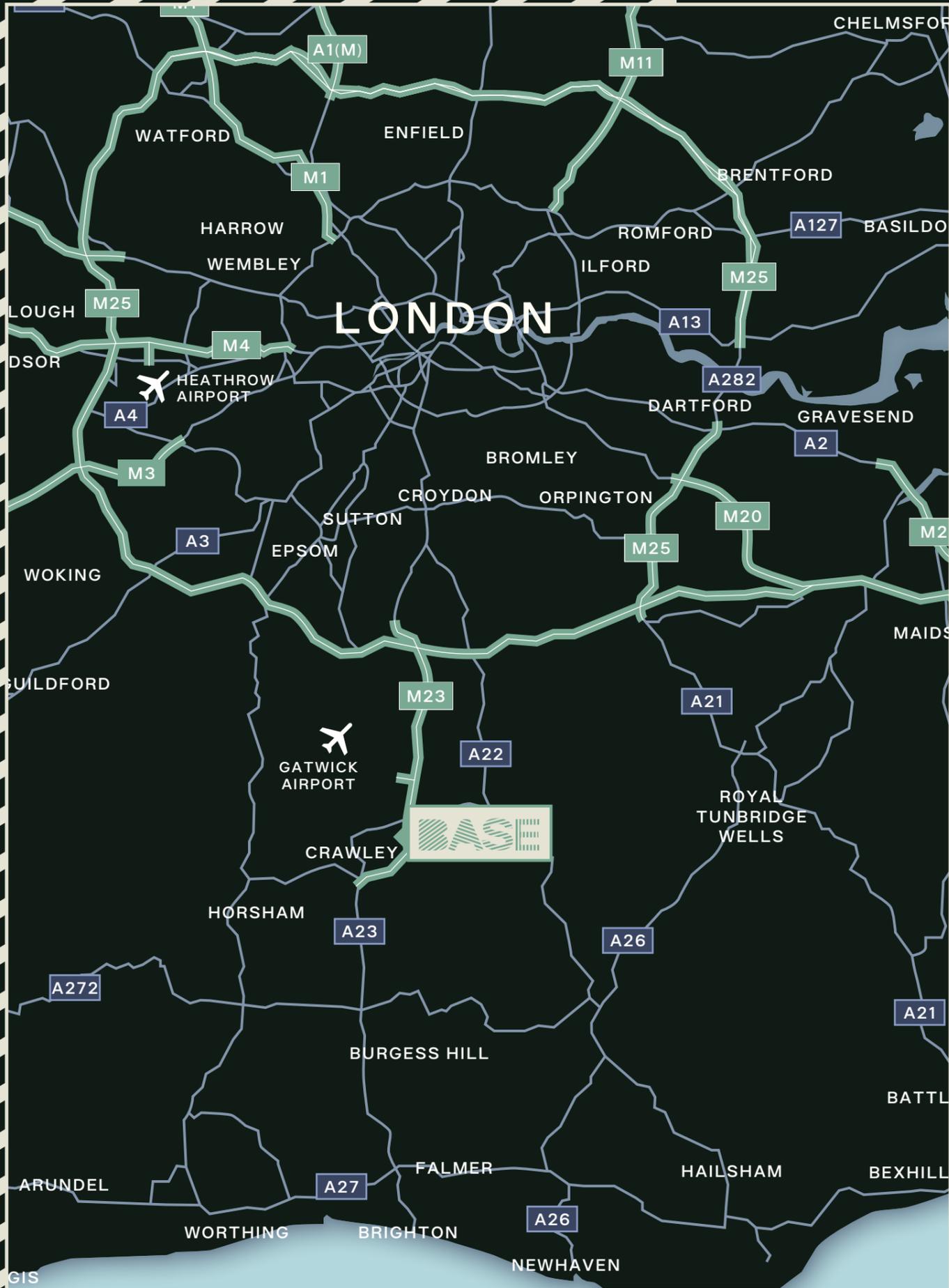
THERE IS ALSO A READILY AVAILABLE DIVERSE WORKFORCE POOL WITH COMPETITIVE LABOUR RATES.



- PROFESSIONAL AND TECHNICAL
- INFORMATION AND COMMUNICATION
- RETAILERS

## LABOUR AND WORKFORCE





ROAD	MILES	MINS	PORTS	MILES	MINS
Gatwick Airport	2	5	Newhaven	34	25
M23 (J10)	2	10	Port of Tilbury	40	49
M25 (J7)	15	15	Gateway	40	49
Crawley	2	10	Dover	82	80
Brighton	26	40	Southampton	84	99
Shoreham	27	40	Felixstowe	114	120



RAIL	MINS	AIR	MILES	MINS
Crawley	11	Gatwick	2	5
Gatwick Airport	11	Heathrow	47	45
East Croydon	15	London City	40	60
London Victoria	30			
London Bridge	30			
Brighton	28			



## COGENT REAL ESTATE

**Gerry Connolly**  
gc@cogentre.co.uk  
07557 114 583

**Will Norman**  
wn@cogentre.co.uk  
07796 774 436

**Marco Baio**  
mb@cogentre.co.uk  
07752 473 964

## CBRE

**Chris Knight**  
Chris.knight@cbre.com  
07872 822 528

**Tom Erxleben**  
Tom.Erxleben@cbre.com  
07710 966 234

**Chris Proctor**  
Chris.proctor1@cbre.com  
07798 690 234

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