

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**

TO BE REFURBISHED



Valor Park, Gatwick 40, Fleming Way, Crawley, RH10 9DF

Prime Urban Logistics unit on the established Manor Royal Business District. Available To Let - To be Refurbished. 8 loading doors.

Summary

Tenure	To Let
Available Size	41,666 sq ft / 3,870.90 sq m
Rent	£25 per sq ft
Service Charge	£0.25 per sq ft
Rates Payable	£4.95 per sq ft 2026/27 Rateable Value. Transitional relief may be available and occupiers are advised to make investigations with the local authority.

Key Points

- 40m secure loading yard
- 64 car parking spaces
- 5 level access loading doors
incl. 2 to side elevation
- 68 car parking spaces
- 8.1m clear internal height,
rising to 9.6m
- 3 dock level loading doors
- Ground & 1st floor offices
- To undergo refurbishment

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DESCRIPTION

Valor Park Gatwick 40 is a detached, self-contained building with a secure 40m deep rear yard and 68 parking spaces. There are 8 loading doors, with 3 dock level doors and 3 ground level doors to the main service yard and a further 2 surface level doors to the side elevation.

The building will undergo an extensive Grade A refurbishment, featuring contemporary first-floor offices, upgraded WCs, and energy-efficient enhancements targeting an EPC A rating, making it an excellent choice for logistics operations.

LOCATION

Valor Park occupies a prime location on Fleming Way within the Manor Royal Business District, one of the South East's leading employment hubs and the largest business park in the Gatwick Diamond. Just two miles south of Gatwick Airport and the M23, it offers excellent transport links including strong bus and rail services.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	37,115	3,448.10	Available
Ground - Office	2,259	209.87	Available
1st - Office	2,292	212.93	Available
Total	41,666	3,870.90	

VIEWINGS

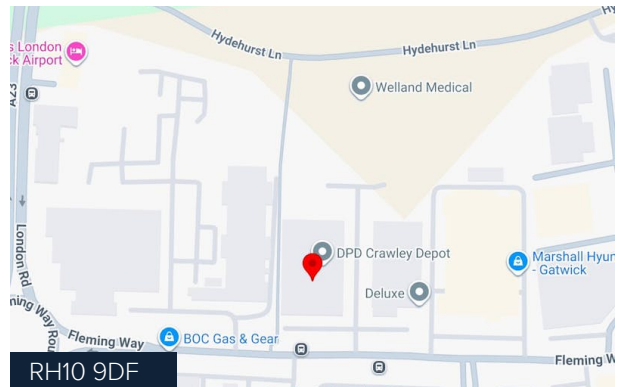
Strictly by appointment with the joint sole agents, FTD Johns and Hollis Hockley.

TERMS

Available on a new FRI lease. Quoting terms are available upon application.

AML

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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