



PRIME URBAN LOGISTICS UNIT TO LET

Valor Park Gatwick 40

Fleming Way, Crawley,
RH10 9DF

WAREHOUSE TO LET

41,666 sq ft

- To be fully refurbished
- Secure site
- 8 loading doors inc 3 dock
- 8.1m min / 9.1m max eaves
- 68 parking spaces
- Ground and first floor offices

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

Summary

Available Size	41,666 sq ft
Rent	£25 per sq ft pax plus VAT.
Rates Payable	£4.95 per sq ft 01.04.26 - 31.03.27.
Rateable Value	£430,000
Service Charge	£0.25 per sq ft plus VAT
Estate Charge	£0.22 per sq ft Insurance figure for the current year.
EPC Rating	Upon enquiry

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, including 3 docks and 2 surface level doors to the side elevation.

The building will undergo an extensive Grade A refurbishment, the unit will feature 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
Ground - Warehouse	37,115	3,448.10
Ground - Office	2,259	209.87
1st - Office	2,292	212.93
Total	41,666	3,870.90

Specification

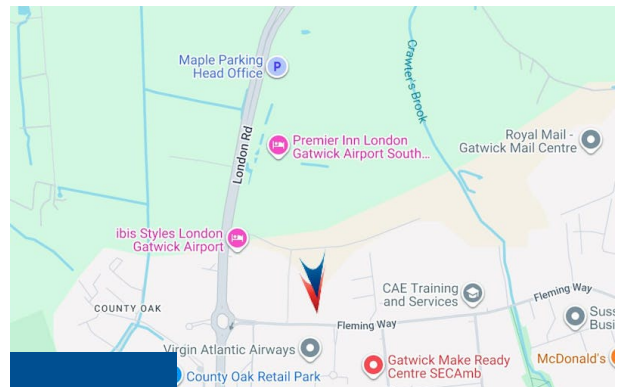
To be fully refurbished
Secure site
7 loading doors
Ground and first floor offices
8.1m min / 9.1m max eaves

Terms

A new lease is available for a term to be agreed.

Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the



Viewing & Further Information

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