

20,136 SQ FT  
UNIT ALREADY LET



**CENTRON**

CROMPTON WAY, CRAWLEY  
RH10 9QR

A NEW INDUSTRIAL / WAREHOUSE UNIT IN GATWICK

**LAST REMAINING UNIT: 33,402 SQ FT AVAILABLE TO LET**

[CENTRONPARK.CO.UK](http://CENTRONPARK.CO.UK)





Introducing a new high quality industrial / warehouse unit, strategically located in Manor Royal, Gatwick's most established industrial estate.

Centron, Crawley provides a unique opportunity to acquire 33,402 sq ft of Grade A warehouse space. The unit is built to the highest quality specification and is located in Manor Royal Business Improvement District, providing both a highly-skilled workforce and excellent connectivity, with easy access to the M23, M25 and Gatwick Airport.



Located in the UK's largest industrial Business Improvement District



Manor Royal Business District is home to 700 business premises



Rated the 10th most productive place in the UK, with an average GVA of £57,200 per worker



Offers the sixth highest UK employment rate



The UK's second busiest airport is within 3 miles



Benefits from the third best super-fast broadband connection in the UK



# QUALITY

Brand new industrial /  
warehouse unit built to deliver  
the highest quality specification



# LOCATION

Established industrial location  
in the heart of the Gatwick  
Diamond and Manor Royal BID



# ACCESSIBILITY

Easy access to the M23,  
M25 and Gatwick Airport



# GRADE A FORMULA



AVAILABLE NOW

NOW LET





## SPECIFICATION

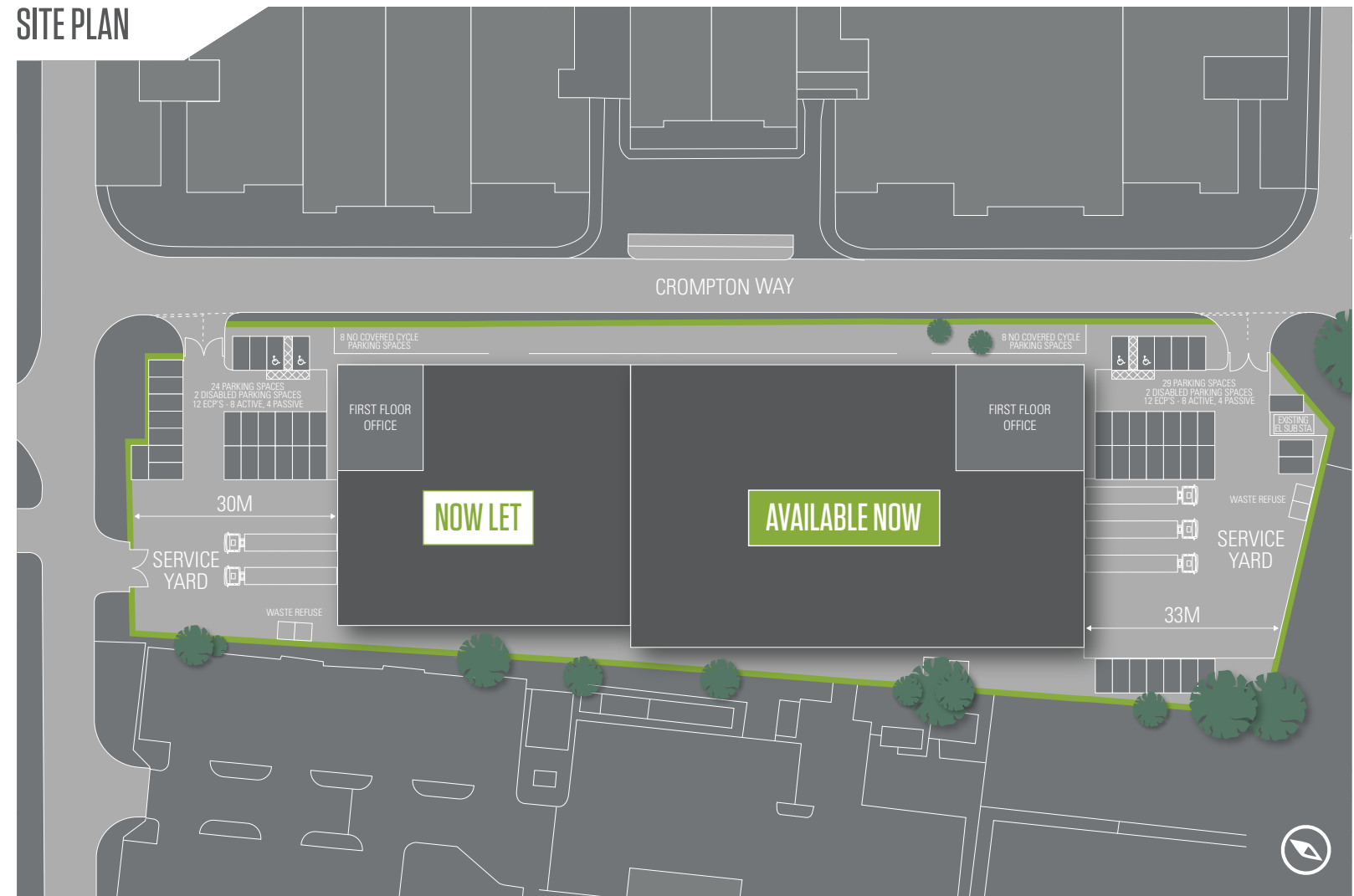
### WAREHOUSE

- ✓ 10m eaves height
- ✓ 50kN/m<sup>2</sup> floor loading
- ✓ 3 surface level loading doors
- ✓ 29 car parking spaces
- ✓ 8 cycle parking spaces
- ✓ 3 phase power
- ✓ 33m yard depth
- ✓ Secure service yard

### OFFICES

- ✓ High quality office accommodation
- ✓ Fully fitted with comfort cooling / heating
- ✓ Lift
- ✓ Suspended ceilings with LG3 lighting
- ✓ Raised access floors

## SITE PLAN



## SCHEDULE OF ACCOMMODATION

Approximate gross external areas

GROUND FLOOR	FIRST FLOOR OFFICE	TOTAL
30,399 SQ FT	3,003 SQ FT	33,402 SQ FT
2,824 SQ M	279 SQ M	3,103 SQ M



## SUSTAINABILITY

- ✓ 40% of all power requirements will be met from renewable sources
- ✓ Roof-mounted photovoltaics
- ✓ Low-energy internal lighting with PIR controls linked to daylight control
- ✓ Low energy high efficiency external LED lighting
- ✓ High coefficient of performance (COP) mechanical equipment complete with zoned temperature control
- ✓ Electric charging points to designated car parking spaces
- ✓ 15% roof lights to the warehouse area
- ✓ BREEAM Excellent
- ✓ EPC rating A

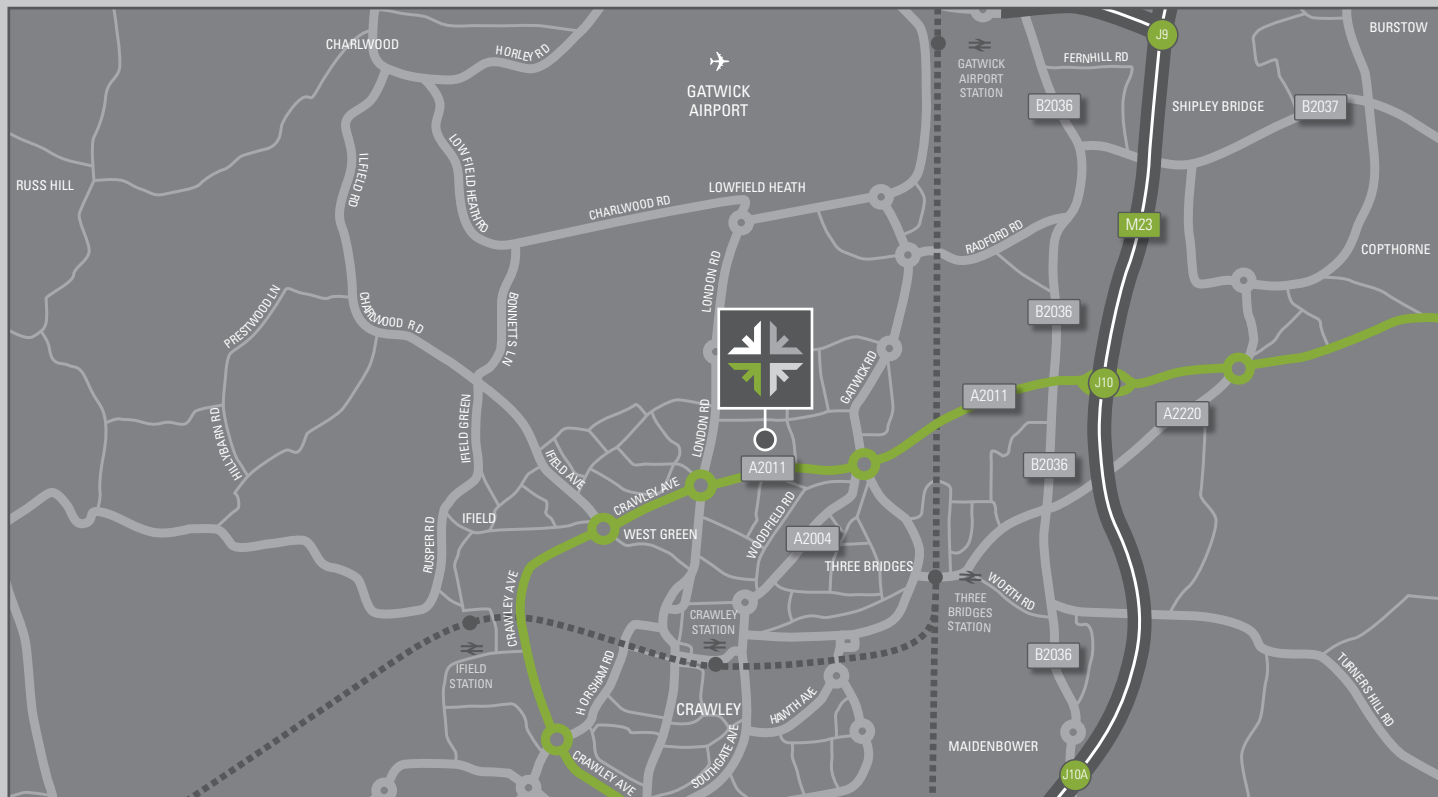
## A PROVEN POSITION

Manor Royal Business District is the biggest business park of the Gatwick Diamond area and one of the South East's premier mixed activity employment hubs. It covers an area of 240 hectares and is home to 700 business premises, generating 30,000 jobs (40% of Crawley's total employment).

- ✓ Largest business district in South East England
- ✓ Superb location and connections
- ✓ Adjacent to Gatwick Airport
- ✓ Access to a skilled workforce
- ✓ Home to leading global brands and innovative small businesses

[WWW.MANORROYAL.ORG](http://WWW.MANORROYAL.ORG)





# IDEALLY POSITIONED



## ACCESSIBILITY

The unit is located on Crompton Way, Crawley, which is situated in Manor Royal, an established industrial location.

The unit benefits from excellent transportation links with immediate proximity and fast access to both the M23 (J10) and the M25 (J7). Gatwick Airport is a short 5 minute drive away.



Sam Baly  
sam.baly@cbre.com

Hannah Stainforth  
hannah.stainforth@cbre.com



Thomas Neal  
tneal@vailwilliams.com

Andrew Osborne  
aosborne@vailwilliams.com

## DISTANCES

Crawley Station	1.8 miles
Ifield Station	2.2 miles
M23 (J10)	2.4 miles
Gatwick Airport Station	2.8 miles
Horley Station	4.7 miles
M25 (J7)	12 miles
Central London	35 miles

## TERMS

Leasehold terms  
available upon request.

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The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. May 2019.