

URBAN CRAWLEY

ALL ENQUIRIES

3 BRAND NEW HIGH QUALITY
INDUSTRIAL / LOGISTICS UNITS
12,110 – 63,208 SQ FT TO LET
OCTOBER 2024 OCCUPATION

Urban Crawley is a brand new, industrial / warehouse development capable of delivering either a single unit or a three-unit scheme up to 65,000 sq ft.

The site is 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 MEL Group**
- 17. **wbc**

URBAN

HIGH-QUALITY MID-BOX UNITS

Urban Crawley is capable of delivering high quality and highly sustainable industrial / logistics buildings either as a single unit or a three-unit scheme up to 65,000 sq ft.

The units will benefit from up to 10m clear internal eaves, 50kN/sq m floor loading, level access loading doors and roof lights.

UNIT 1

Area	Sq Ft	Sq M
Warehouse	16,319	1,516
FF Office	2,637	245
Total	18,956	1,761

UNIT 2

Area	Sq Ft	Sq M
Warehouse	10,431	969
FF Office	1,679	156
Total	12,110	1,125

UNIT 3

Area	Sq Ft	Sq M
Warehouse	27,965	2,598
FF Office	4,177	388
Total	32,142	2,986

All measurements are GEA



10m
Eaves Height



First Floor
Offices



Up to 30m
Yard Depth



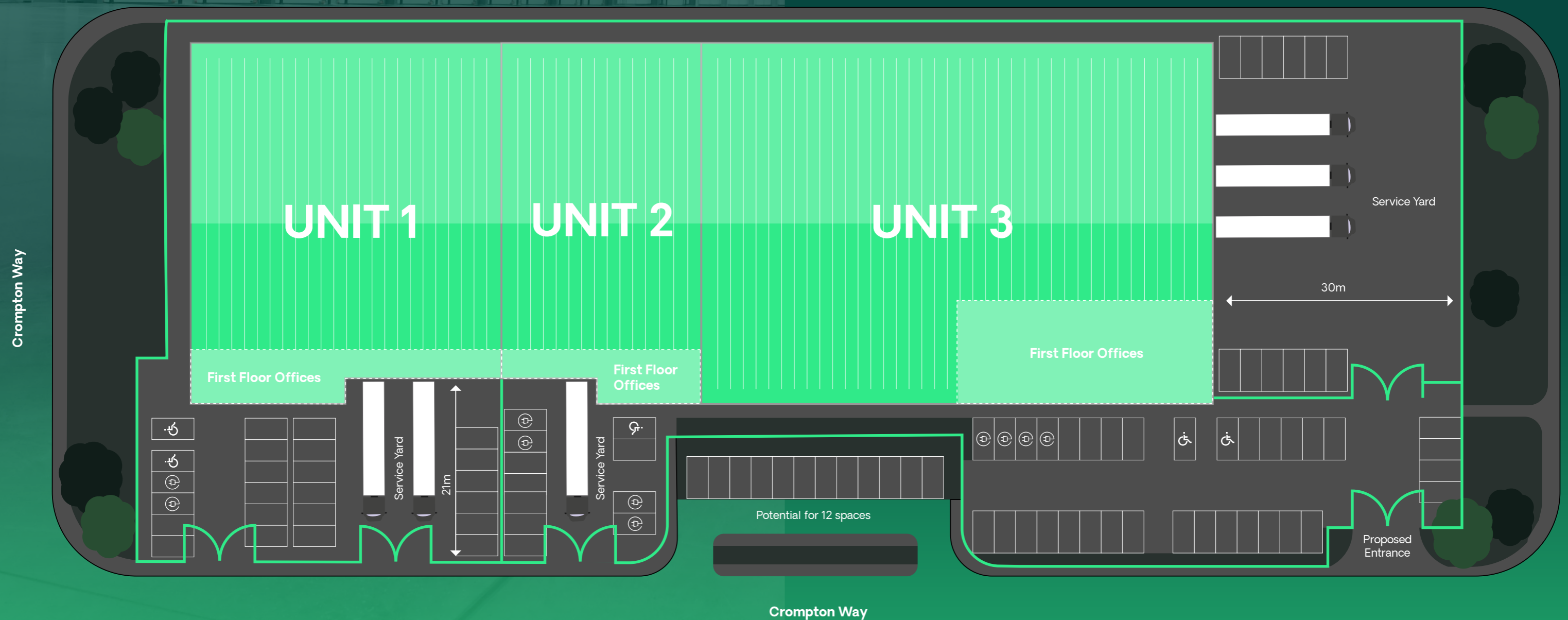
Secure
Yards



Up to 95 Car
Parking Spaces



2.42 Acre
Site



SUSTAINABLE UNITS FOR A GREEN FUTURE

The scheme is targeting BREEAM Excellent and EPC A+ rating and will offer high efficiency heating and cooling systems, water-saving fixtures and fittings as well as PV panels being fixed to all buildings.



EV CHARGING
POINTS



TARGET 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.

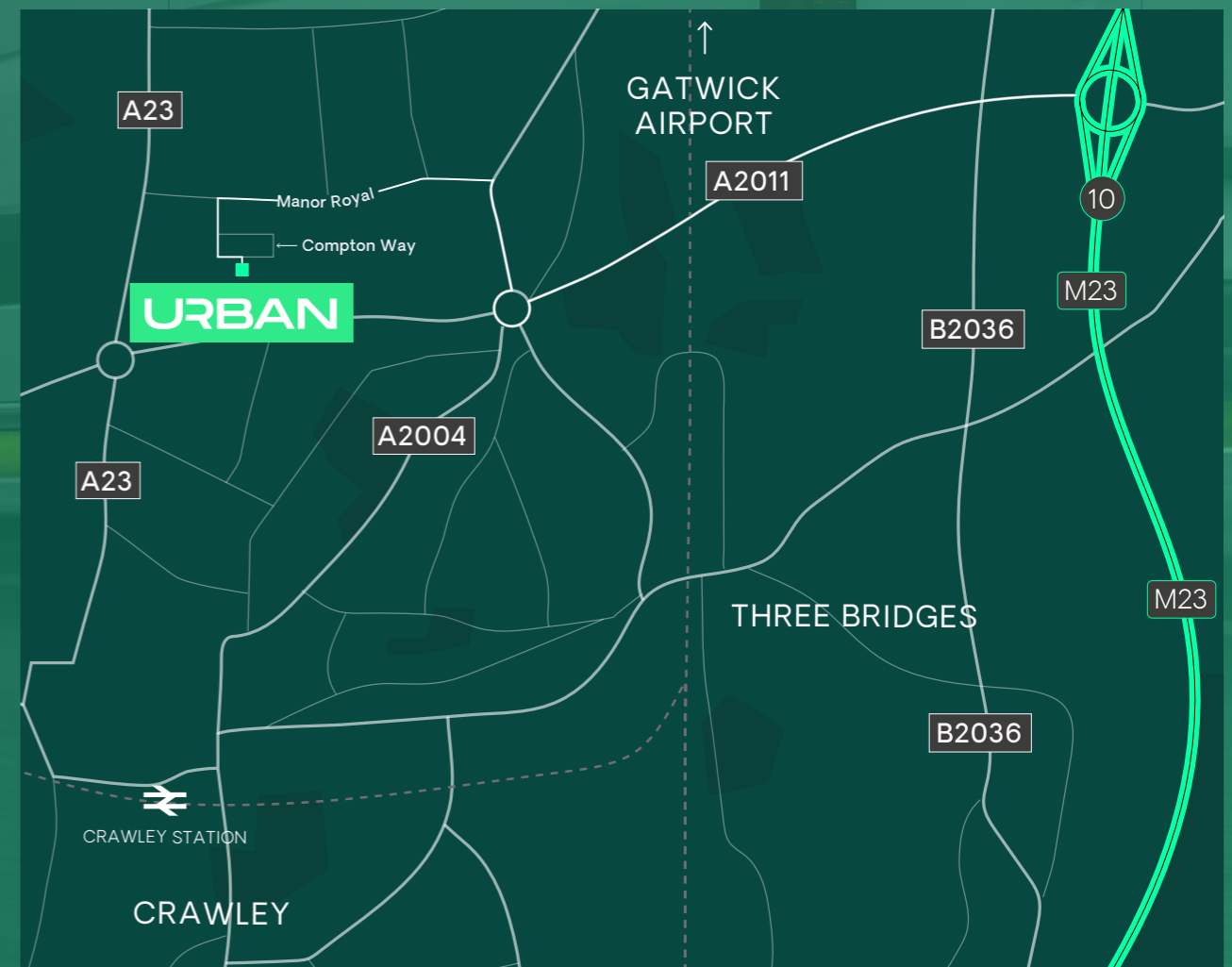
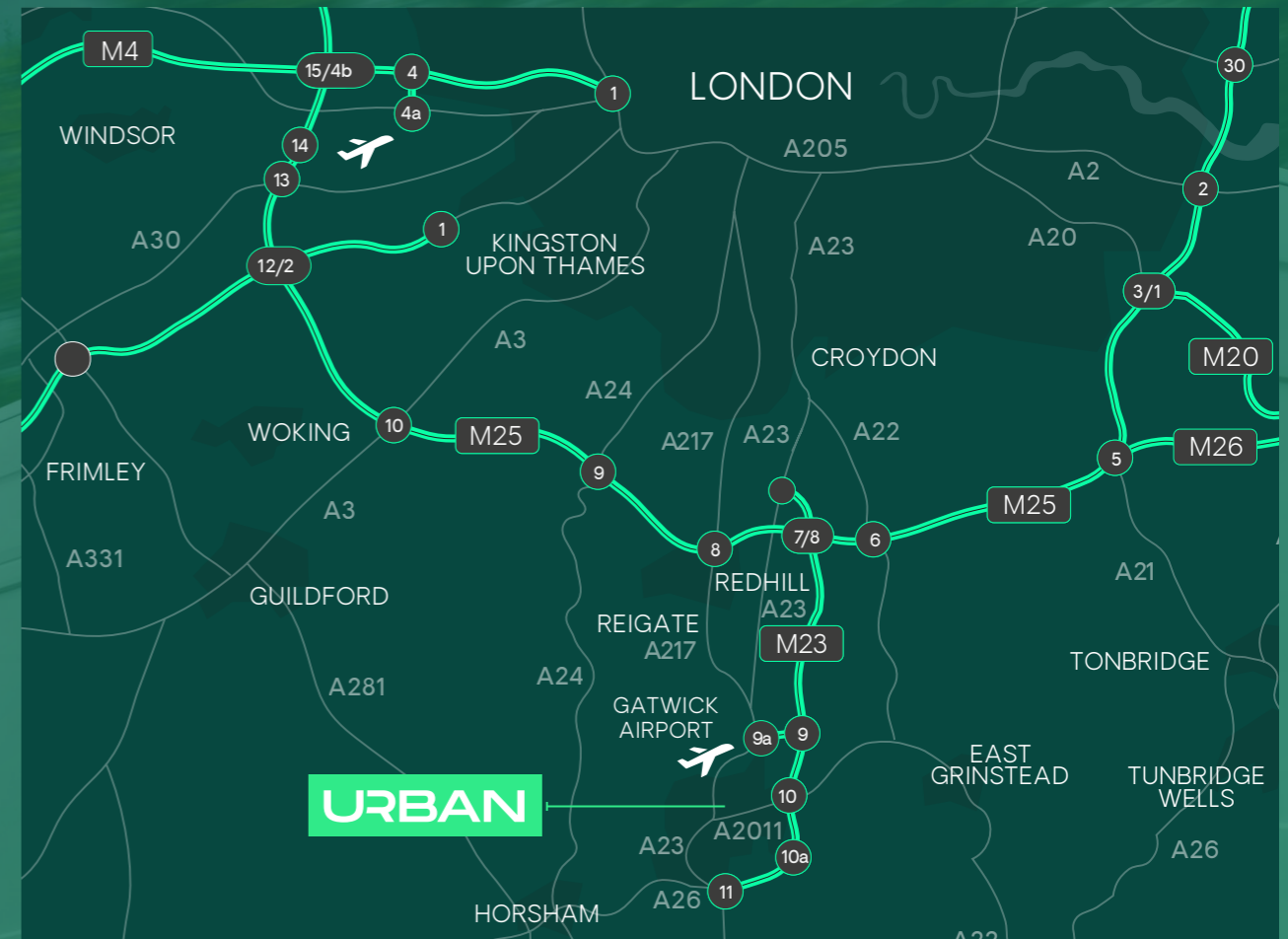
Situated in one of the strongest sub-sectors in the UK logistics market, Urban Crawley is strategically positioned to promote fast and efficient deliveries to London and the South East.

 Road	Miles
Crawley Town Centre	1.8
M23 - J10	2.4
M25 - J7	12
Brighton	27.5
Central London	41

 Rail (Times from Three Bridges Station)	Minutes
Brighton	25
London Victoria	30

 Ports (By Car)	Miles
Portsmouth	58.3
Southampton	73
Dover	82

 Airports (By Car)	Miles
Gatwick	4.5
Heathrow	41



URBAN CRAWLEY

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