

north gatwick

GATEWAY



**NEW SPECULATIVE
INDUSTRIAL/WAREHOUSING
DEVELOPMENT UNITS RANGING
FROM 20,000 – 120,000 SQ.FT**

**29% PRE-LET
READY FOR OCCUPATION**

Cross Oak Lane, Horley, RH6 8PP
www.northgatwickgateway.co.uk

 **HILLWOOD**
A PEROT COMPANY®

 **Goya**
goyadevelopments.co.uk



Goya Developments

North Gatwick Gateway

INDUSTRIAL & WAREHOUSE DEVELOPMENT

North Gatwick Gateway is an exciting and unique new 5 unit development with accommodation ranging from 20,000 – 120,000 sq.ft. It will offer the largest new units in the Gatwick region and is now ready for occupation.

North Gatwick Gateway will also offer cutting edge, energy saving technologies to achieve a minimum of 10% improvement in carbon emissions over current Building Regulations requirements through the use of on-site low & zero carbon technologies.

Detailed planning consent has been granted for B1, B2 and B8 uses, manufacturing, storage and distribution.





Unique To You

SPECIFICATION

North Gatwick Gateway will have the Goya green credentials with the buildings designed to perform:

- EPC A Rating
- BREEAM 'Very Good' rating
- Clear internal eaves heights ranging from 10.5m to 12.5m
- Max height to under-croft to ensure maximum working space
- 50.0 kN/m² minimum warehouse floor loading
- Electric roller shutter loading doors
- Fully carpeted offices with heating, comfort cooling and heat recovery ventilation
- Entrance lobbies with ceramic tiles, brushed metal ironmongery, brushed metal vertical radiators and walnut veneer solid doors

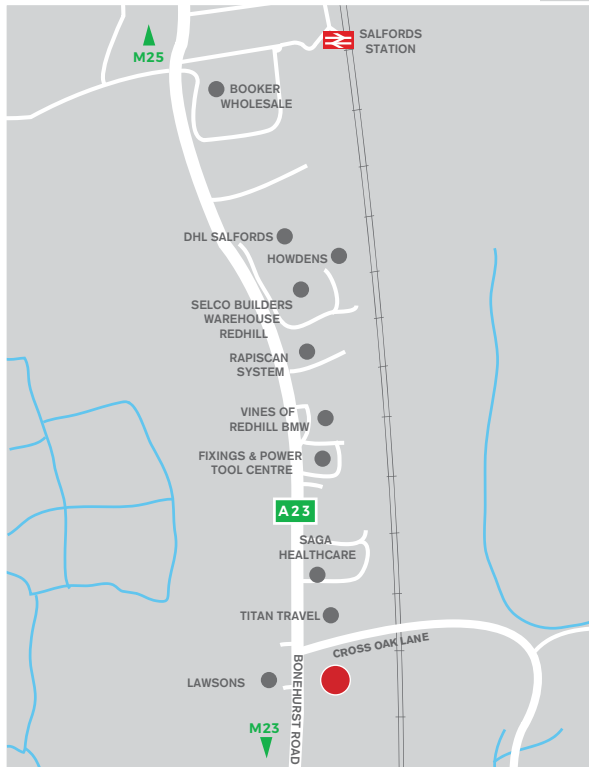
ECO-INITIATIVES

- Minimum of 10% improvement in carbon emissions over Building Regulations requirements through the use of on-site low & zero carbon technologies
- 12-15% roof lights in warehouse to ensure unencumbered natural light
- Motion Sensitive LED lighting to offices with daylight controls
- Air source heating & cooling with heat recovery ventilation to offices
- Electric car charging points

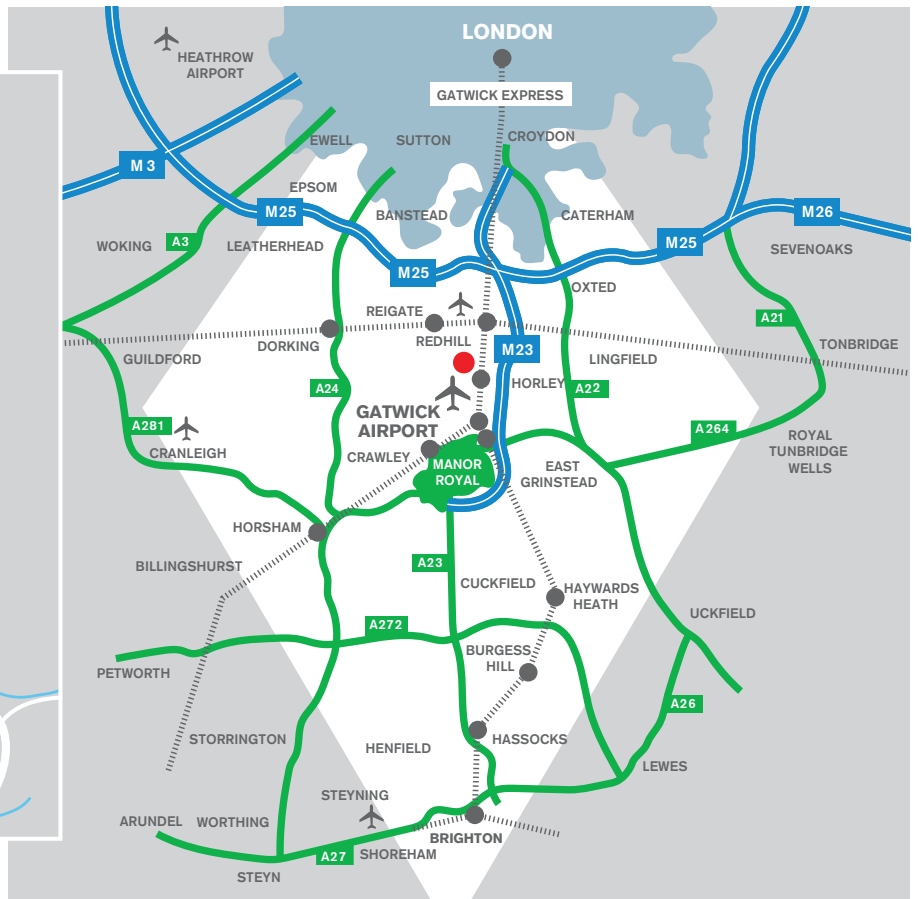


Site Plan
Flexible Units

SITE AREA	UNIT	GROUND GEA SQ.FT	FIRST GEA SQ.FT	TOTAL GEA SQ.FT
7.7A / 3.12 HA				
	1	26,248	4,623	30,871
	2	22,349	3,397	25,746
	3	17,954	2,692	20,646
	4	PRE-LET TO BRYMEC		49,887
	5	35,632	5,892	41,524
	TOTAL	144,911	23,763	168,674



SAT NAV: RH6 8PP



ROAD

M23 J8	4 MILES - 10 MINUTES
M25 J7	6 MILES - 15 MINUTES
GATWICK AIRPORT	2 MILES - 5 MINUTES
HEATHROW AIRPORT	35 MILES - 50 MINUTES
CENTRAL LONDON	30 MILES - 60 MINUTES
BRIGHTON	30 MILES 50 MINUTES
CRAWLEY	6 MILES - 15 MINUTES
SHOREHAM PORT	30 MILES - 50 MINUTES

Prime Location

NORTH GATWICK GATEWAY

NGG is located in the heart of the Gatwick Diamond just north of London Gatwick International Airport.

Located fronting the A23 Bonehurst Road, the A23 is the principle link road between Redhill to the North and Crawley to the South. Gatwick Airport is approximately 4 miles away. The units will have excellent transport links to the Southern M25 and A23/M23. Access to the M23 (J9) and the national motorway network via the M25 (J7) provide great access to the South East.

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RAIL

GATWICK EXPRESS	30 MINUTES
LONDON BRIDGE	29 MINUTES
LONDON ST PANCRAS	45 MINUTES
CLAPHAM JUNCTION	26 MINUTES
EAST CROYDON	14 MINUTES
BRIGHTON	22 MINUTES
CRAWLEY – VICTORIA	60 MINUTES

AGENT DETAILS



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