READY FOR OCCUPATION

GATWICK 33

LONDON ROAD, CRAWLEY, RH10 9BS

A NEW 33,000 SQ FT HEADQUARTERS INDUSTRIAL/WAREHOUSE UNIT

Goya
goyadevelopments.co.uk

BARWOOD CAPITAL

1. Gatwick Airport 2. Ibis Gatwick 3. Astral Towers 4. M&S 5. Aldi Superstore 6. Wickes
7. County Oak Retail Park 8. Premier Inn Gatwick 9. Virgin Active 10. Tesco Distribution Centre

BARWOOD CAPITAL AND GOYA, A GREAT PARTNERSHIP. TAKE OFF AGAIN...

Barwood Capital is a real estate investment and development business that specialises in finding and unlocking regional property opportunities, creating assets that enhance the lives of everyone involved.

Our roots go back 20 years and we pride ourselves on being creative in applying our expertise through making swift and smart decisions and by building lasting relationships with occupiers, investors and partners.

SUCCESSFUL AND RESPONSIBLE.

Goya Developments are one of the most successful developers of industrial, warehouse and trade centre development in and around London and the South East.

Our strategy is to create environmentally and socially responsible developments which accelerate occupational savings for the occupier as energy costs increase.

BETTER BY DESIGN

Gatwick 33 is a highly prominent high quality warehouse / logistics development by Barwood Capital and Goya. It will also have the Goya / Barwood Capital green credentials, with the building designed to perform extremely well for maximum occupier satisfaction.

The development is rare in being a self-contained building on its own secure site and is in an extremely prominent location fronting London Road, one mile to the south of Gatwick Airport. The unit is located close to the newly constructed Acorn Retail Park, the established County Oak Retail Park and adjacent to a Tesco. Other nearby occupiers in the area include Elekta, DPD, CAE, Welland Medical, Virgin Atlantic, Thales, Boeing, Wickes/Travis Perkins and many more.

ACCOMMODATION

Warehouse	27,880 sq ft	2,590 sq m
First floor office	5,378 sq ft	500 sq m
TOTAL	**33,258 sq ft**	**3,090 sq m**

GREEN, NATURALLY

Gatwick 33 will offer a minimum 10% improvement in Carbon emissions over current Building Regulation requirements through the use of on site Low & Zero Carbon technologies.

ECO-INITIATIVES

10%
IMPROVEMENT OVER BUILDING REGULATIONS

13% ROOF LIGHTS IN THE WAREHOUSE
To ensure unencumbered natural light

AIR SOURCE HEAT PUMP
Heating and cooling to the office

PHOTOVOLTAIC PANEL
Provisions allowed

BRISE SOLEIL
To the front elevation of the office area

ELECTRIC CAR CHARGING POINTS
Are provided

SPECIFICATION

24hr
unrestricted access

10.5m
minimum internal clear eaves height

50kN/m²
minimum floor loading

3
surface level loading doors

First floor fitted office
LED motion sensitive lighting to offices
Self-contained and secure site
EPC "A" rating
BREEAM very good

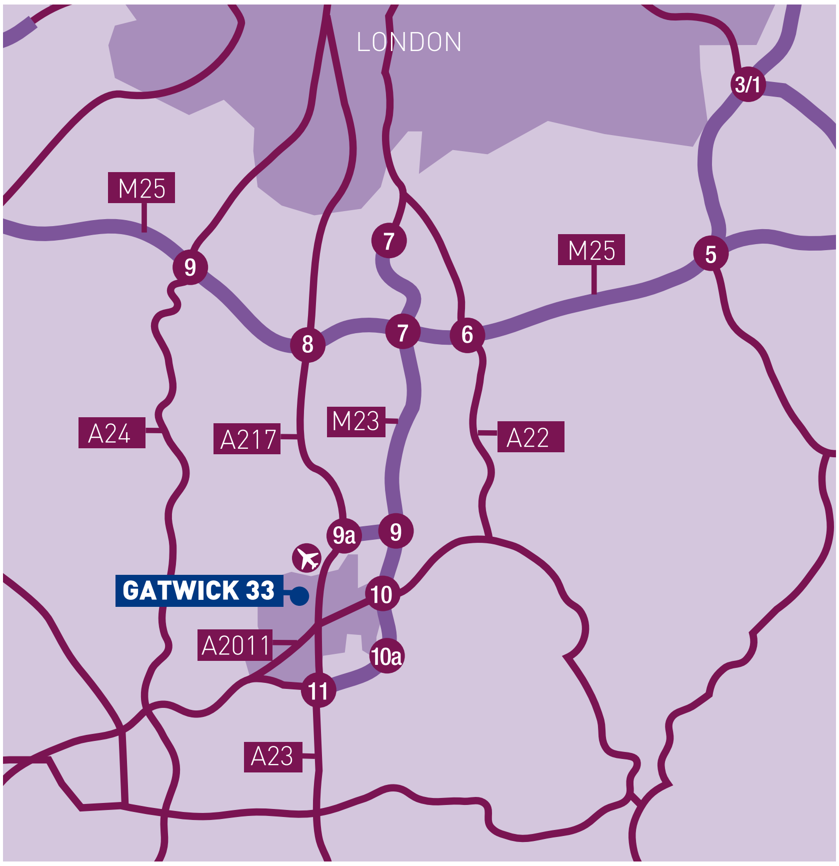
BETTER CONNECTED

The site lies less than a mile to the south of Gatwick Airport, and only 4 miles from Junction 10 of the M23.

The site is also served by excellent public transport, with a regular bus service serving the airport and surrounding area, and London Victoria rail station is only 30 minutes by train on the Gatwick Express.

M 23 (J10)	4 miles
M 25 (J7)	12 miles
Gatwick Airport	3 miles
Heathrow Airport	44 miles
Central London	30 miles

London Victoria	30 mins
London Bridge	29 mins
London St Pancras	45 mins
Clapham Junction	26 mins



SHW

07989 420989
Tim Hardwicke
thardwicke@shw.co.uk

MONTAGU EVANS
020 7493 4002

07818 012455
Luca Nardini
luca.nardini@montagu-evans.co.uk

For more information visit:
www.gatwick33.co.uk

A DEVELOPMENT BY

BARWOOD CAPITAL

Goya
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