

# north gatwick

GATEWAY



**NEW SPECULATIVE  
INDUSTRIAL/WAREHOUSING  
DEVELOPMENT UNITS RANGING  
FROM 20,000 – 170,000 SQ.FT**

**TO LET – READY OCTOBER 2019**

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**Cross Oak Lane, Horley, RH6 8PP**  
**[www.northgatwickgateway.co.uk](http://www.northgatwickgateway.co.uk)**

 **HILLWOOD**  
A PEROT COMPANY®

  
[goyadevelopments.co.uk](http://goyadevelopments.co.uk)





## **Goya Developments**

### North Gatwick Gateway

#### **INDUSTRIAL & WAREHOUSE DEVELOPMENT**

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North Gatwick Gateway is an exciting and unique new 5 unit development with accommodation ranging from 20,000 – 170,000 sq.ft. It will offer the largest new units in the Gatwick region and will be ready for occupation October 2019.

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.





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     | 26,136           | 4,671           | 30,807          |
|                | 2     | 22,310           | 3,475           | 25,785          |
|                | 3     | 17,910           | 2,785           | 20,695          |
|                | 4     | 42,723           | 6,815           | 49,538          |
|                | 5     | 35,553           | 5,801           | 41,354          |
|                | TOTAL | 144,632          | 23,547          | 168,179         |









## Unique To You

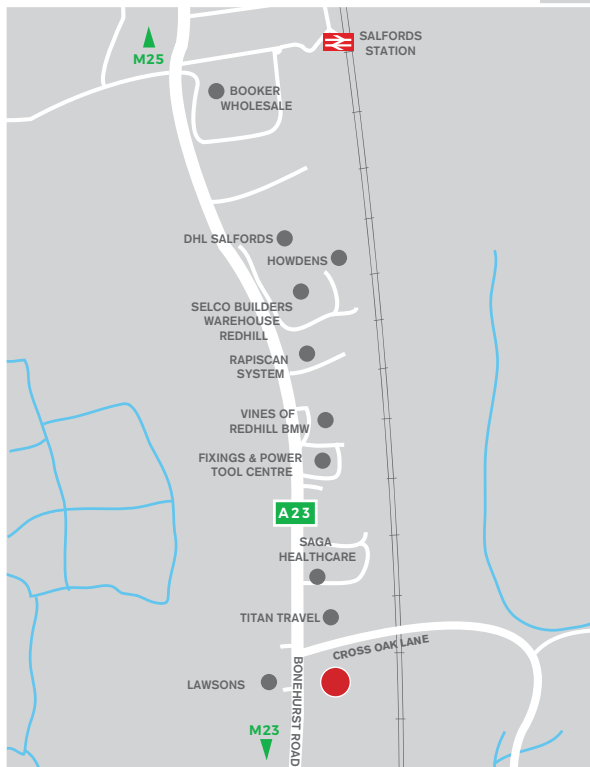
### SPECIFICATION

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

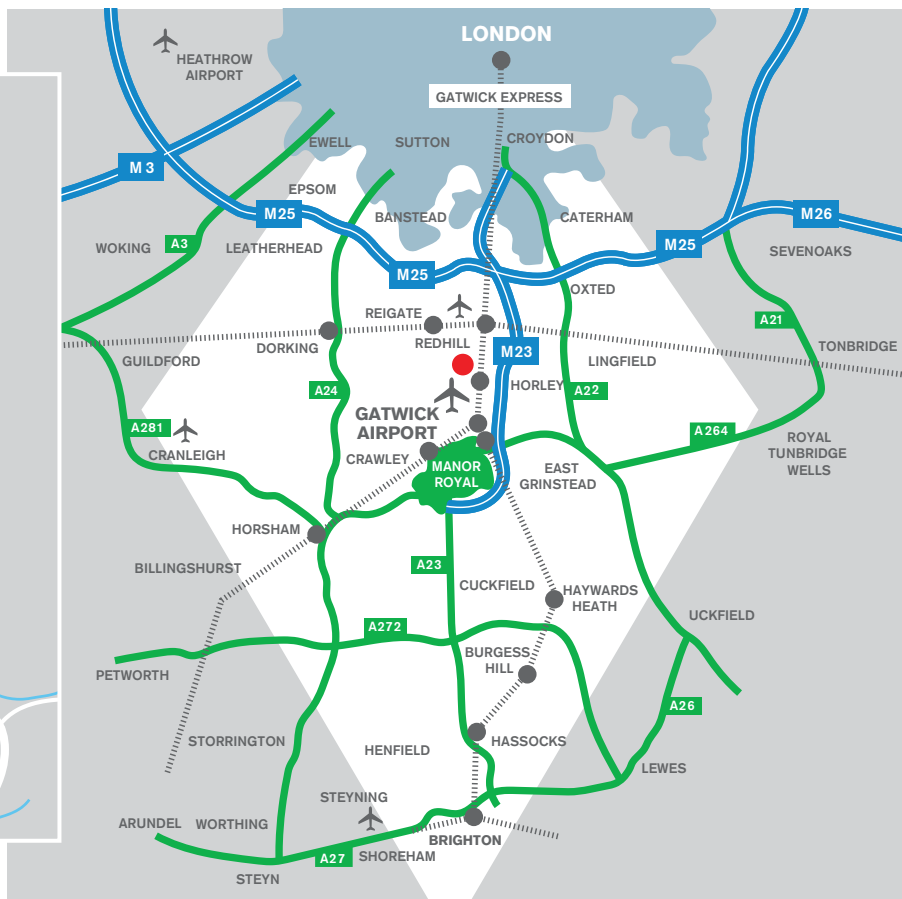
- EPC A Rating
- BREEAM 'Very Good' rating
- Clear internal eaves heights ranging from 10.5m to 12.5m
- Max height to under-croft to ensure maximum working space
- 50.0 kN/m2 minimum warehouse floor loading
- Electric roller shutter loading doors
- Fully carpeted offices with heating, comfort cooling 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



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 |

## 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 |

## 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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### AGENT DETAILS



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