

READY FOR OCCUPATION Q1 2022

TO LET

TWO BRAND NEW INDUSTRIAL / WAREHOUSE UNITS

65,803 SQ FT & 18,764 SQ FT

ARROW **POINT**, GATWICK ROAD, MANOR ROYAL, CRAWLEY RH10 9LU

ARROWPOINTCRAWLEY.CO.UK

THE OPPORTUNITY

Arrow Point, Crawley is a brand new, prominently positioned industrial/warehouse development comprising two units of 65,803 & 18,764 sq ft.

The units are of a high specification with steel portal frame construction, dedicated parking and self-contained secure yards to suit a range of industries to include logistics, manufacturing, distribution and trade - amongst others.





Fully fitted first floor offices
(raised access floors and
gas central heated)



BREEAM rating
'Very Good'



All mains
services



15% roof lights



50 kN/sq m floor
loading capacity



Unrestricted
24/7 use



Excellent transport
network



Pedestrian and cycle
access with cycle
storage provision



Established industrial and
logistics location



Prominent position



EPC rating A
(target)

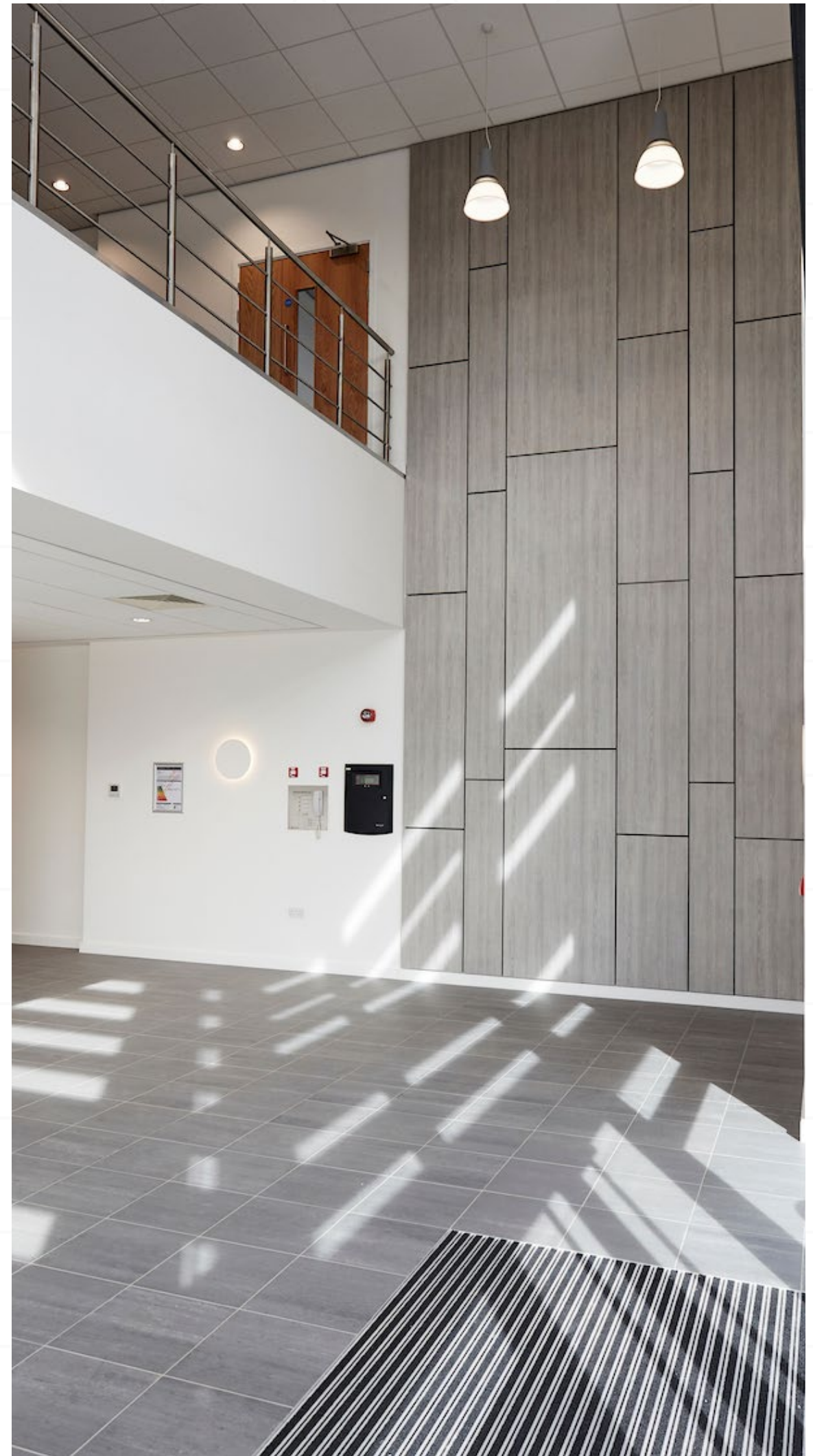


Substantial labour
pool of over 235,000
within 20 miles



Large self-contained
secure yards





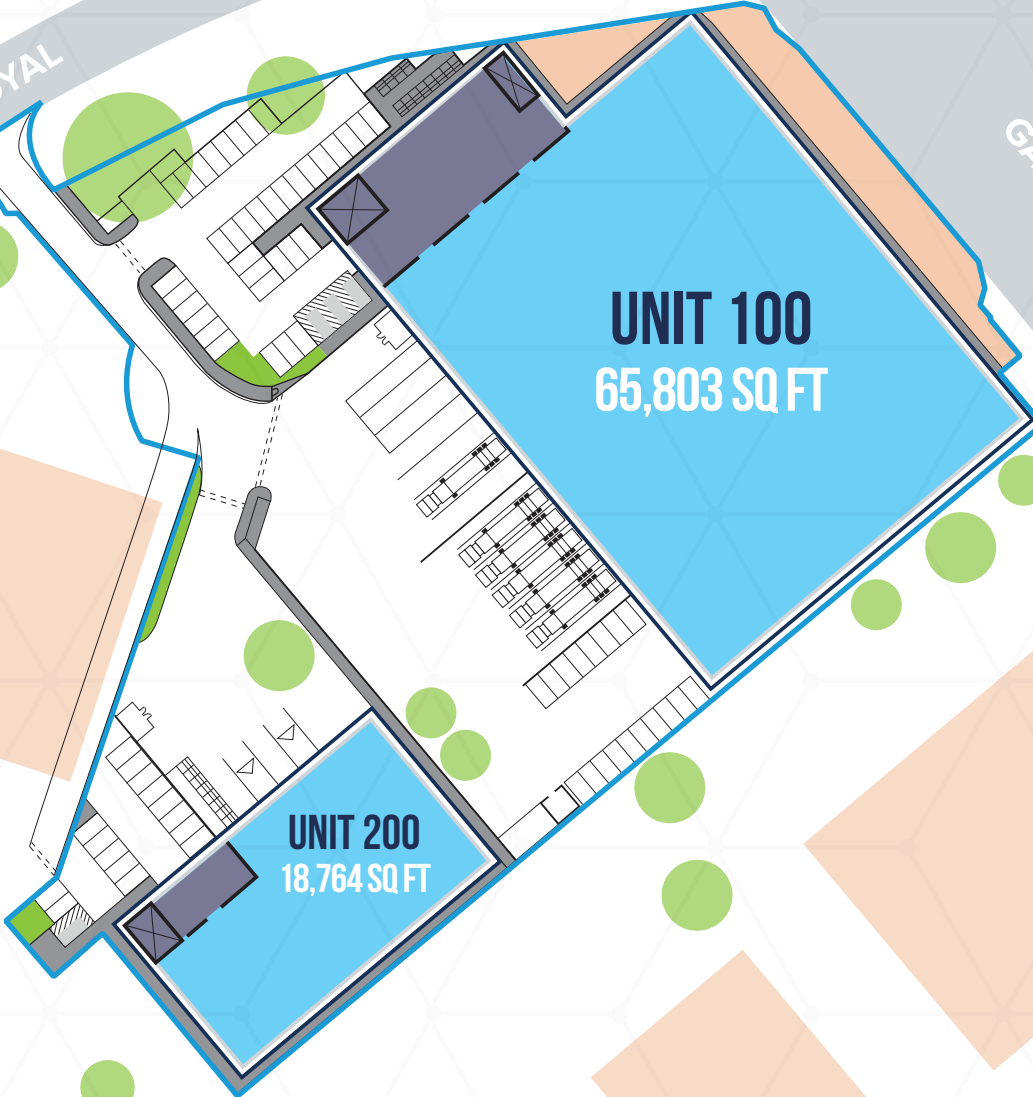
SITE PLAN

UNIT 100

- WAREHOUSE
59,175 SQ FT / 5,498 SQ M
- OFFICE
6,646 SQ FT / 617 SQ M
- TOTAL (GEA)
65,803 SQ FT / 6,113 SQ M
- 12M EAVES HEIGHT
- 40M DEEP SELF-CONTAINED SECURE YARD
- 5 DOCK LEVEL LOADING DOORS, 2 LEVEL ACCESS LOADING DOORS
- 56 CAR PARKING BAYS
- 30 CYCLE BAYS
- POWER: 425 KVA

UNIT 200

- WAREHOUSE
16,838 SQ FT / 1,564 SQ M
- OFFICE
1,926 SQ FT / 179 SQ M
- TOTAL (GEA)
18,764 SQ FT / 1,743 SQ M
- 8M EAVES HEIGHT
- 30M DEEP SELF-CONTAINED SECURE YARD
- 2 LEVEL LOADING DOORS
- 14 CAR PARKING BAYS
- 20 CYCLE BAYS
- POWER: 135 KVA

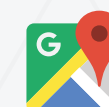
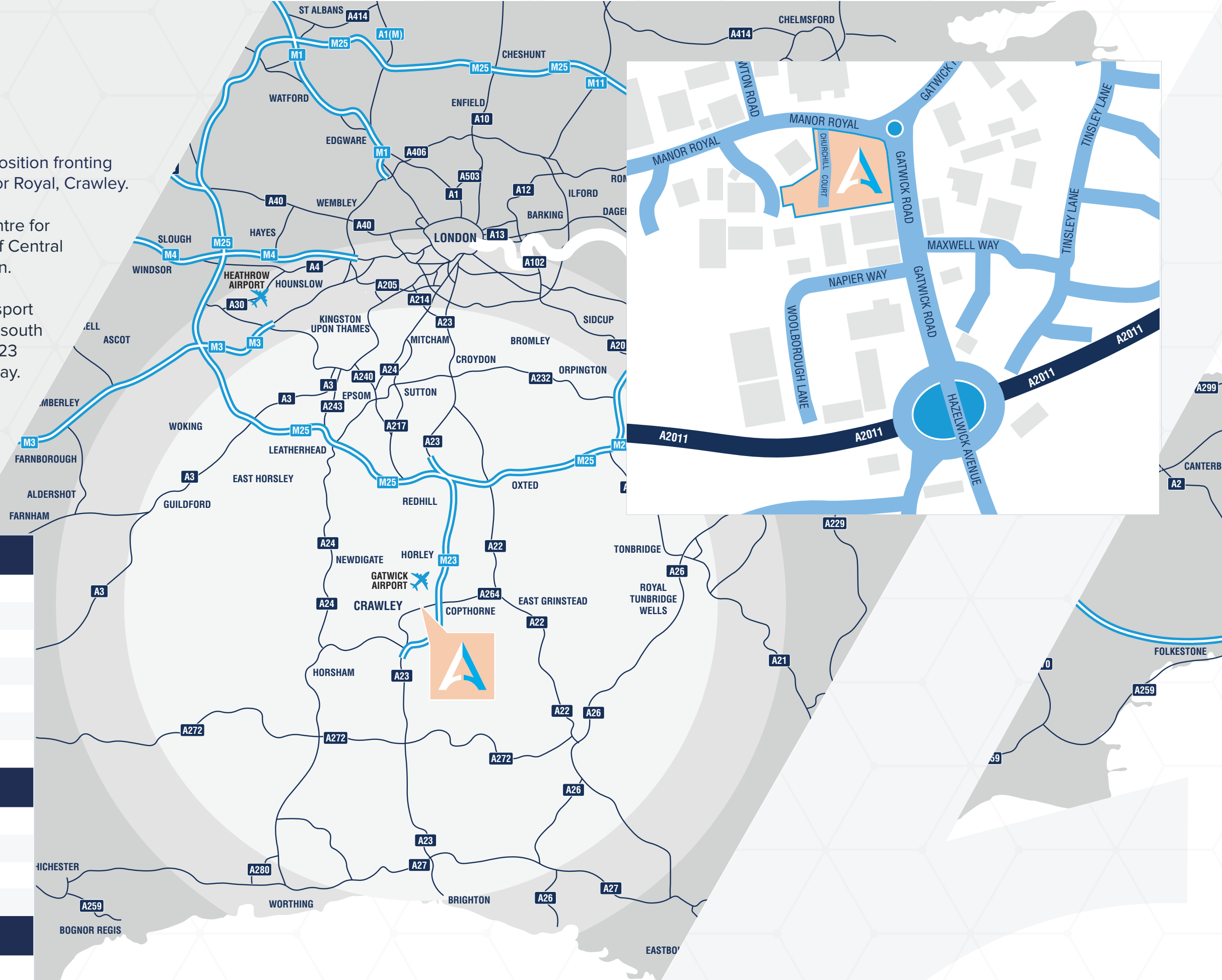


Arrow Point commands a prominent position fronting Gatwick Road, at the gateway to Manor Royal, Crawley.

Crawley is the leading commercial centre for West Sussex, located 30 miles south of Central London and 20 miles North of Brighton.

The town benefits from excellent transport links, strategically located just 4 miles south of Gatwick Airport, 2 miles from the M23 and 17 miles south of the M25 motorway. The town also benefits from excellent rail services and is located within close proximity of Gatwick Airport.

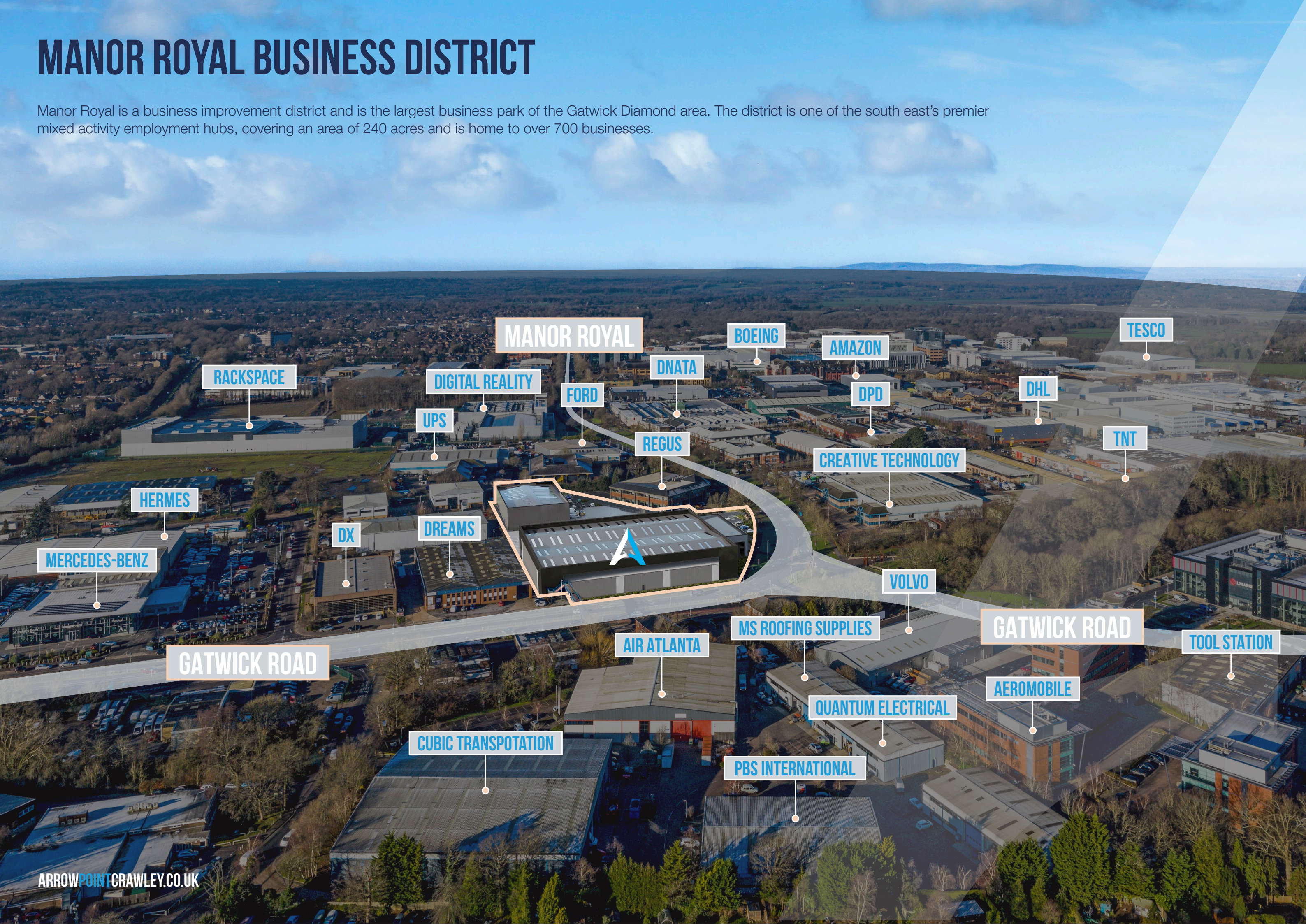
DRIVE	
M23 (J10/J11)	2.0 miles
M25 (J7)	17.6 miles
M23/M25 Interchange	17.6 miles
Gatwick Airport	4.3 miles
Crawley Town Centre	2.4 miles
Brighton	27 miles
Burgess Hill	14 miles
RAIL	
Crawley	1.7 miles / 11 mins
Gatwick Airport Station	2.6 miles / 11 mins
Ifield Station	2.7 miles / 17 mins
London Victoria	28 miles / 52 mins
AIR	
Gatwick	2 miles / 4 mins
Heathrow	41 miles / 37 mins
London City	42 miles / 60 mins



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MANOR ROYAL BUSINESS DISTRICT

Manor Royal is a business improvement district and is the largest business park of the Gatwick Diamond area. The district is one of the south east's premier mixed activity employment hubs, covering an area of 240 acres and is home to over 700 businesses.



FURTHER INFORMATION

For further information please contact the joint sole agents:



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TERMS

The premises are available to let on new full repairing and insuring leases for terms to be agreed. Rent on application.

A DEVELOPMENT BY:



Arrow Capital Partners are a private real estate company that specialises in delivering value add, repositioning and development opportunities, with a strong focus and established track record in the Industrial & Logistics sector.
www.arrowcapital.co.uk



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.
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