

An aerial photograph of the St. Modwen Park Gatwick industrial estate. The image shows two large industrial buildings with grey roofs and multiple loading docks. Several semi-trailers are parked at the docks. A multi-lane highway runs along the left side of the estate, with a bridge crossing a stream. The surrounding area is a mix of green fields, trees, and some construction sites in the distance.

ST. MODWEN PARK GATWICK



TO LET UNIT G64 - A HIGH QUALITY INDUSTRIAL & DISTRIBUTION WAREHOUSE
64,752 SQ FT (6,016 SQ M) UNDER CONSTRUCTION AND READY FOR OCCUPATION Q2 2021

ST. MODWEN PARK GATWICK

ST. MODWEN PARK GATWICK WILL PROVIDE 165,000 SQ FT OF LOGISTICS WAREHOUSING ACROSS TWO BUILDINGS AND IS SUPERBLY LOCATED FOR AIRPORT RELATED AND UK LOGISTICS BUSINESSES.

Phase 1 provides a cross-docked unit of 100,008 sq ft and has been designed to accommodate Gatwick Airport Limited. Phase 2 will comprise a speculative unit of 64,752 sq ft and will be built to a Grade A specification.

St. Modwen Park Gatwick offers a prime location and sits adjacent to junction 10 of the M23, the principle link road between London and Brighton. The M23 offers a direct route to London Gatwick International Airport in 5 miles. The unit will also benefit from transport links to the southern M25 and the national motorway network via the M25 (J7).

St. Modwen is passionate about creating spaces for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

Changing places. Creating better futures.



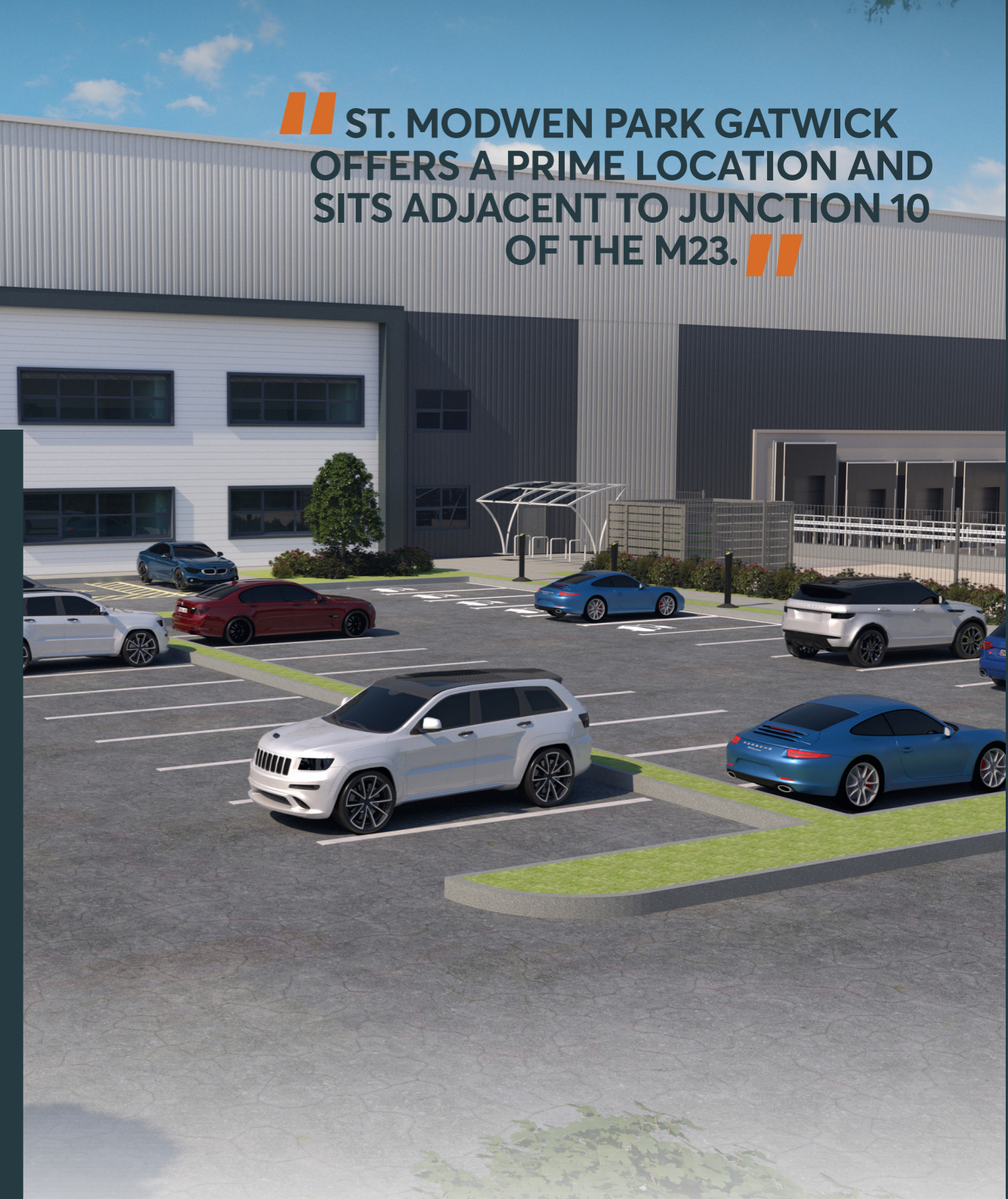
**ST. MODWEN PARK GATWICK
OFFERS A PRIME LOCATION AND
SITS ADJACENT TO JUNCTION 10
OF THE M23.**

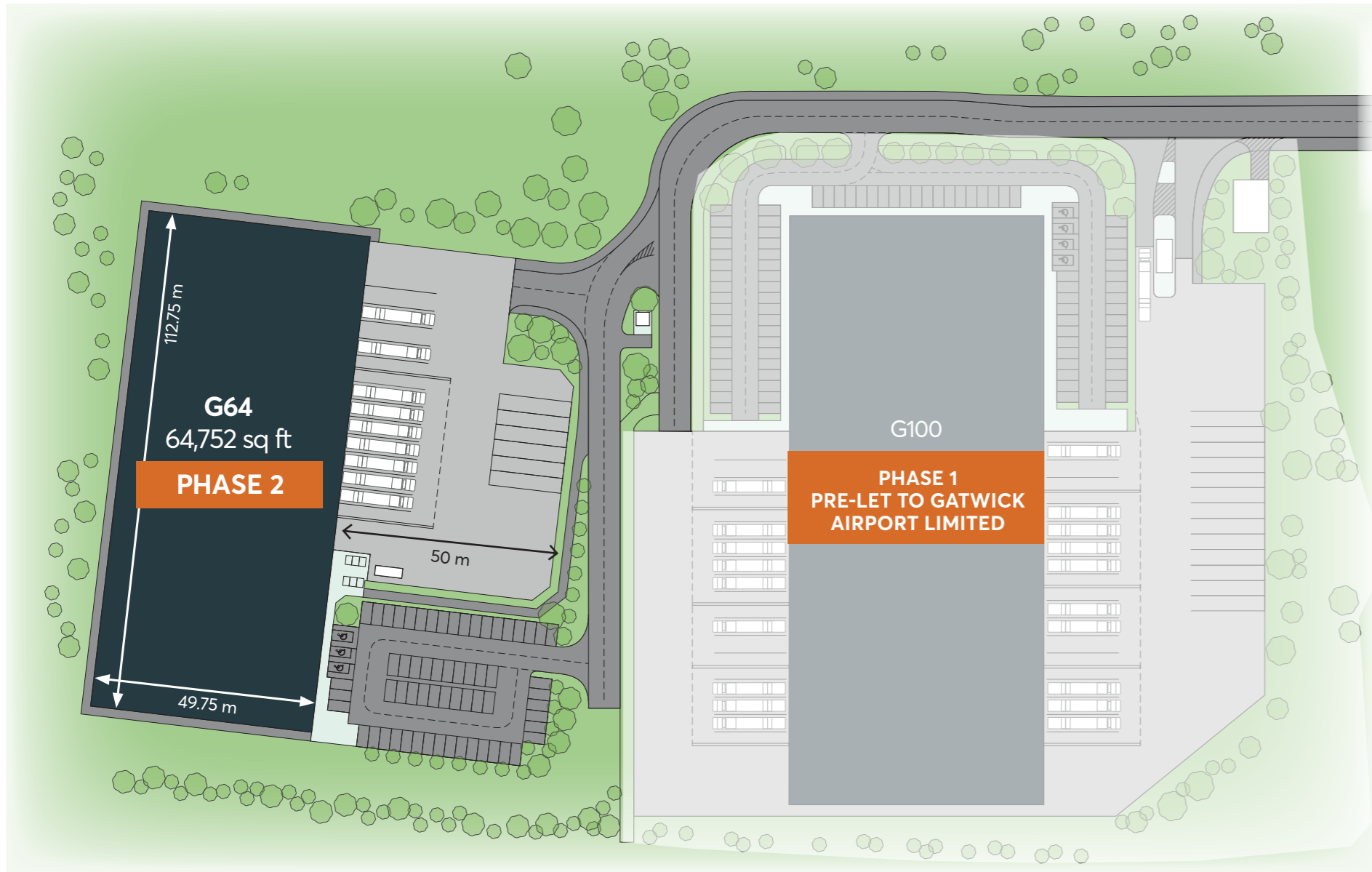
ST. MODWEN PARK GATWICK

WHY GATWICK?

- Under 5 miles from one of Europe's busiest international airports, making it a hotbed for logistics employment, with 24.5% of the labour pool already employed in the transportation and storage industry.
- Crawley has an unemployment rate of 3.7%, higher than average for the South East (3.1%).
- The entire population of London and the South East can be reached within a 2.5 hour HGV drive from the site, while over 60% of the UK population (40.5 million people) live within a 4.5 hour HGV drive time.
- 41,500 people employed in manufacturing or transportation and storage within a 30 minute drive time from the site.
- Labour costs in Crawley are competitive by South East standards. Average salaries for Warehouse Operatives (£9.10 per hour) and Warehouse Managers (£28,500 per annum) are lower than other South East logistics hubs such as Milton Keynes and Reading.

Source - BNP Paribas Real Estate Labour Market Analysis





ST. MODWEN PARK GATWICK

G64 OFFERS 64,752 SQ FT OF HIGH QUALITY INDUSTRIAL WAREHOUSE SPACE WITH FIRST FLOOR OFFICES.

All floor areas are approximate gross internal areas:

UNIT G64		
WAREHOUSE	59,484 sq ft	5,526 sq m
GROUND FLOOR CORE	894 sq ft	83 sq m
FIRST FLOOR OFFICE	4,374 sq ft	406 sq m
TOTAL	64,752 sq ft	6,016 sq m
Car parking spaces	65	
HGV parking spaces	7	
Secure yard	50m	
Dock level loading doors (inc 2 Euro docks)	7	
Surface level loading doors	2	

SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

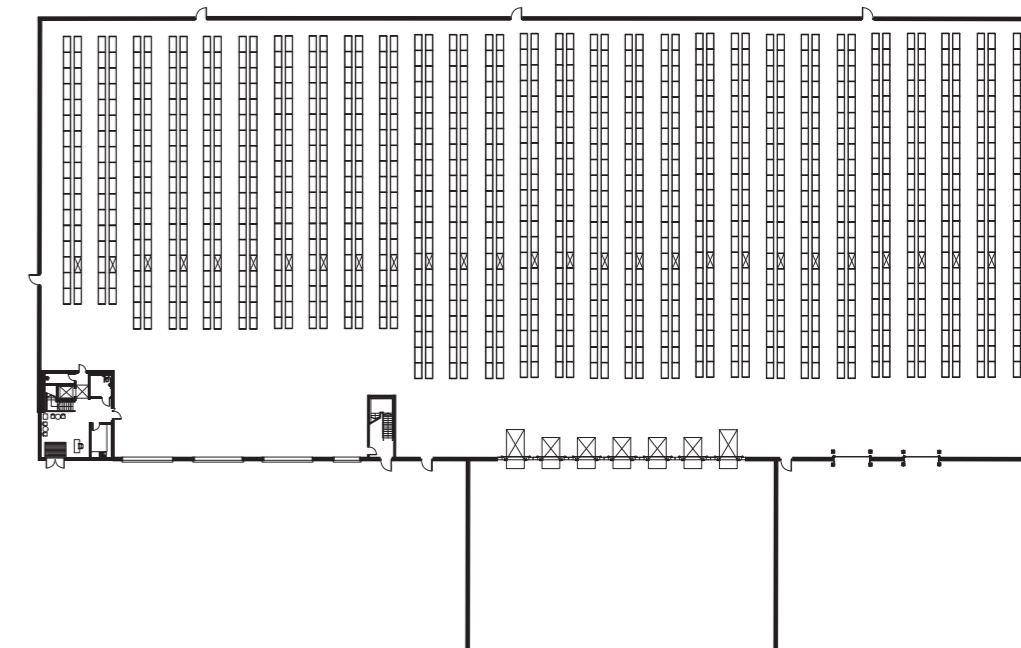
TERMS

St. Modwen will lease the unit to occupiers for a term of years to be agreed. The lease will be in a standard form on a full repairing and insuring basis.

INDICATIVE RACKING LAYOUT

This plan is drawn to represent a narrow racking layout giving a total of 8,832 pallets from a height of 6 pallet levels.

Further details are available upon request.



PLANNING

Planning consent is for offices, light industrial, general industrial, storage and distribution (B1c/B2/B8).

WARRANTIES

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

EPC

EPC target rating of 'A'.

BREEAM

Aiming to achieve a 'Very Good' BREEAM rating.



ST. MODWEN PARK GATWICK

SPECIFICATION

This high quality space has planning consent for warehouse, light industrial and industrial (B1c/B2/B8), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor. Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



FIRST FLOOR OFFICE

- Open plan office accommodation
- Feature reception area
- Suspended ceiling
- Raised access floors
- Comfort cooling



WAREHOUSE

- Up to 12.5m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- 10% roof lights
- Surface level loading doors, 7 dock level inc 2 Euro docks

EXTERNAL

- 50m deep secure service yard
- 65 car parking spaces
- Electric vehicle charging points
- Covered cycle shelter



Images indicative only.



TWO SURFACE LEVEL
LOADING DOORS.
SEVEN DOCK LEVEL DOORS
INCLUDING TWO EURO DOCKS



50 kN/m²
FLOOR LOADING



12.5M CLEAR
INTERNAL HEIGHT



FIRST FLOOR OFFICES
WITH FLEXIBLE
UNDERCROFT FOR
OCCUPIER FIT-OUT



INCOMING ELECTRICAL
SUPPLY OF 240 KVA



SIX EV CAR
CHARGING POINTS
AND PHOTOVOLTAIC
ROOF PANELS



24 HOUR ACCESS
AND DIRECT ACCESS
TO THE M23



ST. MODWEN PARK GATWICK

RH10 3RX



Maps not to scale.



LOCATION:

St Modwen Park Gatwick
Barbour Drive
Copthorne
Crawley
RH10 3RX

DISTANCES:

Gatwick Airport	3.7 miles
M25 Motorway	9.7 miles
Brighton	26.4 miles
London	29.2 miles
Dover	81 miles

Travel distances are approximate

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