

VALOR PARK

GATWICK30



PRIME SOUTH EAST URBAN LOGISTICS ESTATE
FULLY REFURBISHED SECURE DETACHED INDUSTRIAL
/ WAREHOUSE UNIT WITH DOCK LOADING.
30,395 SQ FT (2,823 SQ M) - TO LET

LOCAL OCCUPIERS:



30,395 SQ FT REFURBISHED SPACE



2 STOREY OFFICES



SECURE SITE



2 DOCK & 2 LEVEL LOADING DOORS



8.8M EAVES HEIGHT



REAR LOADING YARD WITH 40M DEPTH



60 CAR PARKING SPACES

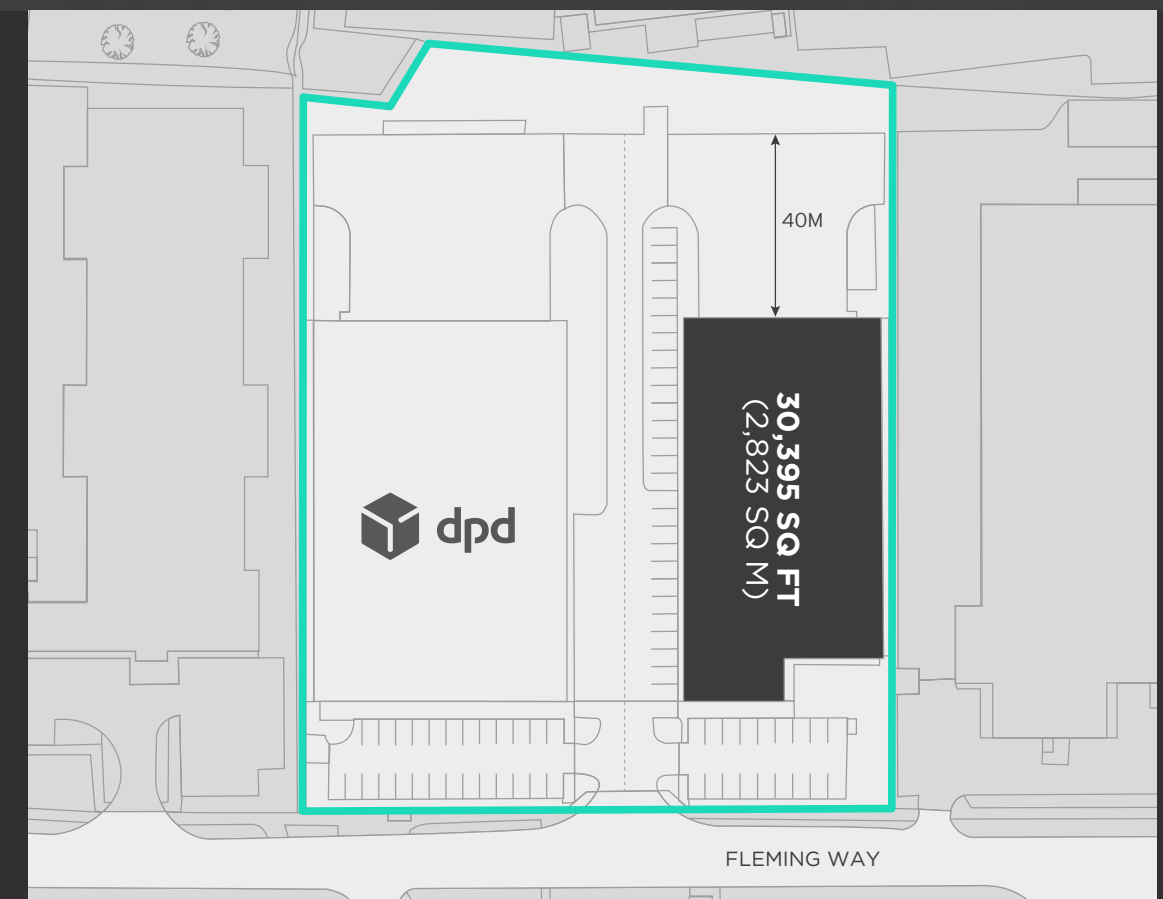


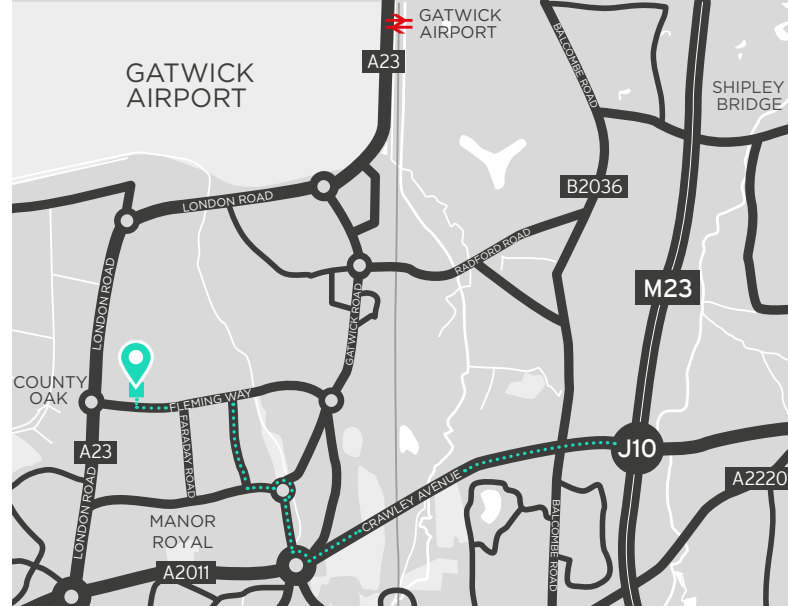
LED WAREHOUSE LIGHTING



ACCOMMODATION	SQ FT	SQ M
Warehouse	27,054	2,513
Offices (GF and FF)	3,341	310
Total	30,395	3,049

(Measured on a GIA basis)





LOCATION

Situated in a highly prominent position on Fleming Way, one of the major thoroughfares on Manor Royal Business Park within close proximity to the M25 and M23. Crawley is one of the principal commercial centres in west Sussex. The town is strategically located approximately 32 miles (51 km) south of central London, 23 miles (37 km) north of Brighton, 27 miles (43 km) south east of Guildford and 4 miles (6 km) south of Gatwick airport.

MAIN ROADS

MAIN ROADS	MILES
M23 J10	2.4
A23	4.5
A22	8
M25 J7	12
M3 J2	35

PORTS

PORTS	MILES
PORTSMOUTH	58
SOUTHAMPTON	73
DOVER	82

AIRPORTS

AIRPORTS	MILES
GATWICK	4
HEATHROW	41



EPC

The rating for this unit is C52.

COSTS

Each party to bear their own legal costs in this transaction.

RENT

Upon Application.

TERMS

The unit is available by way of a new FRI lease on terms to be agreed.

For further information or to arrange an inspection please contact joint agents:



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