UNIT ONE
INDURENT PARK

100,338 sq ft (9,321 sq m)

WAREHOUSE / INDUSTRIAL TO LET



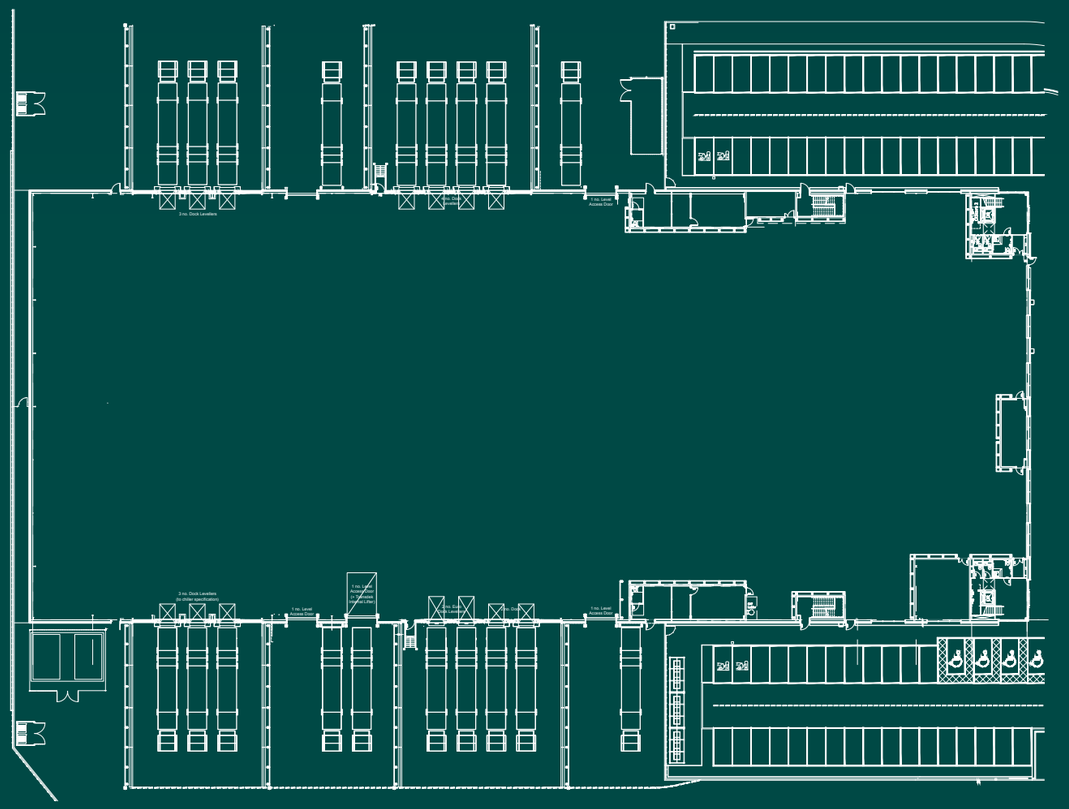
BARBOUR DRIVE | COPTHORNE | CRAWLEY | RH10 3JY ///rally.frost.pint

UNIT ONE
INDURENT PARK

100,338 sq ft
CROSS DOCKED UNIT WITH FIRST FLOOR OFFICES ON A 4.16 ACRE SITE

CLICK HERE TO VIEW VIDEO





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DESCRIPTION

Unit One Indurent Park is a cross docked unit with first floor offices on a 4.16 care site. The unit benefits from 19 dock and level loading doors, 2 wide area yards to the North and South of the unit and 90 car parking spaces.

The Unit has an EPC A+ with a rating of -17.

	SQ M	SQ FT
WAREHOUSE	7,378	79,421
GROUND FLOOR OFFICE	198	2,132
FIRST FLOOR OFFICE	1,748	18,785
TOTAL	**9,321**	**100,338**



5 Surface level loading doors

14 Dock level loading doors

8m min/10 m max eaves

LED Lighting

Translucent roof lights

Two deep yards

Canopied loading area

EPC A+

4.16 acre site

24 m space for turning in yard

90 car parking spaces

EV Charging points

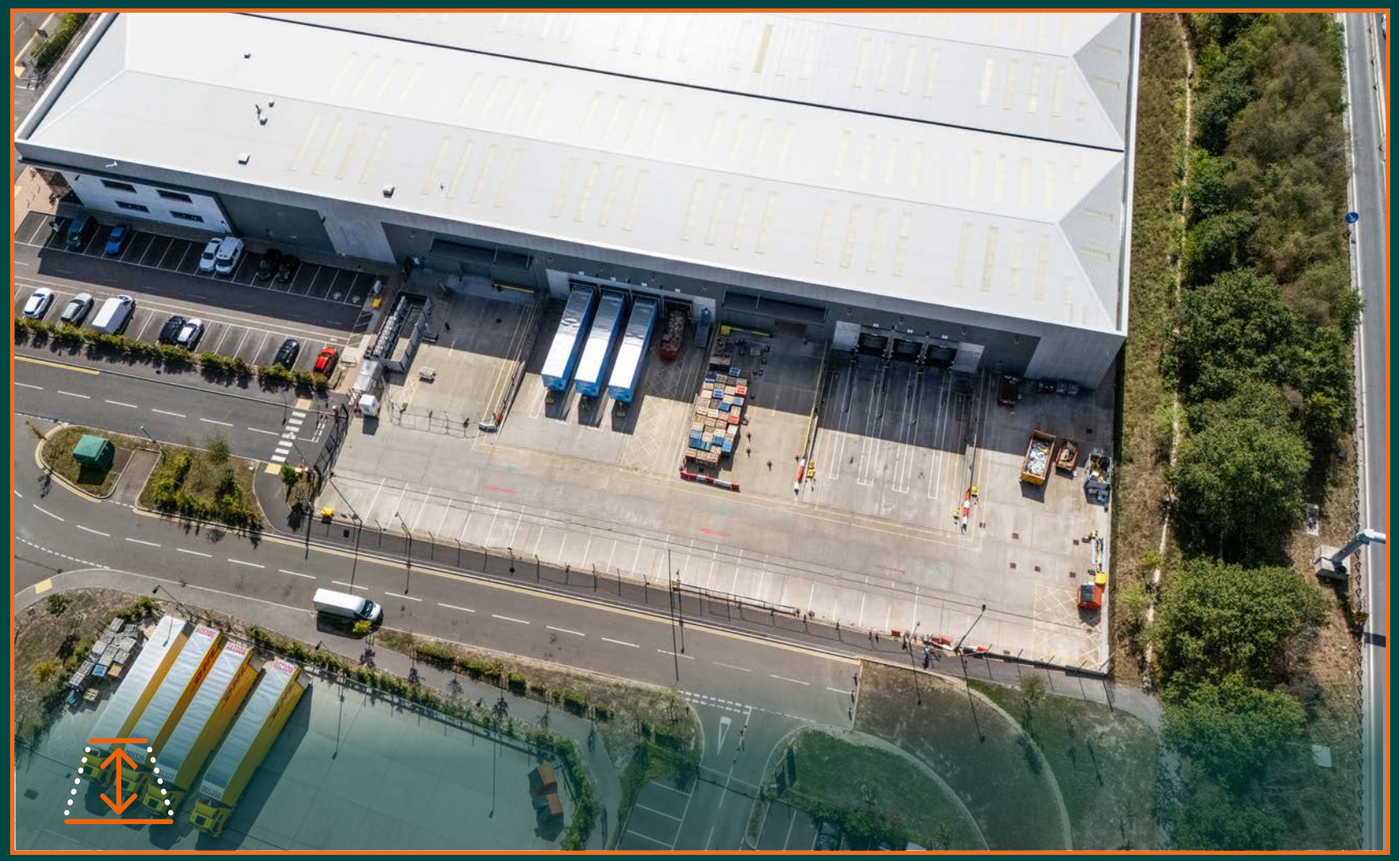





amazon


SAFETY SHOULD ALWAYS
5
BE THE CHOICE WE MAKE
DRH1
amazon logistics
A8
SAFETY BEGINS
6
WITH ALL OF US
DRH1
amazon logistics
DRH1







EPC A+

Ground & first floor offices

2 reception areas

Suspended ceilings with LED lighting

Meeting Rooms

Kitchen & Canteen areas

Breakout spaces & private areas

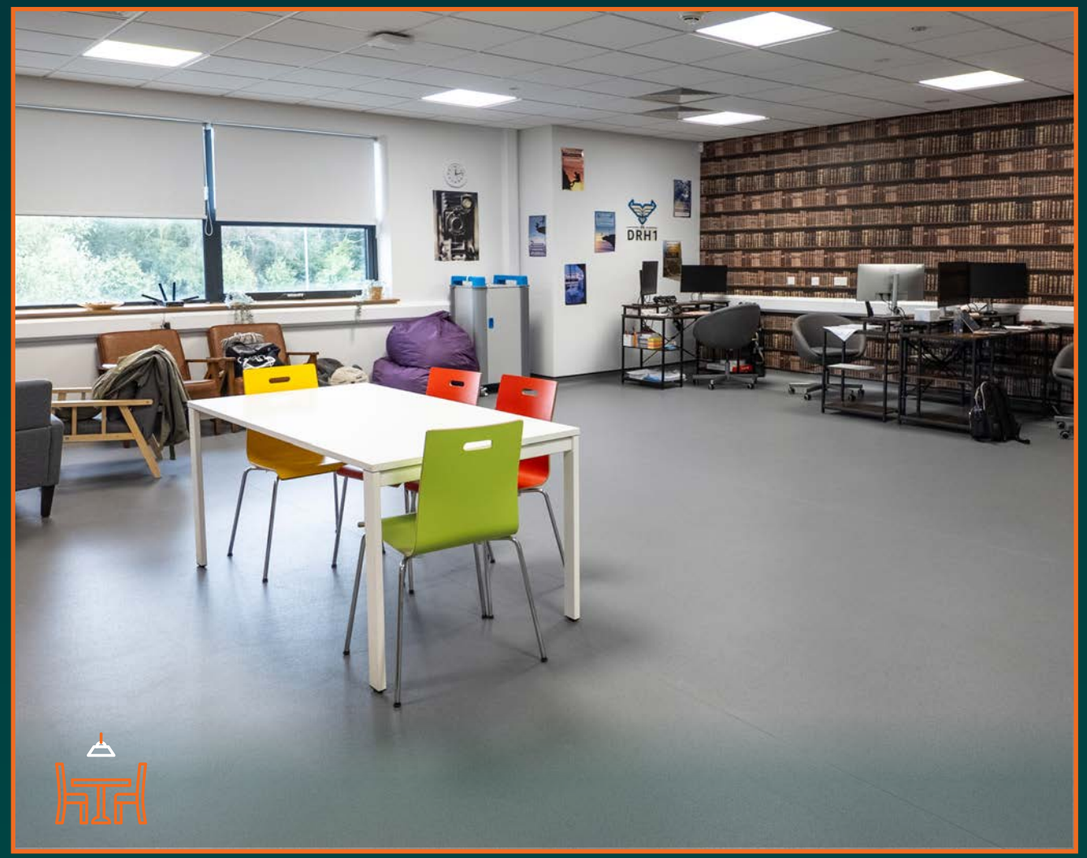
Locker and shower facilities

Fully carpeted and air conditioned








DRH1





STRATEGICALLY LOCATED

MANOR ROYAL

GATWICK AIRPORT

J7/M25

J10/M23

M23

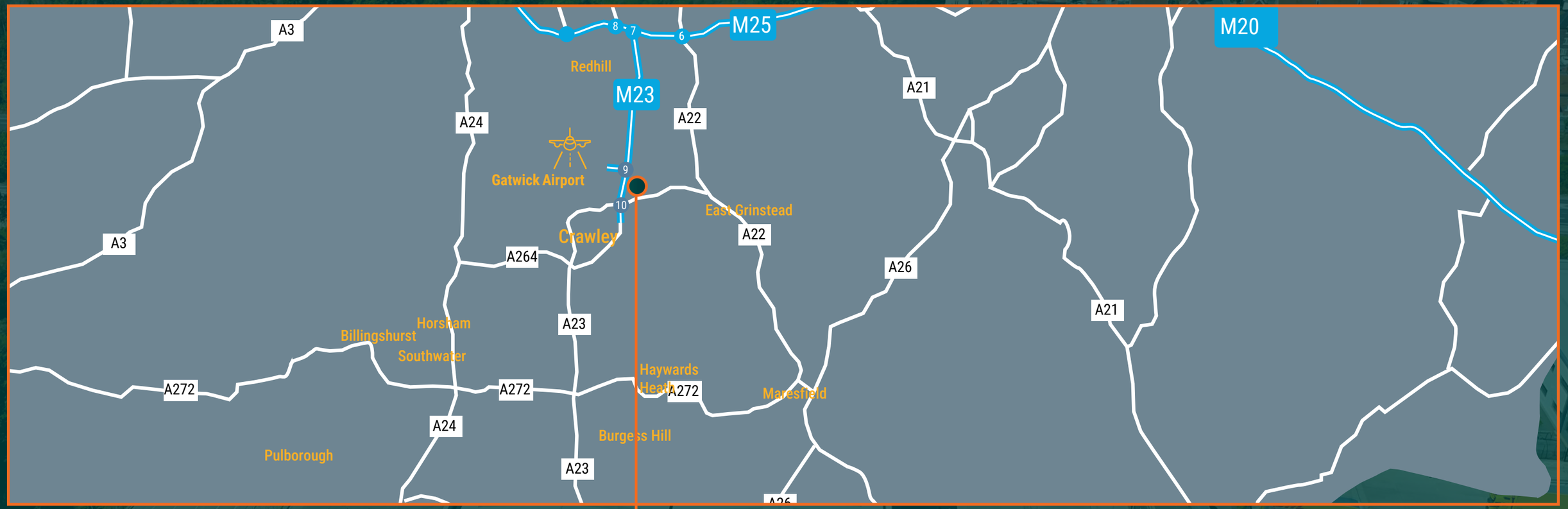
J10/M23

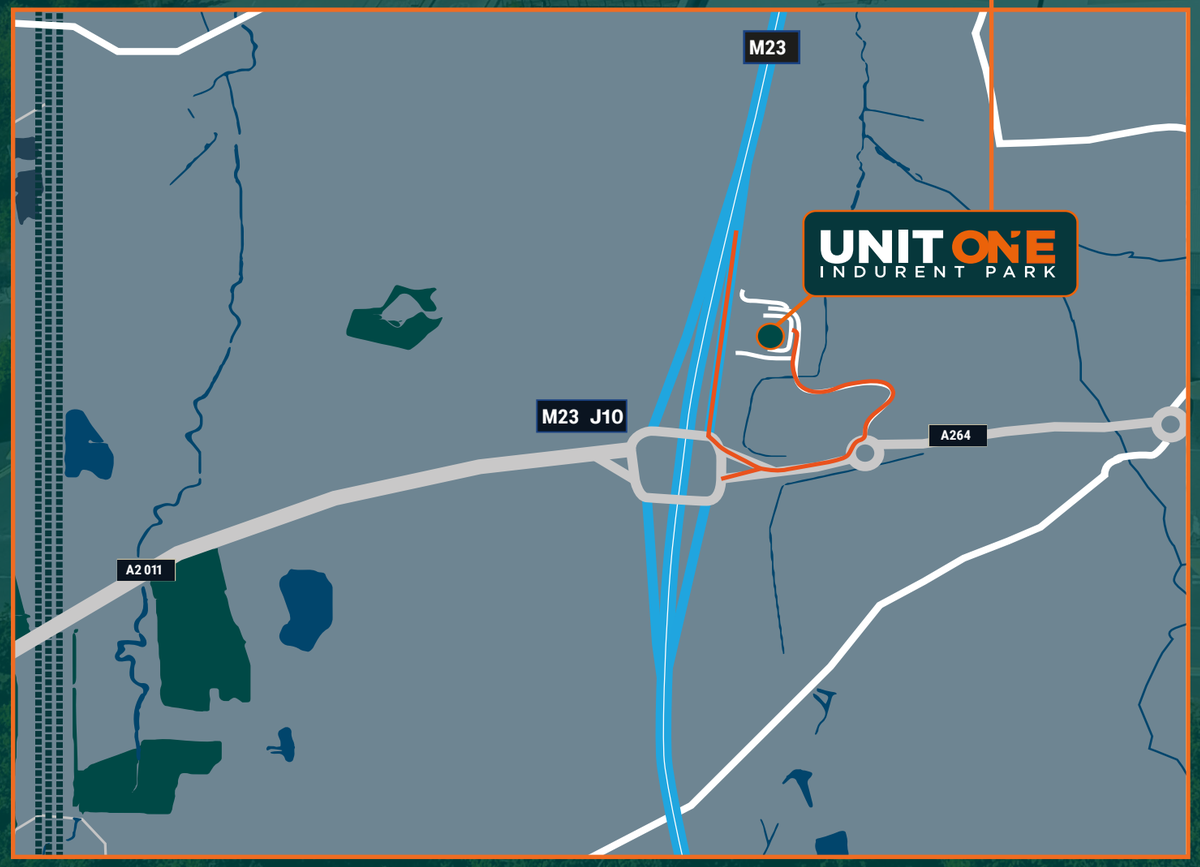
UNIT ONE
INDURENT PARK

LOCATION

Unit One Indurent Park is located 0.6 miles or 3 minutes drive from Junction 10 of the M23 and 9.8 miles or 12 minutes drive from Junction 7 of the M25. Gatwick Airport and the Manor Royal Industrial Estate are within easy reach via Junction 9 or 10 of the M23.

Crawley is a prime South East logistics hub, sitting on the M23 with direct links to the M25, Gatwick Airport and national motorways for fast regional and national distribution. For logistics, it offers unrivalled connectivity, air-cargo access and a strong local labour pool.





120,000 people are living within a 5-mile radius of RH10 3JY, based on credible official census and local authority sources.

24,000 people within 5 miles of the Manor Royal Industrial Estate are employed in Logistics and Distribution

27.5%

27.5% of people in Crawley are educated to Level 4+.

65.6%

65.6% of people locally are of working age 16 - 64.

M23 J10	0.6 miles	3 mins
M23 J9	2.3 miles	8 mins
M23/M25 J7	9.8 miles	12 mins
Gatwick Airport	3.5 miles	10 mins
Three Bridges Station	2.8 miles	7 mins

Three Bridges	4 mins
East Croydon	15 mins
Brighton	26 mins
London Bridge	29 mins
London Victoria	31 mins
London St Pancras	56 mins



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SHW

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