



THE BASE

FLEMING WAY | MANOR ROYAL | CRAWLEY | RH10 9LX

READY FOR OCCUPATION Q3 2022
88,708 SQ FT / 147,039 SQ FT

2 HIGH SPECIFICATION INDUSTRIAL/DISTRIBUTION WAREHOUSES



BREEAM
ESTIMATED RATING

★★★★★
EXCELLENT

A+	Net zero CO ₂ emissions
A 0-25	THE BASE
B 26-50	
C 51-75	
D 76-100	
E 101-125	
F 126-150	
G over 150	



THE BASE

GREEN BUILD GOLD STANDARD

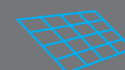
The Base offers a modern contemporary design, naturally well-lit high bay warehouse space with a range of initiatives designed to exceed governmental environmental standards including:



DESIGNED TO EXCEED ENVIRONMENTAL SUSTAINABILITY TARGETS



RAIN WATER HARVESTING



C.11,000 SQ FT OF PHOTOVOLTAICS



BREAM RATING OF 'EXCELLENT'



EPC RATING



ELECTRIC VEHICLE CHARGING POINTS



THE BASE



2 HIGH SPECIFICATION UNITS FOR OCCUPATION Q3 2022 TO LET - UNIT 1 - 147,039 SQ FT & UNIT 2 - 88,708 SQ FT

THE OPPORTUNITY

The Base is a prominent development consisting of two highly specified, self contained units fronting Fleming Way.

The units offer state-of-the-art high bay warehouse space with excellent loading in secure yards, lorry parking and dedicated car parking.

The site has an excellent road network and is well served by public transport with the regular fastway service directly outside and mainline railway stations nearby.



12M CLEAR
INTERNAL
HEIGHT



10.5 ACRE
SITE
(4.2HA)



2,300kVA
POWER



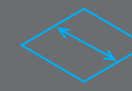
5 LEVEL
ACCESS
DOORS



20 DOCK
ACCESS
DOORS



FLOOR
LOADING



UP TO
86M YARD
DEPTHS



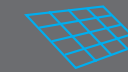
216 CAR
PARKING
SPACES



46 EV CAR
CHARGING
SPACES



EV CAR & HGV
READY
20% ACTIVE
80% PASSIVE



5,500 SQ FT
OF PV PANELS
PER UNIT



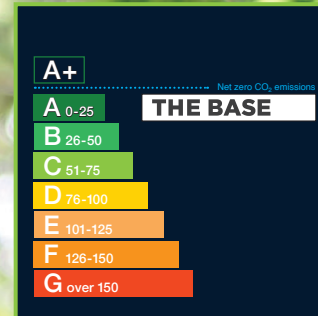
15% ROOF
LIGHTS





HIGH CALIBRE BUILD & GREEN CREDENTIALS

The Base benefits from rainwater harvesting and has a high level of roof lights in order to utilise natural resources and reduce running costs.



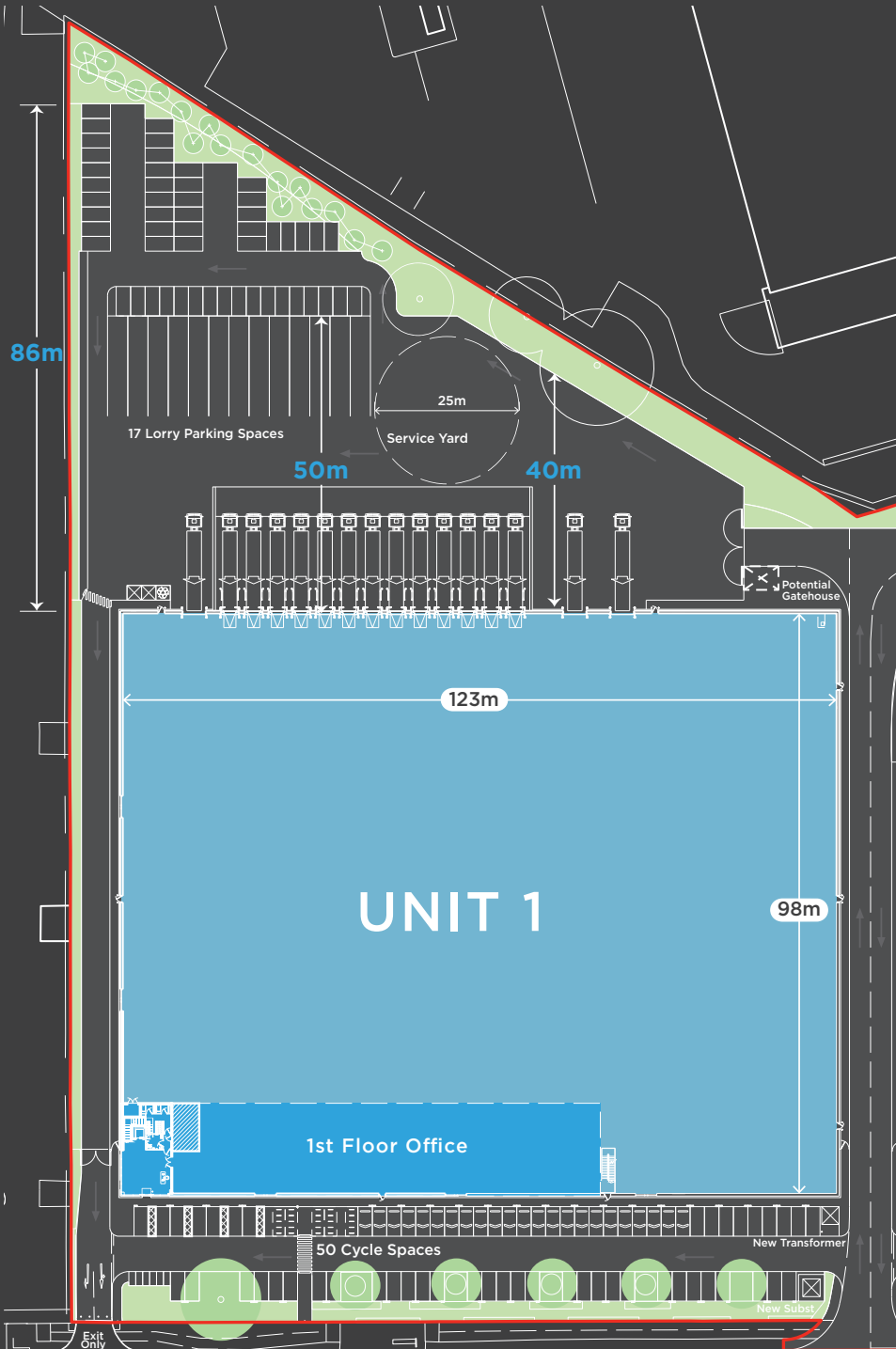
THE BASE



Manor Royal is one of the premier industrial and business districts in the South East. It's proximity to Gatwick Airport, London and it's position in the South East has attracted a wide range of

national, international and logistics companies including; Amazon, UPS, Ocado, Hermes, Tesco and Boeing, as well as those shown below.





UNIT 1

147,039 sq ft (13,660 sq m) GEA



12M CLEAR
INTERNAL
HEIGHT



UP TO 86M
YARD DEPTH



13 DOCK ACCESS
DOORS



3 LEVEL ACCESS
DOORS



GRADE A
OFFICE FITOUT



17 HGV
PARKING



122 CAR
PARKING SPACES



EV READY
20% ACTIVE
80% PASSIVE



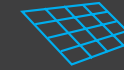
GREEN ROOF
CYCLE STORAGE
50 SPACES



SHOWERS &
LOCKER ROOMS



1,375kVA
POWER



PV - 105KWP
515 SQ M
(APPROX)



50KN FLOOR
LOADING

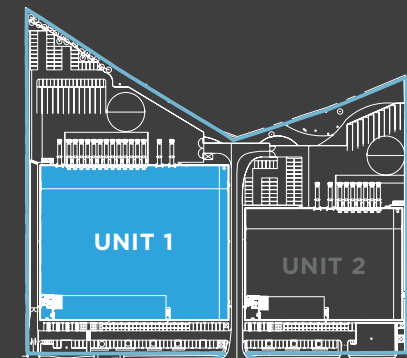


15% ROOF
LIGHTS



RAINWATER
HARVESTING

	SQ FT	SQ M
Ground floor	132,970	12,353
First floor office	14,069	1,307
TOTAL	147,039	13,660



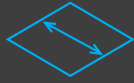


UNIT 2

88,708 sq ft (8,035 sq m) GEA



12M CLEAR
INTERNAL
HEIGHT



UP TO 67M
YARD DEPTH



7 DOCK ACCESS
DOORS



2 LEVEL ACCESS
DOORS



GRADE A
OFFICE FITOUT



11 HGV
PARKING
SPACES



94 CAR
PARKING
SPACES



EV READY
20% ACTIVE
80% PASSIVE



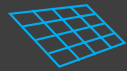
GREEN ROOF
CYCLE STORAGE
30 SPACES



SHOWERS &
LOCKER ROOMS



875kVA
POWER



PV - 103KWP
510 SQ M
(APPROX)



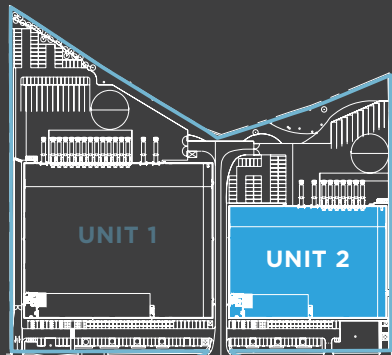
50KN FLOOR
LOADING



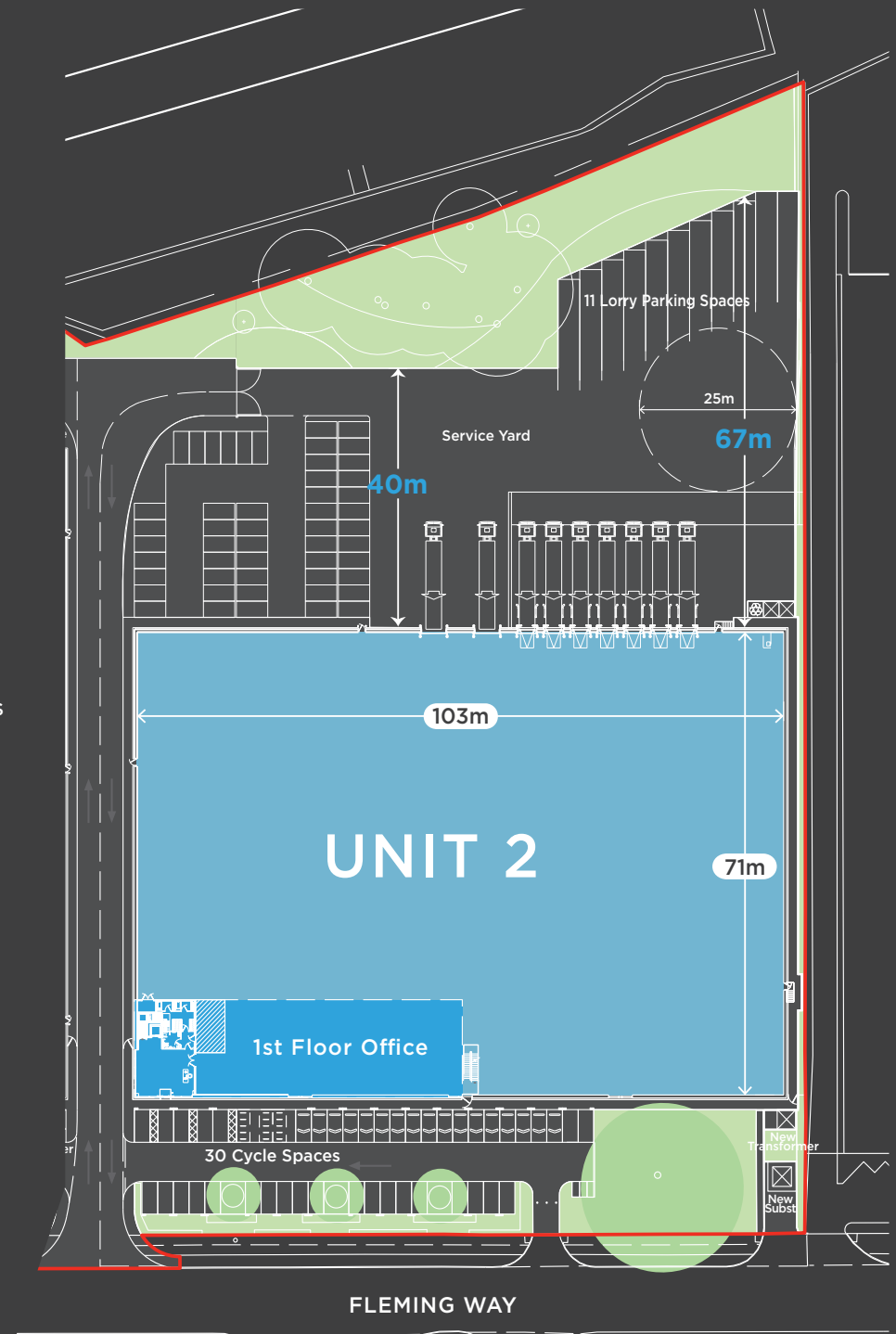
15% ROOF
LIGHTS



BAT / BIRD
BOXES



	SQ FT	SQ M
Ground floor	80,258	7,456
First floor office	8,450	785
TOTAL	88,708	8,241





Indicative building images





LOCATION

Crawley is the leading commercial centre for West Sussex; located just off the M23, 36 miles south of Central London, 26 miles North of Brighton and positioned in the heart of the Gatwick Diamond. The town benefits from excellent transport links, strategically located just south of Gatwick International Airport with excellent road links. The town also benefits from excellent bus & rail services.



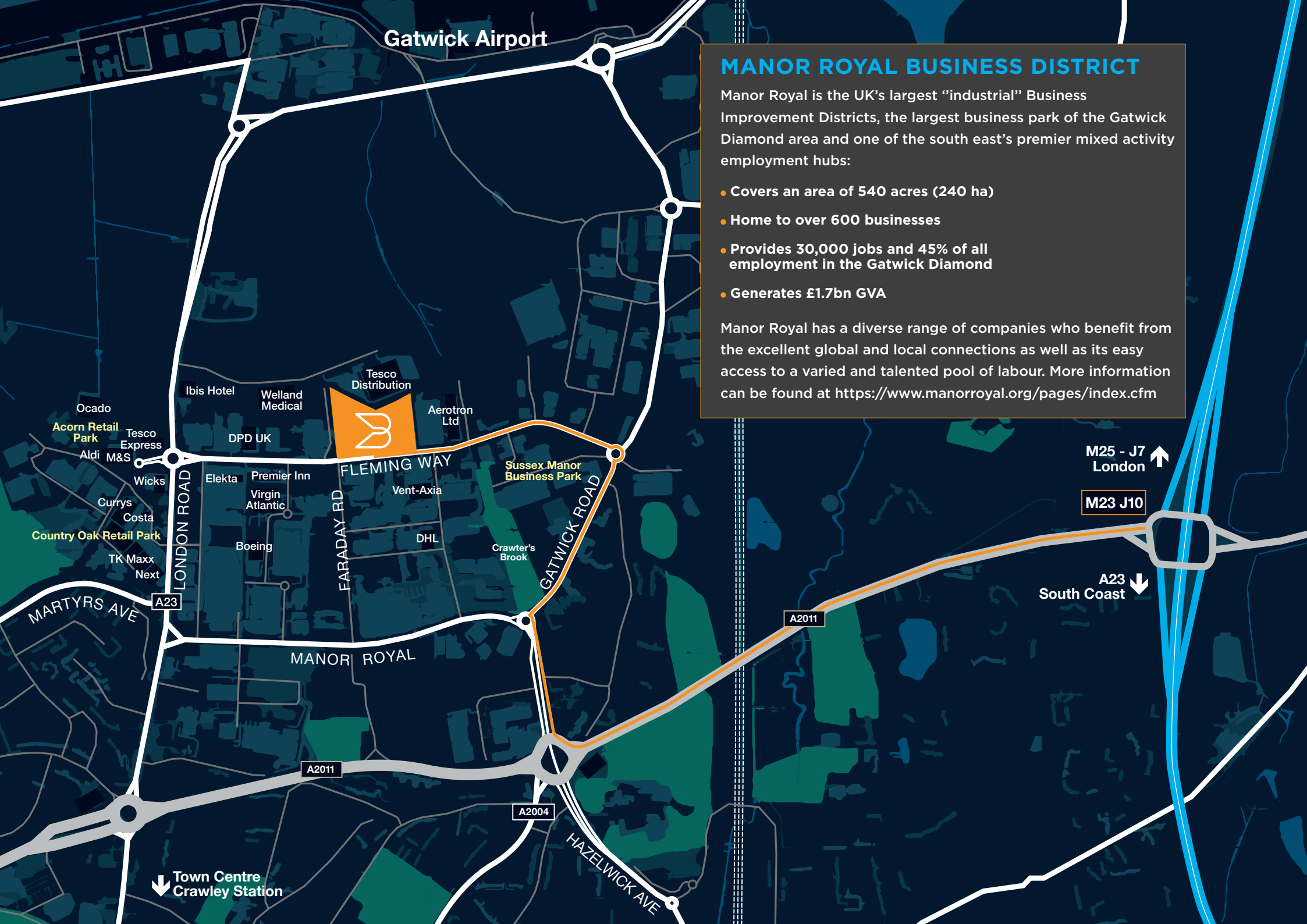
Gatwick Airport

MANOR ROYAL BUSINESS DISTRICT

Manor Royal is the UK's largest "industrial" Business Improvement Districts, the largest business park of the Gatwick Diamond area and one of the south east's premier mixed activity employment hubs:

- Covers an area of 540 acres (240 ha)
- Home to over 600 businesses
- Provides 30,000 jobs and 45% of all employment in the Gatwick Diamond
- Generates £1.7bn GVA

Manor Royal has a diverse range of companies who benefit from the excellent global and local connections as well as its easy access to a varied and talented pool of labour. More information can be found at <https://www.manorroyal.org/pages/index.cfm>





AN EXTENSIVE MARKETPLACE AT HAND



ROAD	MILES	MINS
M23 (J10)	2	10
M25 (J7)	15	15
Crawley Town Centre	2	10
Gatwick Airport	3	10
Brighton	26	40
Shoreham	27	40



PORTS	MILES	MINS
Newhaven	34	25
London Gateway	40	49
Port of Tilbury	56	48
Dover / Channel Tunnel	82	80
Southampton	84	99
Felixstowe	114	120



RAIL	MINS
Crawley	11
Gatwick Airport	11
East Croydon	15
London Victoria	30
London Bridge	30
Brighton	28



AIRPORTS	MILES	MINS
Gatwick	2	5
Heathrow	47	45
London City	40	60

Van drive times in minutes





DEMOGRAPHICS

- There are 5.65 million households, of which 55% have a total income greater than £35,000 per annum within 90 minutes of The Base.
- 67% of households within 90 minutes have the ability to spend relatively freely and are considered to be high spending households.
- The 14 million people within 90 minutes spend more than the average UK household on groceries, fashion and household goods.
- There is also a readily available diverse workforce pool with competitive labour rates.

LABOUR / WORKFORCE

395,000 People of Working Age



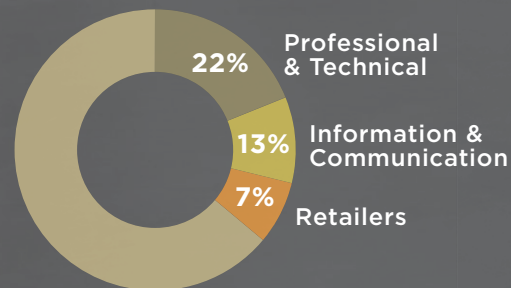
75% Are Economically Active



8% Work In The Transport and Storage Industry



There are approximately 76,000 businesses within a 90 minute drive, of which:



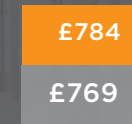
SPEND PER HOUSEHOLD WITHIN 90 MINUTES DRIVE

THE BASE National Average

Food



Alcohol



Clothing



Recreational Goods



Household Furnishings





THE BASE

FLEMING WAY | MANOR ROYAL | CRAWLEY | RH10 9LX

A development by

marchmont
INVESTMENT MANAGEMENT



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