

THE BASE

Two High Specification
Industrial Distribution
Warehouses

To let



Fleming Way | Manor Royal |
Crawley | RH10 9LX



2 HIGH SPECIFICATION UNITS – READY FOR OCCUPATION

UNIT 1 – 147,039 SQ FT
UNIT 2 – 88,708 SQ FT

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.



216 Car Parking
Spaces



12m Clear
Internal Height



10.5 Acre
Site (4.2ha)



2,300 kVA
Power



5,500 Sq Ft
Of PV Panels
Per Unit



5 Level
Access
Doors



46 EV Car
Charging
Spaces



EV Car & HGV
Ready
20% Active
80% Passive



15% Roof
Lights



20 Dock
Access
Doors



50kN Floor
Loading



Up To
86m Yard
Depths

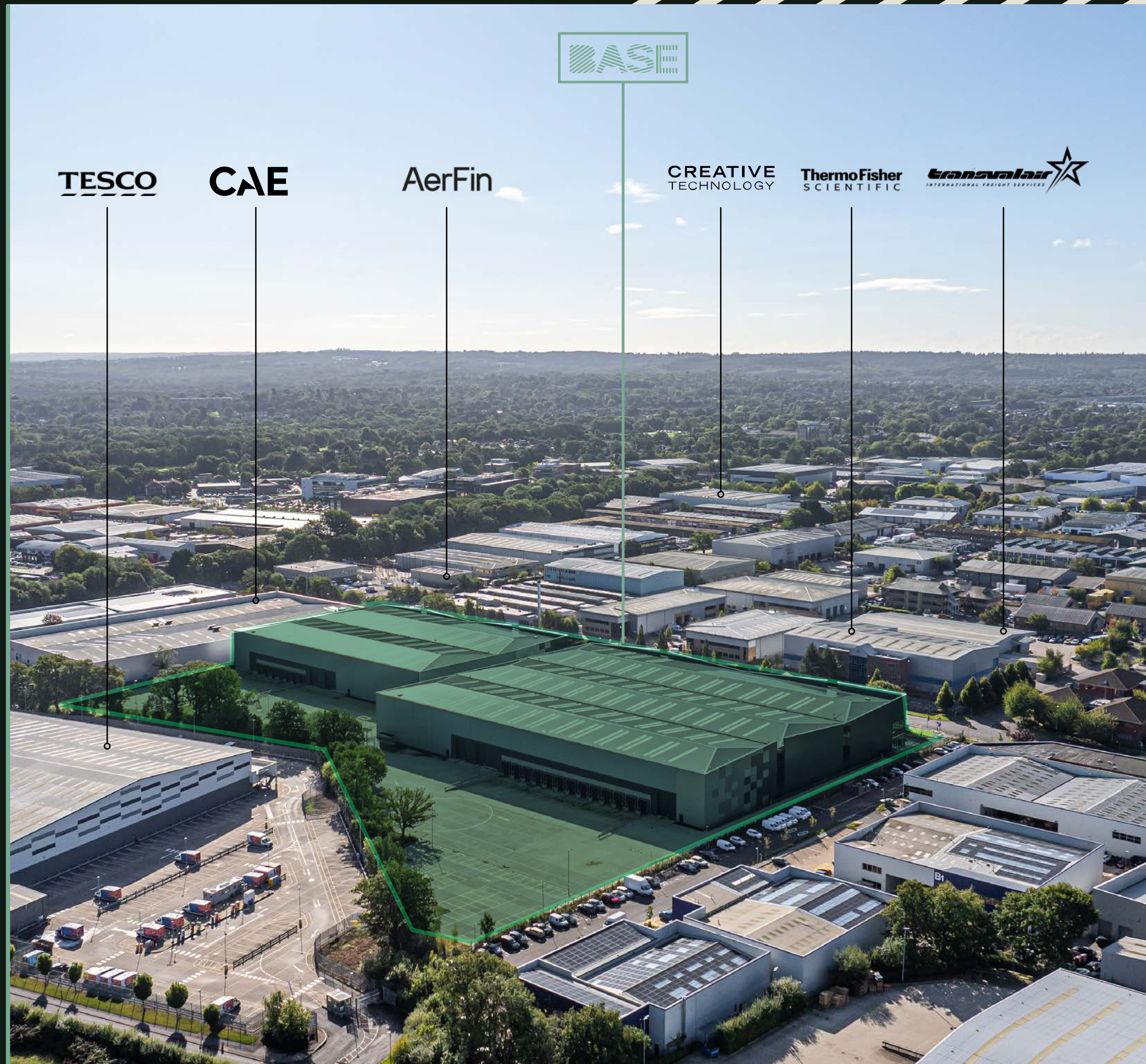


- STRATEGIC HUB
- READY FOR INDUSTRY TITANS
- OPERATIONAL BASE

The site benefits from an excellent road network and is well-connected by public transport, with the frequent Fastway service directly accessible outside and mainline railway stations located nearby.

Manor Royal itself 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, aswell as those shown below.

Local Occupiers include:



GREEN BUILD GOLD STANDARD

The Base offers a modern contemporary design, with naturally well-lit high bay warehouse spaces and a range of initiatives such as rainwater harvesting, designed to utilise natural resources, reduce running costs and exceed governmental environmental standards including:



Electric Vehicle
Charging Points



BREEAM Rating
Of 'Excellent'



Rain Water
Harvesting



C.11,000 Sq Ft
Of Photovoltaics




Designed To
Exceed
Environmental
Sustainability
Targets




EPC
Rating

UNIT ONE - GEA

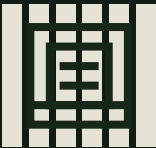
147,039 SQ FT
13,660 SQ M



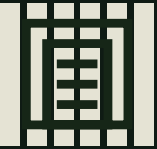
12M Clear Internal Height




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



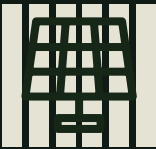
Green Roof Cycle Storage
50 Spaces




Showers & Locker Rooms




1,375 KVA Power



PV - 105KWP
515 Sq M (Approx)



50KN Floor Loading

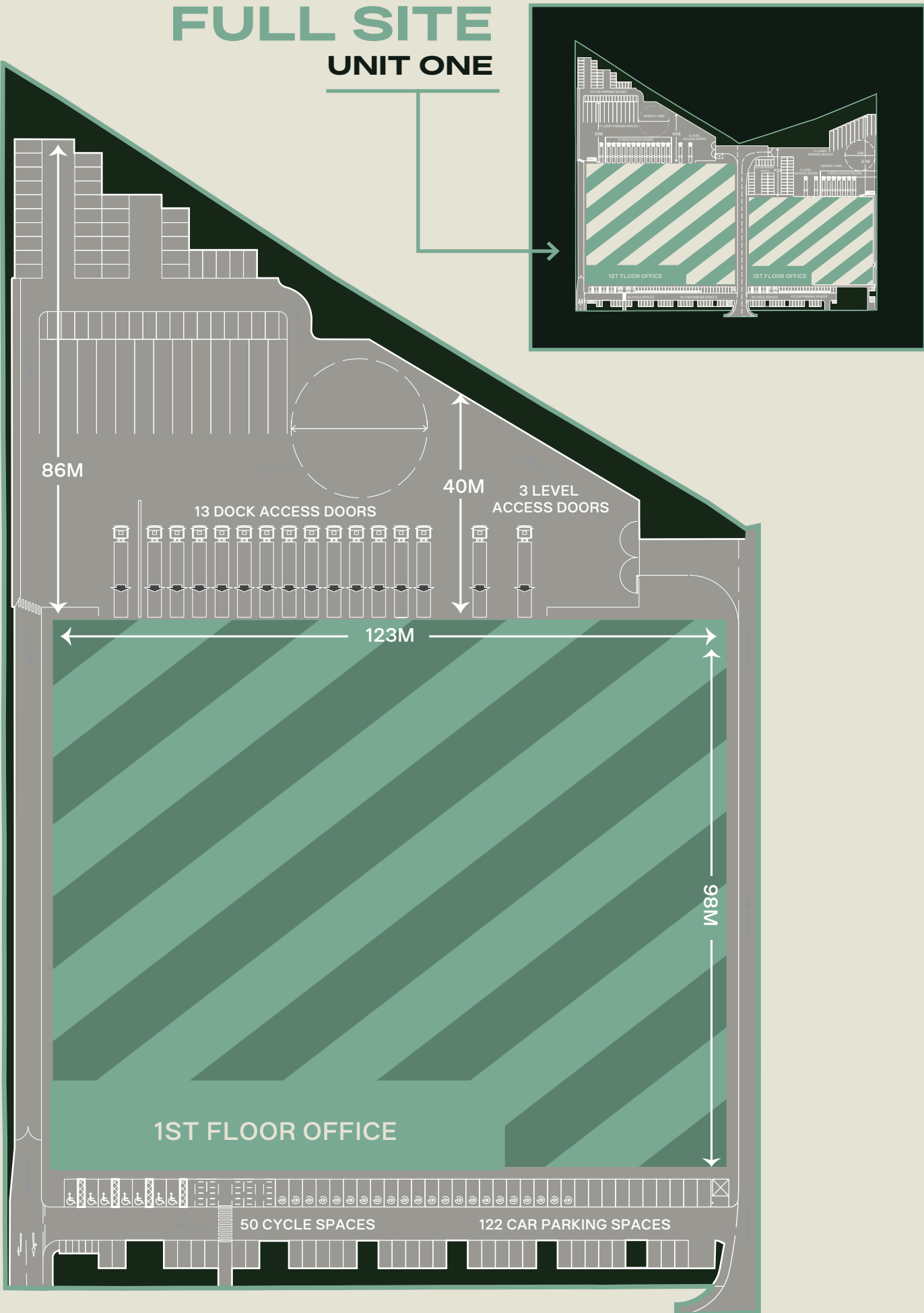


15% Roof Light

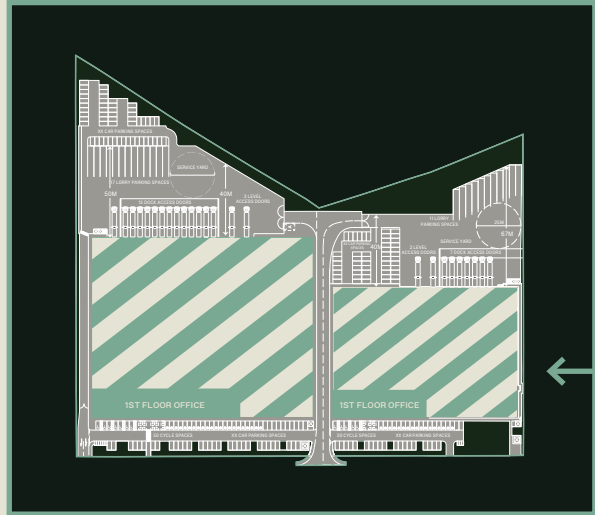


Rainwater Harvesting

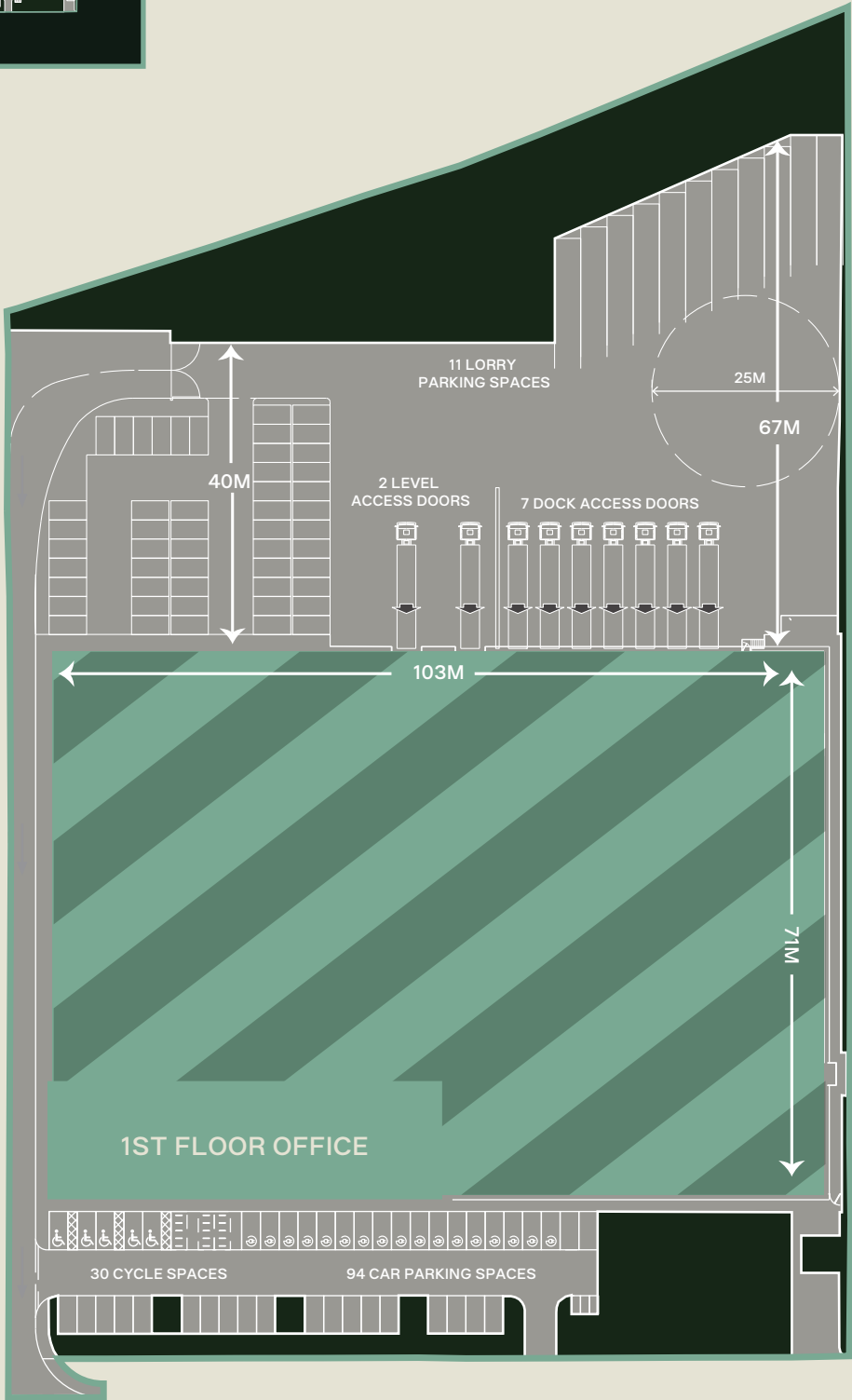
	SQ FT	SQ M
Ground Floor	132,970	12,353
First Floor Office	14,069	1,307
TOTAL	147,039	13,660







FULL SITE
UNIT TWO



UNIT TWO – GEA

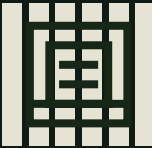
88,708 SQ FT
8,241 SQ M



12M Clear
Internal
Height



Up To 67M
Yard Depth



7 Dock
Access
Doors



2 Level
Access
Doors



Grade A
Office Fitout



11 HGV
Parking



94 Car
Parking
Spaces



EV Ready
20% Active
80% Passive



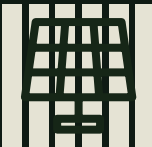
Green Roof
Cycle Storage
30 Spaces



Showers &
Locker Rooms



875 KVA
Power



PV - 103KWP
510 Sq M
(Approx)



50KN Floor
Loading

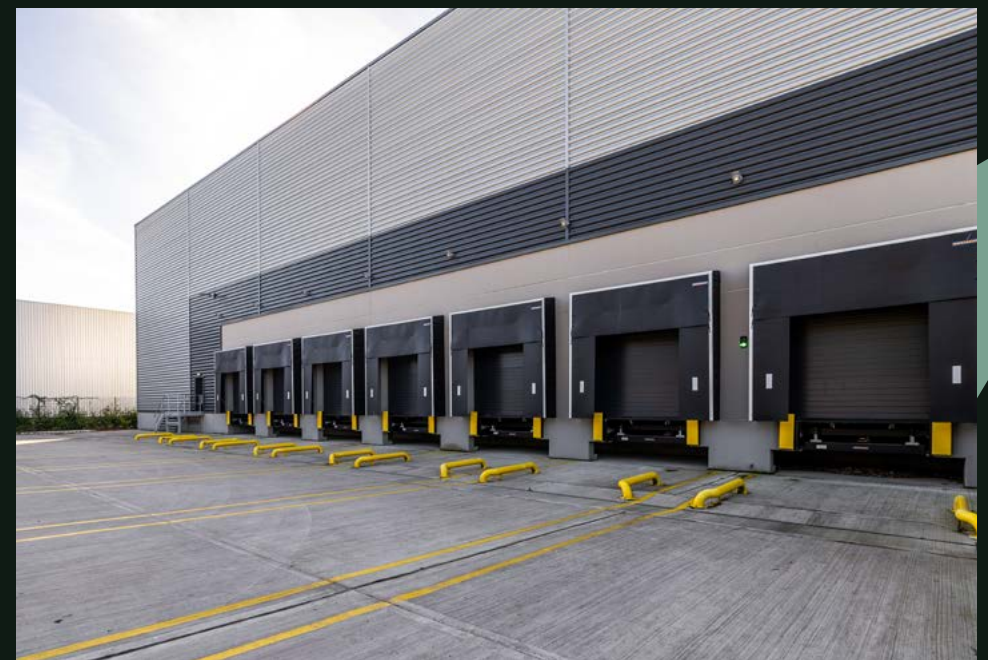


15% Roof
Light



Bat / Bird
Boxes

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



TACTICAL ADVANTAGE OF THE BASE

THE 14 MILLION PEOPLE WITHIN 90 MINUTES SPEND MORE THAN THE AVERAGE UK HOUSEHOLD ON GROCERIES, FASHION AND HOUSEHOLD GOODS.

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.

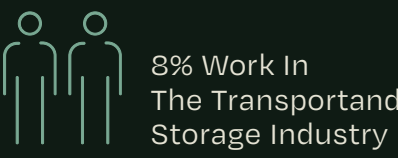
67% OF HOUSEHOLDS WITHIN 90 MINUTES HAVE THE ABILITY TO SPEND RELATIVELY FREELY AND ARE CONSIDERED TO BE HIGH SPENDING HOUSEHOLDS.

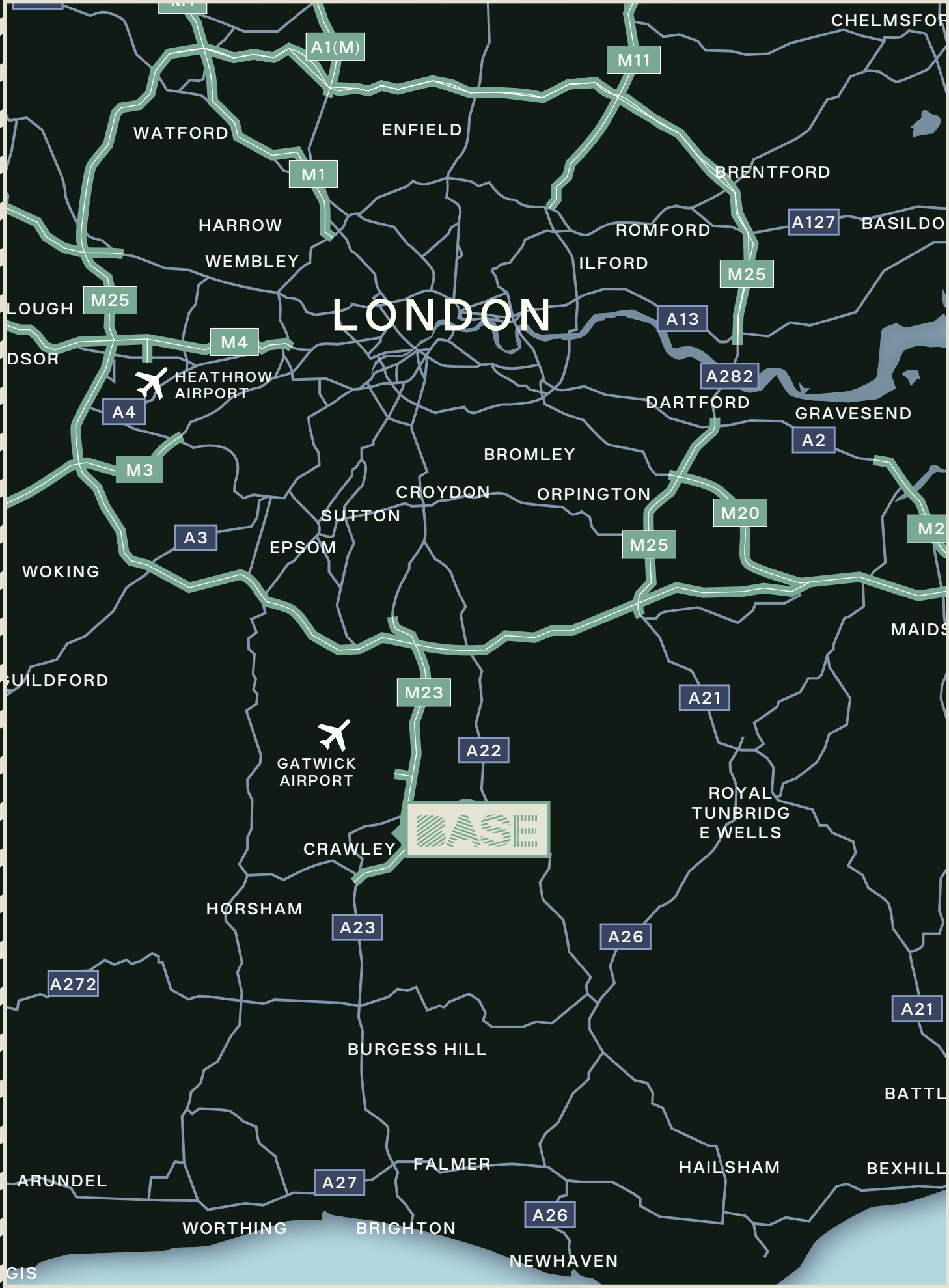
THERE IS ALSO A READILY AVAILABLE DIVERSE WORKFORCE POOL WITH COMPETITIVE LABOUR RATES.



- PROFESSIONAL AND TECHNICAL
- INFORMATION AND COMMUNICATION
- RETAILERS

LABOUR AND WORKFORCE





ROAD	MILES	MINS	PORTS	MILES	MINS
M23 (J10)	12	10	Newhaven	34	25
M25 (J7)	15	15	Port of Tilbury	40	49
Crawley	2	10	Gateway	40	49
Gatwick Airport	3	10	Dover	82	80
Brighton	26	40	Southampton	84	99
Shoreham	27	40	Felixstowe	114	120



RAIL	MINS	AIR	MILES	MINS
Crawley	11	Gatwick	2	5
Gatwick Airport	11	Heathrow	47	45
East Croydon	15	London City	40	60
London Victoria	30			
London Bridge	30			
Brighton	28			



Gerry Connolly
gc@cogentre.co.uk
07557 114 583

Will Norman
wn@cogentre.co.uk
07796 774 436

Marco Baio
mb@cogentre.co.uk
0775 247 3964



Tom Kimbell
tom.kimbell@cushwake.com
07920 005 471

Chris Knight
chris.c.knight@cushwake.com
07872 822 528

Thomas Erxleben
tom.erxleben@cushwake.com
07710 966 234

Disclaimer property details: these particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All cgl's are for indicative purposes only. October 2024.