



REFURBISHED WAREHOUSES TO LET
8,896 - 44,713 SQ FT GIA



WHITTLE WAY CRAWLEY RH10 9RT

<https://w3w.co/circle.lots.ever>
gatwickdistributioncentre.co.uk





FULLY
REFURBISHED



NEW
ROOF



ROOF
LIGHTS



7M MIN
EAVES HEIGHT



SURFACE LEVEL
LOADING DOORS



LED
LIGHTING



3 PHASE
POWER SUPPLY



SPACE FOR
PARKING



DESCRIPTION

Gatwick Distribution Centre offers the opportunity to move to an established distribution location close to Gatwick Airport and the M23. The estate consists of 17 units arranged within two parallel terraces and are divided into 4 terraces. The units are of concrete portal frame construction with translucent roof lights. Units 6-8 are fully refurbished to include new roofs and 9-10 are to be refurbished to the same standard.

KEY POINTS

- Fully refurbished
- Roof lights
- New roofs
- 7m min eaves
- Surface level loading doors
- LED lighting
- 3 Phase Power Supply





UNIT 6 - 9,051 sq ft (840.47 sq m) GIA



UNIT 7 - 8,929 sq ft (829.53 sq m) GIA



UNIT 8 - 8,931 sq ft (829.72 sq m) GIA



UNIT 9 - 8,896 sq ft (826.47 sq m) GIA
Indicative image



UNIT 10 - 8,906 sq ft (827.40 sq m) GIA
Indicative image



DISTANCE	Miles
M23 J10	2.3
M23 J9	3.7
M25 J7	11.2
Heathrow	41.0



GATWICK	Mins
London Victoria	31
London Bridge	29
Brighton	33
East Croydon	15



TOWNS / CITIES	Miles
London	31.5
Crawley	2.6
Croydon	22.1
Brighton	26.9

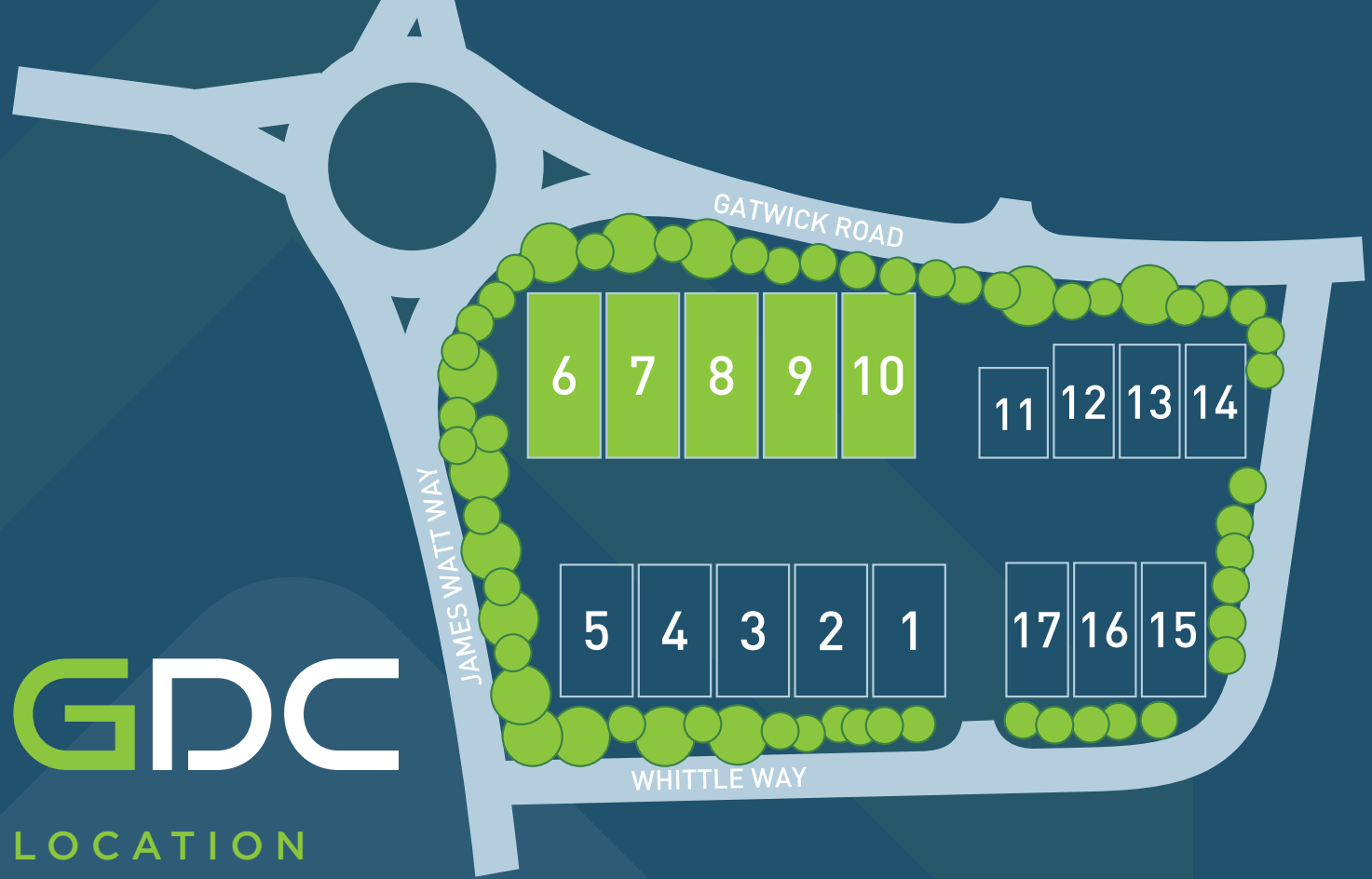
GDC

LOCATION

Gatwick Distribution Centre commands a prominent position fronting Gatwick Road. The site is located within the Manor Royal Business District which is the biggest business park of the Gatwick Diamond areas and one of the South East's premier mixed activity employment hubs. It benefits from excellent transport links, strategically located just one mile south of Gatwick Airport and the M23. The town also benefits from excellent bus and rail services.

Manor Royal's proximity to Gatwick Airport, and its position in the Southeast has attracted a wide range of national, international and logistics companies including; Amazon, Boeing, Royal Mail, EVRi, UPS, Ocado, Tesco and Thales.

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.



Gatwick Airport



M25 - J7 London ↑

M23

Ocado

Acorn Retail Park
Tesco Express
Aldi M&S

Country Oak Retail Park
TK Maxx
Next

MARTYRS AVE

A23

LONDON ROAD

Wicks
Currys
Costa
Elekta
Premier Inn
Virgin Atlantic
Boeing

MANOR ROYAL

A2011

Crawley Town Centre

Ibis Hotel
Welland Medical
Tesco Distribution

FLEMING WAY

FARADAY RD

Aerotron Ltd

Vent-Axia

Sussex Manor Business Park

Crawter's Brook

A2004

HAZELWICK AVE

WHITTLE WAY

GATWICK ROAD

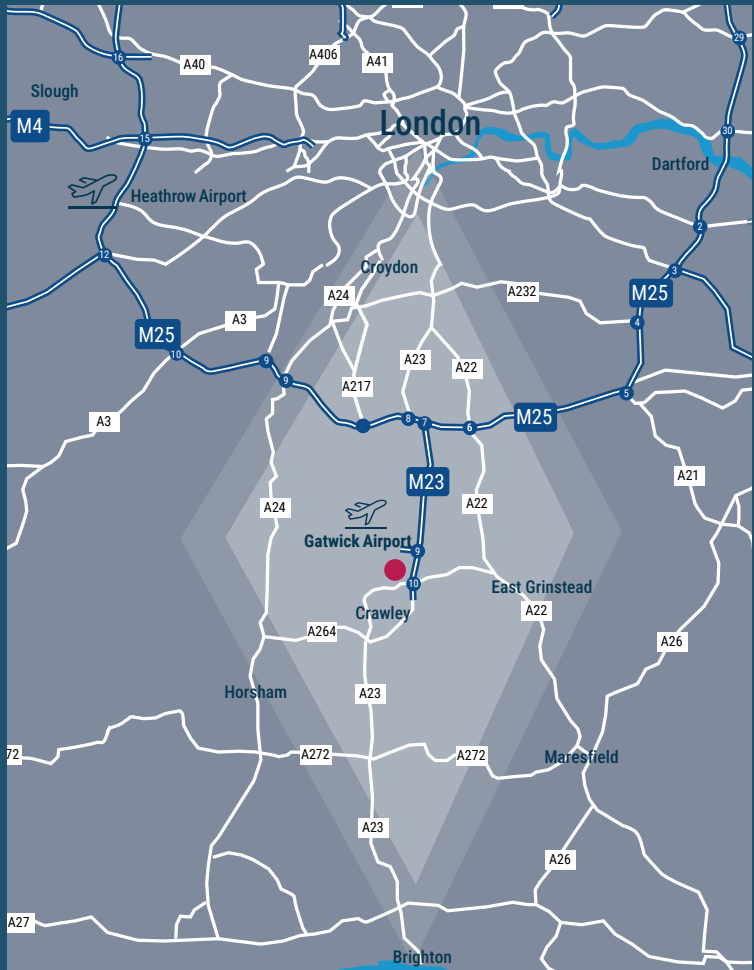
GATWICK ROAD

A2011

M23 J10

M23

A23 South Coast ↓



ACCOMMODATION AND AVAILABILITY

The units have the following gross internal areas -

Unit Number	Warehouse sq ft (sq m)	EPC Rating	Status
6	9,051 (840.47)	C - 73	Available
7	8,929 (829.53)	C - 63	Available
8	8,931 (829.72)	C - 63	Available
9	8,896 (826.47)	C - 67	Available
10	8,906 (827.40)	C - 67	Available

TERMS

The units are available on new full repairing and insuring leases with terms to be agreed.

RENT

On application.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal fees.

BUSINESS RATES

To be re-assessed



Michael Deacon-Jackson
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07939 136 295



James Clement
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07961 231 286

Harry Deacon-Jackson
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07907 483 182

Laura Thomson
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07947 373 275

IMPORTANT INFORMATION

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. August 2024