

forgewood 
GATWICK ROAD CRAWLEY RH10 9PG



UNITS TO LET

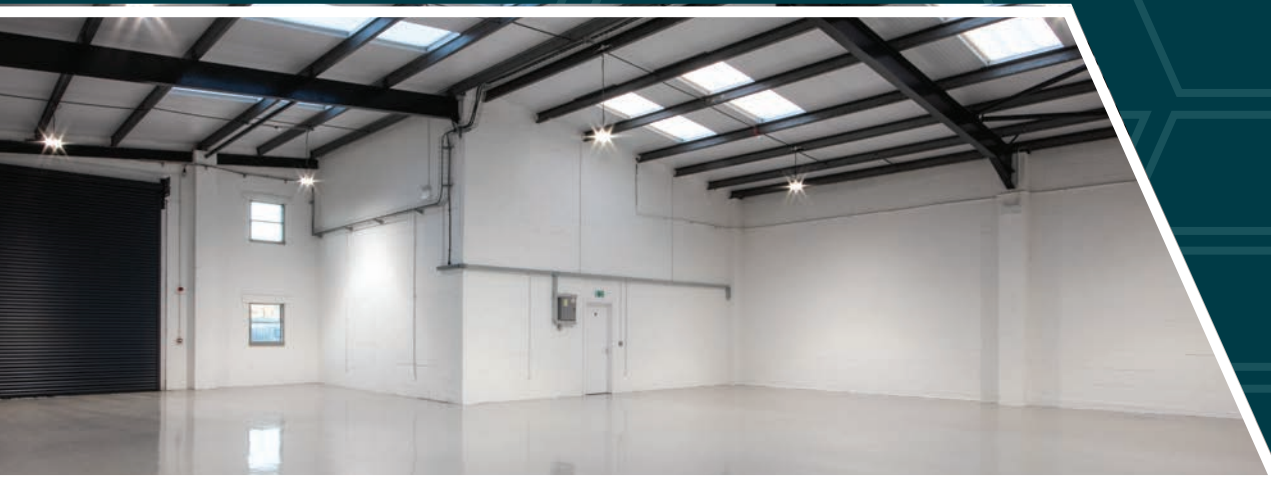


Description

Forgewood Industrial Estate comprises of 13 units of steel portal frame with offices at first floor level.

Units 1 and 2 have been fully refurbished throughout with new roofs, LED lighting and redecoration throughout and benefits from a self-contained, secure yard. The units can be taken separately or together.

Unit 3 and Unit 12 are also available and are to be refurbished.



Specification

- Fully refurbished
- New roofs
- Roof lights
- LED lighting
- 5.2m eaves (max)
- Surface level loading





FULLY REFURBISHED



NEW ROOFS



PV

PV SOLAR PANELS



ROOF LIGHTS



SMART LED LIGHTING



5.2m EAVES(MAX)



SURFACE LEVEL LOADING





| UNIT 1 | DESCRIPTION | SIZE SQ FT | EPC RATING |
|-------------------------------|--------------|--------------|------------|
| | Warehouse | 2,774 | |
| | Office | 432 | |
| | TOTAL | 3,176 | TBC |
| UNIT 2 | DESCRIPTION | SIZE SQ FT | EPC RATING |
| | Warehouse | 3,621 | |
| | Office | 634 | |
| | TOTAL | 4,255 | TBC |
| UNITS 1 AND 2 CAN BE COMBINED | | | |
| COMBINED TOTAL | | 7,431 | |

| UNIT 3 | DESCRIPTION | SIZE SQ FT | EPC RATING |
|--------|--------------|--------------|------------|
| | Warehouse | 4,170 | |
| | Office | 529 | |
| | TOTAL | 4,699 | D |

| UNIT12 | DESCRIPTION | SIZE SQ FT | EPC RATING |
|--------|--------------|--------------|------------|
| | Warehouse | 2,556 | |
| | Office | 433 | |
| | TOTAL | 2,978 | D81 |



Gatwick Airport

M25 - J7 London ↑

M23

forgewood

M23 J10

A2011

A2011

A2004

M23

A23 South Coast ↓

Ocado

Acorn Retail Park

Aldi

M&S

Wickes

Currys

Costa

Country Oak Retail Park

TK Maxx

Next

MARTYRS AVE

A23

MANOR ROYAL

Crawley Town Centre

Gatwick Airport

Ibis Hotel

Welland Medical

Tesco Distribution

DPD UK

FLEMING WAY

Elekta

Premier Inn

Virgin Atlantic

Boeing

Aerotron Ltd

Vent-Axia

Sussex Manor Business Park

Crawter's Brook

MAXWELL WAY

HAZELWICK AVE

GATWICK ROAD

TINSLEY WANE N









Location


Forgewood Industrial Estate 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 two miles south of Gatwick Airport and the M23. Manor Royal benefits from the metrobus service providing a 24-hour service between Gatwick, Redhill, Horley and Horsham.

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

[Click here to see 360° panorama.](#)



| | | | |
|---|----------------|-------------------|---|
|  | M23 J10 | 2.3 miles |  |
|  | M23 J9 | 3.7 miles |  |
|  | M25 J7 | 11.2 miles |  |
|  | Gatwick | 3.3 miles |  |

| | | | |
|---|------------------------|----------------|---|
|  | London Victoria | 31 mins |  |
|  | London Bridge | 29 mins |  |
|  | Brighton | 33 mins |  |
|  | East Croydon | 15 mins |  |

 amazon.co.uk

 BOEING

 Royal Mail

 EVRi TESCO

 ocado

 THALES

 ups



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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. impactcmw.co.uk

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forgewood.co.uk

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