

# THE BASE

MANOR ROYAL CRAWLEY

2 HIGH SPECIFICATION INDUSTRIAL/DISTRIBUTION WAREHOUSES - TO LET

[www.thebase-gatwick.co.uk](http://www.thebase-gatwick.co.uk)

FLEMING WAY | MANOR ROYAL | CRAWLEY | RH10 9LX



## 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.

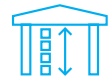


Unit 1 dock and level access doors

**2 HIGH SPECIFICATION UNITS  
READY FOR OCCUPATION**

**UNIT 1 - 147,039 SQ FT**

**UNIT 2 - 88,708 SQ FT**



12M CLEAR  
INTERNAL  
HEIGHT



10.5 ACRE  
SITE  
(4.2HA)



2,300kVA  
POWER



5 LEVEL  
ACCESS  
DOORS



46 EV CAR  
CHARGING  
SPACES



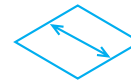
EV CAR & HGV  
READY  
20% ACTIVE  
80% PASSIVE



20 DOCK  
ACCESS  
DOORS



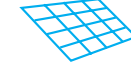
50 KN  
PSM  
FLOOR  
LOADING



UP TO  
86M YARD  
DEPTHS



216 CAR  
PARKING  
SPACES



5,500 SQ FT  
OF PV PANELS  
PER UNIT



15% ROOF  
LIGHTS

# THE BASE



## MANOR ROYAL

GATWICK AIRPORT



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.

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, as well as those shown below.

FLEMING WAY





## GREEN BUILD - GOLD STANDARD

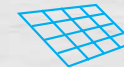
The Base offers a modern contemporary design, with naturally well-lit high bay warehouse spaces and a range of initiatives such as rainwater harvesting, designed utilise natural resources, reduce running costs and exceed governmental environmental standards including:



DESIGNED TO EXCEED ENVIRONMENTAL SUSTAINABILITY TARGETS



RAIN WATER HARVESTING



C.11,000 SQ FT OF PHOTOVOLTAICS



BREEAM RATING OF 'EXCELLENT'



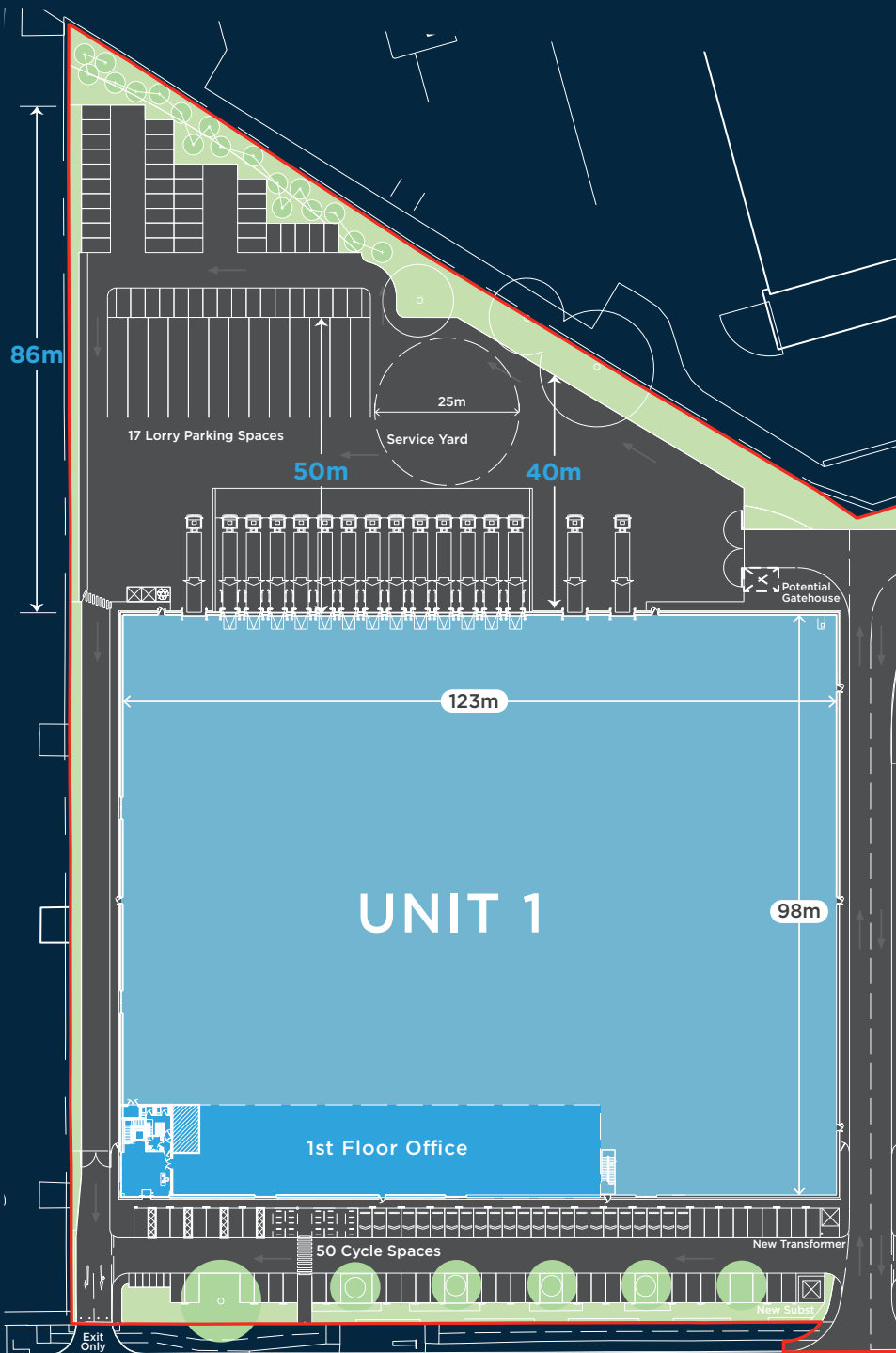
EPC RATING



ELECTRIC VEHICLE CHARGING POINTS



Unit 2



## UNIT 1

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



12M CLEAR  
INTERNAL  
HEIGHT



UP TO 86M  
YARD DEPTH



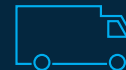
13 DOCK ACCESS  
DOORS



3 LEVEL ACCESS  
DOORS



GRADE A  
OFFICE FITOUT



17 HGV  
PARKING



122 CAR  
PARKING SPACES



EV READY  
20% ACTIVE  
80% PASSIVE



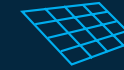
GREEN ROOF  
CYCLE STORAGE  
50 SPACES



SHOWERS &  
LOCKER ROOMS



1,375kVA  
POWER



PV - 105KWP  
515 SQ M  
(APPROX)



50KN FLOOR  
LOADING

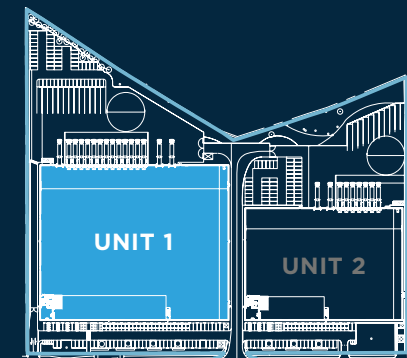


15% ROOF  
LIGHTS



RAINWATER  
HARVESTING

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



# THE BASE

## UNIT 2

88,708 sq ft (8,241 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)



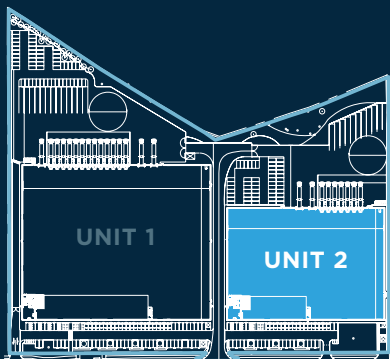
50KN FLOOR LOADING



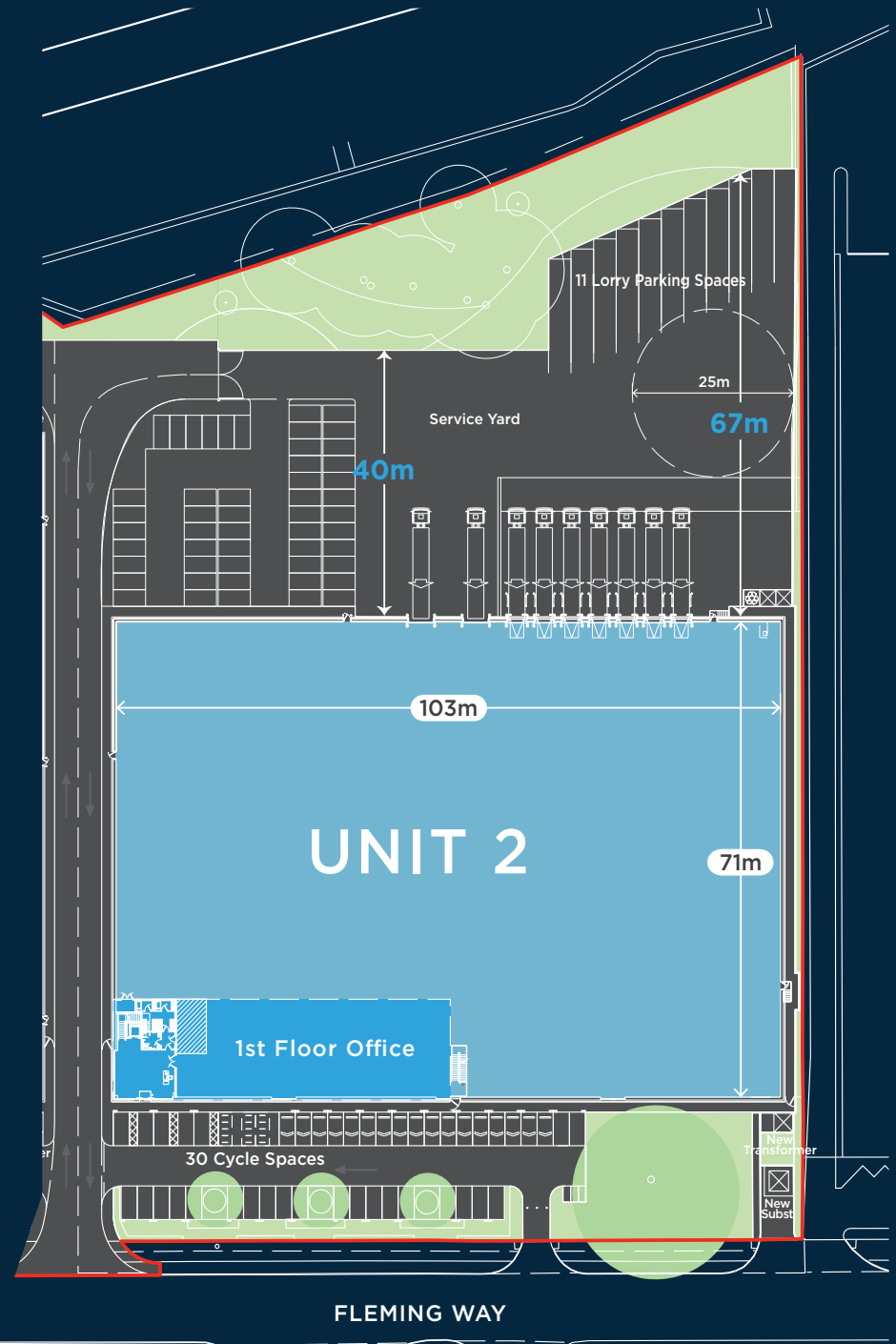
15% ROOF LIGHTS



BAT / BIRD BOXES



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





Unit 2 first floor office



Typical kitchenette area



Unit 1 service yard



## 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.





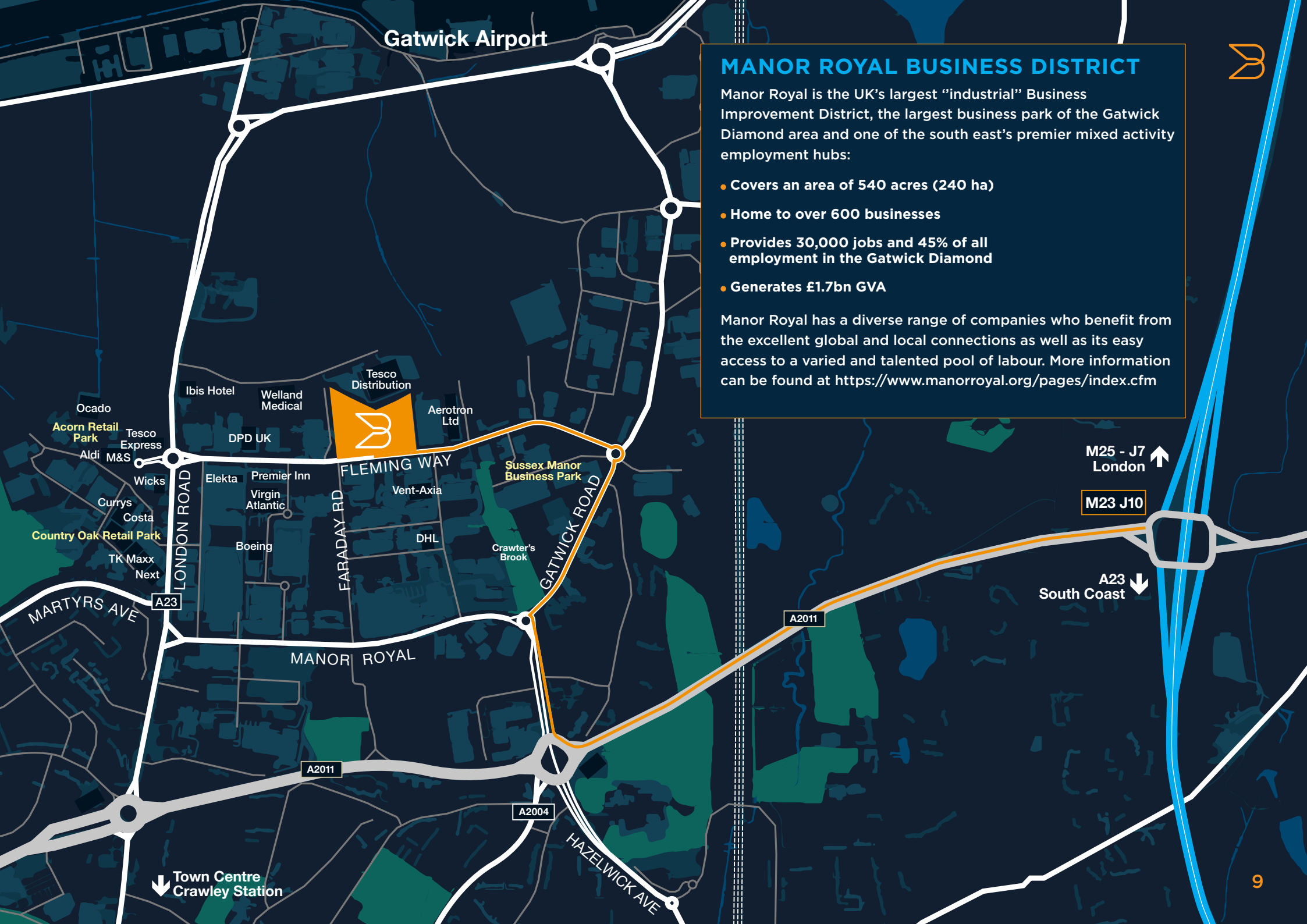
# Gatwick Airport

## MANOR ROYAL BUSINESS DISTRICT

Manor Royal is the UK's largest "industrial" Business Improvement District, 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
Port of Tilbury	40	49
London Gateway	40	49
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



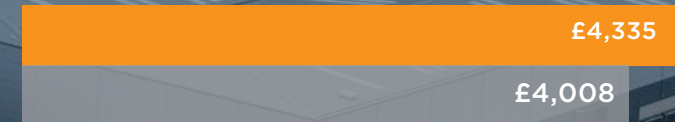
There are approximately 76,000 businesses within a 90 minute drive, of which:



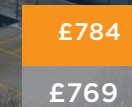
## SPEND PER HOUSEHOLD WITHIN 90 MINUTES DRIVE

THE BASE National Average

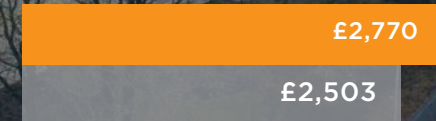
### Food



### Alcohol



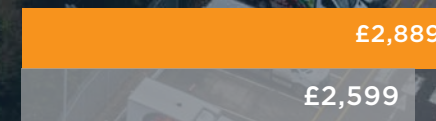
### Clothing



### Recreational Goods



### Household Furnishings





## THE BASE

FLEMING WAY | MANOR ROYAL | CRAWLEY | RH10 9LX

A development by



For further details contact the joint agents:

**COGENT**  
REAL ESTATE  
**0203 369 4000**  
COGENTRE.CO.UK

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

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

**SHW** SHW.CO.UK  
**01293 441300**

**Tim Hardwicke**  
thardwicke@shw.co.uk  
07989 420 989

**Laura Miles**  
lmiles@shw.co.uk  
07947 373 278

**CUSHMAN & WAKEFIELD**  
**01604 232 555**

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

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

[www.thebase-gatwick.co.uk](http://www.thebase-gatwick.co.uk)

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. March 2023.

Designed by  
**HEKTA**