

AVAILABLE FOR IMMEDIATE OCCUPATION



## G Hub 96

Napier Way, Crawley, RH10 9RA

**Highly specified  
industrial/logistics unit  
available immediately on  
Manor Royal, Crawley**

**96,442 sq ft**  
(8,959.75 sq m)

- Fully secure
- 50m yard depth
- Available Immediately
- Best in class specification
- Premier industrial/logistics district
- 12.5m eaves height
- Green credentials
- Strong labour pool
- Strategic location

# G Hub 96, Napier Way, Crawley, RH10 9RA

## Summary

**Available Size** 96,442 sq ft

**EPC Rating** Upon enquiry

## Description

G Park Crawley is a brand new warehouse development providing 3 highly specified units on the south side of Manor Royal. The units each benefit from a best-in-class specification, including wide service yards, up to 12.5 m clear internal height and 2 level access doors, together with dock level doors, car and HGV parking and power supply.

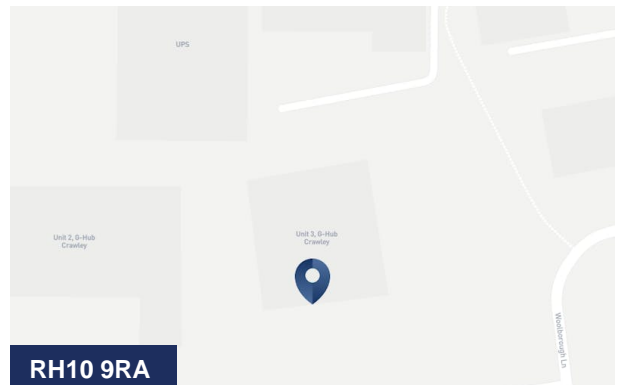
## Location

G-Hub Crawley is located on Manor Royal, one of the premier industrial and business districts in the South East. The site's proximity to London and position in the South East makes it ideal for a range of logistics uses, including last mile logistics. The location benefits from excellent road connectivity, with the M23 motorway (junction 10) located just 2 miles away (6 min drive). The development is also in close proximity to Gatwick Airport, and Central London is only 36 miles away.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1	96,442	8,959.75	Available
Unit - 2	51,699	4,802.99	Let
Unit - 3	27,570	2,561.34	Under Offer
<b>Total</b>	<b>175,711</b>	<b>16,324.08</b>	



## Viewing & Further Information

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