

PANATTONI PARK CRAWLEY

FLEMING WAY | CRAWLEY | RH10 9UH | UK

what3words /// candy.wings.admits

PLANNING GRANTED
PC Q3 2024

Speculative development

65,660 SQ FT and 134,012 SQ FT units
or a combined 199,672 SQ FT unit

panattoni.co.uk/crawley



PANATTONI PARK CRAWLEY



Only 5 minutes from Gatwick and J10 of the M23, Panattoni Park Crawley provides direct access to the affluent consumer markets of London and the South East.

Panattoni Park Crawley is a proven last mile and distribution location, with nearly 1.75 million consumers living within 45 minutes by van, and 7.3 million falling within 1.5 hours by HGV. Occupiers at Manor Royal include Amazon, DPD, Hermes, Parcelforce, Royal Mail, UPS and Yodel. Grocery occupiers include Ocado and Tesco.

Strong international access makes Panattoni Park Crawley the ideal consolidation point for e-fulfilment operations. Situated on the doorstep of London Gatwick Airport, London Heathrow Airport is also located 46 miles to the north west. The major ports of Tilbury, London Gateway and Southampton lay within easy reach.

Manor Royal also appeals to a broad range of industries including avionics, data centres, manufacturing and the biomedical sector. Major occupiers include Thales, Welland Medical, L3 Harris, Boeing, Electa, CAE and Rackspace.

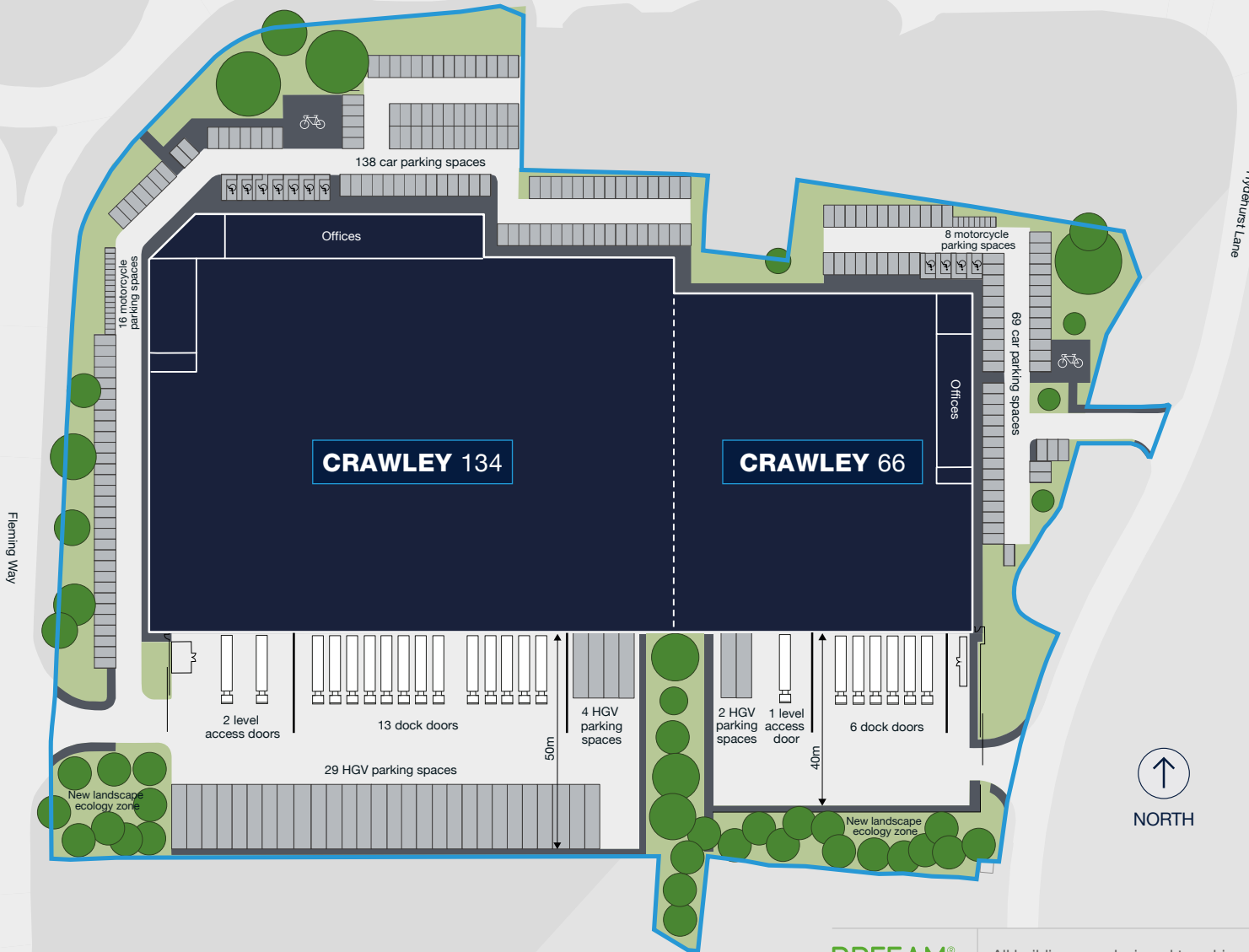
Benefiting from an established location, Panattoni Park Crawley offers strong links to skilled labour. Amenities within easy walking distance of the park include Costa Coffee, M&S and Aldi. The Fastway bus route stops immediately adjacent to the site, while three railway stations within 2.5 miles link the site to outlying areas, with direct services to central London within 45 minutes.

INDICATIVE IMAGE

INDIVIDUAL UNITS

READY TO OCCUPY Q3 2024

A23 Fleming Way



**CAPABLE OF COMBINED UNIT
TOTALLING 199,672 SQ FT**

BREEAM®

All buildings are designed to achieve BREEAM 'Excellent'

EPC rating of 'A'

A 0-25

BASE SPECIFICATION

 **15m**
CLEAR INTERNAL
HEIGHT

 **15%**
ROOF LIGHTS

 **50m**
YARD DEPTH

 **UP TO
2.5 MVA**
POWER

 **50kN/m2**
FLOOR LOADING

 **EV**
CHARGING POINTS

CRAWLEY 134 ACCOMMODATION

Warehouse	119,588 sq ft	11,110 sq m
Mezzanine office inc. ground floor core	14,424 sq ft	1,340 sq m
TOTAL (GEA)	134,012 sq ft	12,450 sq m



33
HGV TRAILER
SPACES



144
CAR PARKING
SPACES



2
LEVEL ACCESS
DOORS



13
DOCK
DOORS

CRAWLEY 66 ACCOMMODATION

Warehouse	58,556 sq ft	5,440 sq m
Mezzanine office inc. ground floor core	7,104 sq ft	660 sq m
TOTAL (GEA)	65,660 sq ft	6,100 sq m



2
HGV TRAILER
SPACES



70
CAR PARKING
SPACES



1
LEVEL ACCESS
DOORS



6
DOCK
DOORS

UNRIVALLED ACCESS COMPETITIVE LABOUR

Panattoni Park Crawley offers strong last mile reach within one of the UK's largest and most affluent consumer markets.

Both Brighton and South London can be accessed within a 45 minute drive time by van, while Central London lies within an hour.

The site also offers excellent connectivity to major cargo seaports and airports, making Panattoni Park Crawley the ideal consolidation point for the importation and distribution of consumer goods.

West Sussex offers a skilled pool of labour within logistics and manufacturing, with the percentages of people employed in both sectors well ahead of both regional and UK averages.

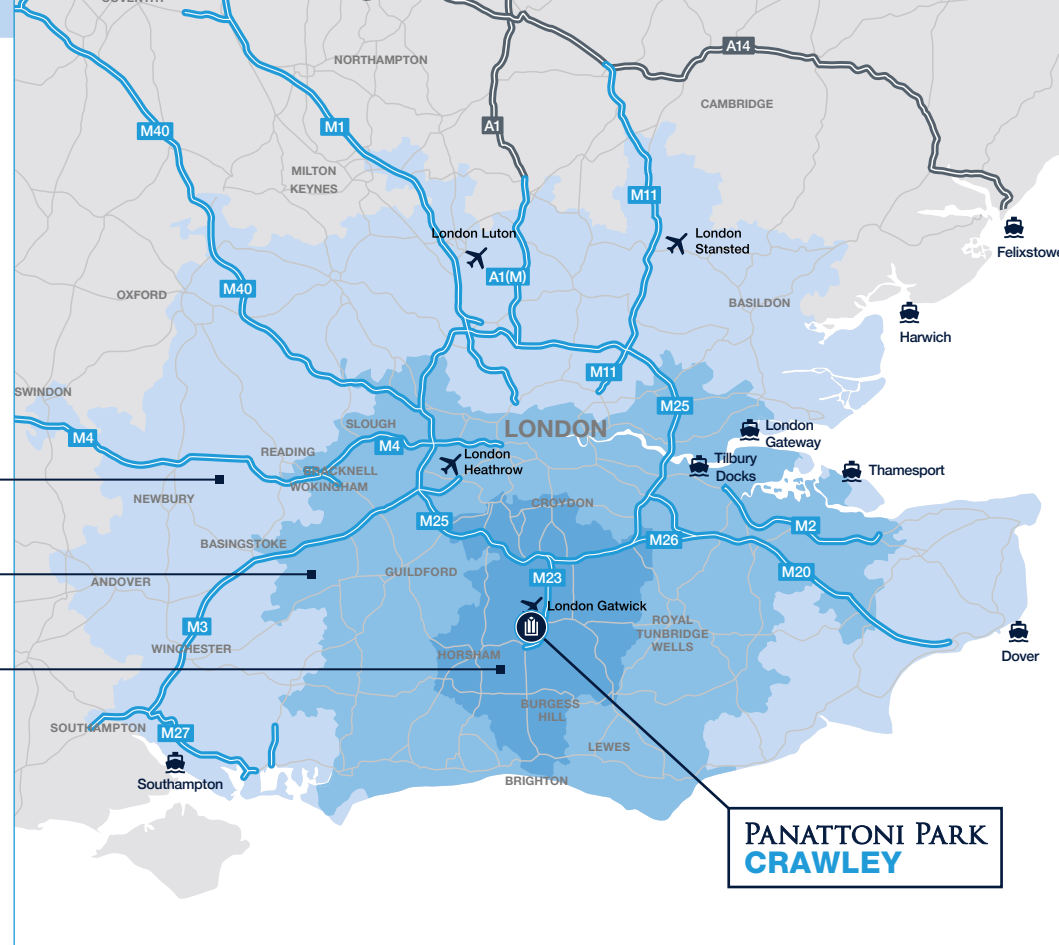
LAST MILE / DRIVE TO WORK

3,846,441
ADDRESSES WITHIN 30 MILES

18.9 million
PEOPLE WITHIN 120 MINS

11.2 million
PEOPLE WITHIN 80 MINS

1.4 million
PEOPLE WITHIN 40 MINS



EMPLOYED IN TRANSPORT AND STORAGE

West Sussex 8%
South East 4.5%
UK 4.9%



19,200 PEOPLE
want a job in West Sussex
Source: NOMIS 2020

Source: www.drivetimemaps.co.uk, Royal Mail



HGV drive times

	miles	time
M23 Junction 10	3	5 mins
M25 Junction 7	19	28 mins
Brighton	24	39 mins
South London	26	42 mins
Central London	42	1h 2 mins
Birmingham	147	3h 40 mins
Norwich	160	3h 40 mins
Cardiff	169	4h 14 mins

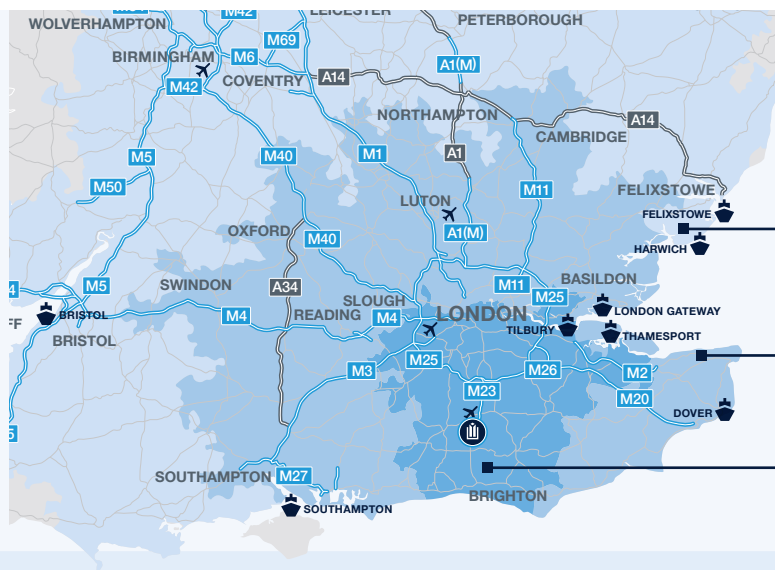
Source: Lorry Route Planner



	miles	time
Gatwick Airport	3	4 mins
Heathrow Airport	46	1h 8 mins



	miles	time
Port of Tilbury	50	1h 14 mins
London Gateway	52	1h 17 mins
Port of Southampton	71	1h 45 mins
Port of Dover	83	2h 4 mins
Port of Felixstowe	116	2h 53 mins



53% OF THE UK
CAN BE REACHED WITHIN
4.5 hours



35 million
POPULATION WITHIN
4.5 hours



20.9 million
POPULATION WITHIN
3 hours



7.3 million
POPULATION WITHIN
1.5 hours

**DIRECT ACCESS TO THE
AFFLUENT CONSUMER MARKETS
OF LONDON & THE SOUTH EAST**



INDICATIVE IMAGE



Sustainable as standard



Building fabric designed and constructed to **very high standards of insulation and air-tightness**



15% rooflights resulting in a high level of natural daylight reducing need for artificial lighting



Roof-mounted **solar photovoltaic (PV) system**



Rainwater harvesting



Water saving taps and WCs



Water leak detection



Electric vehicle charging points in the car park



Sub-metering of energy consumption



MEETS ESG STANDARDS

BREEAM®

BREEAM RATING OF
'EXCELLENT'

A 0-25

EPC RATING OF
'A'



PANATTONI PARK CRAWLEY

The world's largest privately owned industrial developer

Panattoni is the world's largest privately owned industrial developer, having developed 565 million sq ft to date, with 53 offices across the globe.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at
www.panattoni.co.uk

53 offices
WORLDWIDE

2,500
CUSTOMERS
ACROSS EUROPE

565 million
SQ FT DEVELOPED BY
PANATTONI WORLDWIDE

205 million +
SQ FT DEVELOPED BY
PANATTONI ACROSS EUROPE



Indicative images only



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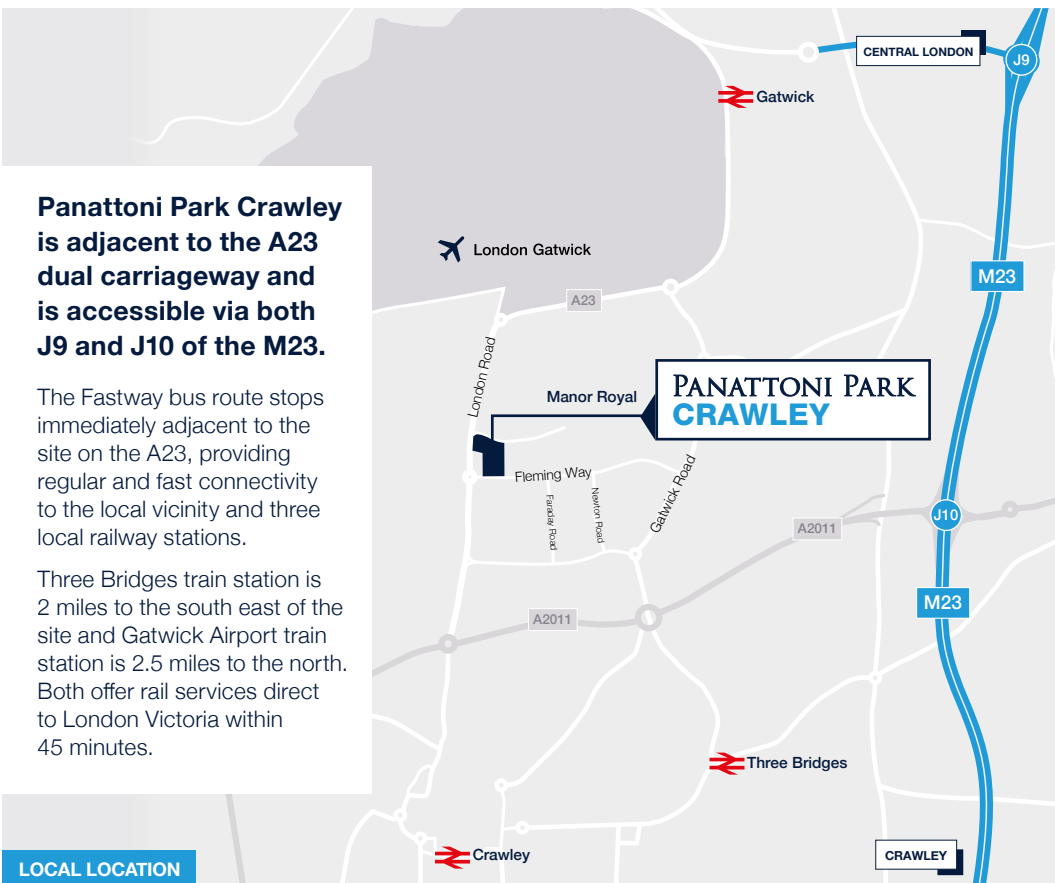
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Panattoni Park Crawley is adjacent to the A23 dual carriageway and is accessible via both J9 and J10 of the M23.

The Fastway bus route stops immediately adjacent to the site on the A23, providing regular and fast connectivity to the local vicinity and three local railway stations.

Three Bridges train station is 2 miles to the south east of the site and Gatwick Airport train station is 2.5 miles to the north. Both offer rail services direct to London Victoria within 45 minutes.

LOCAL LOCATION



REGIONAL LOCATION



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