

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



CRAWLEY 134 CGI Indicative image

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, Electra, 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.

CRAWLEY134

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

			
13 DOCK DOORS	2 LEVEL ACCESS DOORS	33 HGV PARKING SPACES	138 CAR PARKING SPACES

CRAWLEY66

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

			
6 DOCK DOORS	1 LEVEL ACCESS DOORS	2 HGV PARKING SPACES	69 CAR PARKING SPACES

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



SUSTAINABLE AS STANDARD

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.



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



15% rooflights to warehouse roof 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



Cycle parking



Sub-metering of energy consumption



ESG

Meets ESG Standards

BREEAM®

Targeting BREEAM 'Excellent'

A 0-25

EPC rating of 'A'



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



3,846,441
ADDRESSES WITHIN
30 MILES

Ready to work



19,200
WANT A JOB
IN WEST SUSSEX

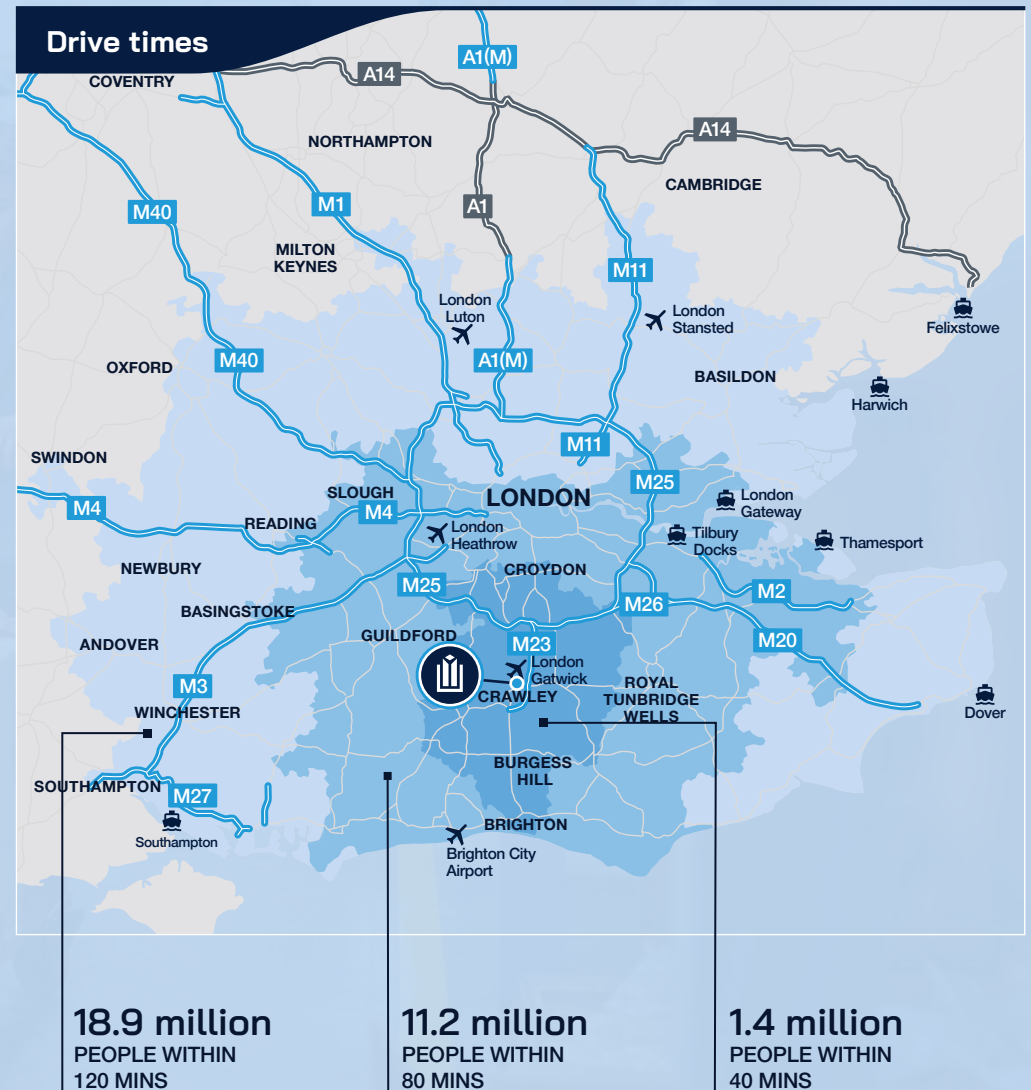
Employed in Transport & storage

West Sussex	8%
South East	4.5%
UK average	4.9%

Source: NOMIS June 2020



53% of the UK
CAN BE REACHED WITHIN
4.5 HOURS BY VAN



Delivery reach



35 million
POPULATION WITHIN
4.5 HOURS

20.9 million
POPULATION WITHIN
3 HOURS

7.3 million
POPULATION WITHIN
1.5 HOURS

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

	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

Source: Lorry Route Planner

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 575 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
international
customers

218 million+
sq ft developed by
Panattoni across Europe

575 million+
sq ft developed by
Panattoni worldwide



panattoni.co.uk/crawley

LOCATION

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.



M23 J10 | UK
Fleming Way
Crawley RH10 9UH
what.3.words /// candy.wings.admits

020 7493 4933
jll.co.uk/property

Tim Clement
tim.clement@eu.jll.com
+44 7970 092 974

Ed Cole
ed.cole@eu.jll.com
+44 7872 677 751

Sophie Kettlewell
sophie.kettlewell@eu.jll.com
+44 7801 667 586

020 7499 8644

Toby Green
tgreen@savills.com
+44 7870 555 716

Hugh Walton
hugh.walton@savills.com
+44 7807 999 777

01252 545848
hollishockley.co.uk

Will Merrett-Clarke
william.merrett-clarke@hollishockley.co.uk
+44 7774 269 443

Nick Hardie
nick.hardie@hollishockley.co.uk
+44 7732 473357

Misrepresentation Act: Particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise, arising from use of these particulars are hereby excluded. 37522 11/23

panattoni.co.uk/crawley