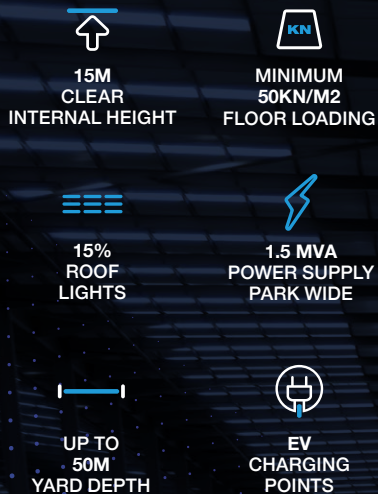


AVAILABLE Q3 2025:
2 SPECULATIVELY BUILT UNITS TOTALLING





193,500 SQ FT

BASE SPECIFICATION



CRAWLEY130

Warehouse	117,450 sq ft	10,911 sq m
Mezzanine office inc. ground floor core	13,050 sq ft	1,212 sq m
TOTAL (GEA)	130,500 sq ft	12,124 sq m

					
13 DOCK DOORS	2 LEVEL ACCESS DOORS	33 HGV PARKING SPACES	129 CAR PARKING SPACES	1MVA POWER SUPPLY	50M YARD DEPTH

CRAWLEY63

Warehouse	56,700 sq ft	5,268 sq m
Mezzanine office inc. ground floor core	6,300 sq ft	585 sq m
TOTAL (GEA)	63,000 sq ft	5,853 sq m

					
6 DOCK DOORS	1 LEVEL ACCESS DOORS	2 HGV PARKING SPACES	71 CAR PARKING SPACES	500KVA POWER SUPPLY	40M YARD DEPTH

**CAPABLE OF COMBINED UNIT
TOTTALLING 193,500 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'

