

M23 J10 | UK
Fleming Way
Crawley
RH10 9UH
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panattoni.co.uk/crawley

ON SITE
NOW
UNDER CONSTRUCTION • UNDER CONSTRUCTION

PANATTONI PARK CRAWLEY

AVAILABLE Q3 2025:

2 speculatively built warehouse/distribution units

65,620 & 134,473 SQ FT

OR A COMBINED 200,000 SQ FT UNIT



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



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, Parcellforce, 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.

AVAILABLE Q3 2025:
2 SPECULATIVELY BUILT UNITS TOTTALLING

200,000 SQ FT

BASE SPECIFICATION

- 15M CLEAR INTERNAL HEIGHT
- MINIMUM 50KN/M2 FLOOR LOADING
- 15% ROOF LIGHTS
- 1.5 MVA POWER SUPPLY PARK WIDE
- UP TO 50M YARD DEPTH
- EV CHARGING POINTS



CRAWLEY134

Warehouse	122,344 sq ft	11,366 sq m
Mezzanine office inc. ground floor core	12,129 sq ft	1,217 sq m
TOTAL (GEA)	134,473 sq ft	12,493 sq m

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

CRAWLEY65

Warehouse	59,403 sq ft	5,519 sq m
Mezzanine office inc. ground floor core	6,217 sq ft	577 sq m
TOTAL (GEA)	65,620 sq ft	6,096 sq m

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

CAPABLE OF COMBINED UNIT
TOTTALLING 200,000 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
- Water saving taps and WCs
- Water leak detection
- 15% rooflights to warehouse roof resulting in a high level of natural daylight, reducing need for artificial lighting
- Electric vehicle charging points in the car park
- Cycle parking
- Roof-mounted solar photovoltaic (PV) system
- Sub-metering of energy consumption
- Rainwater harvesting

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.

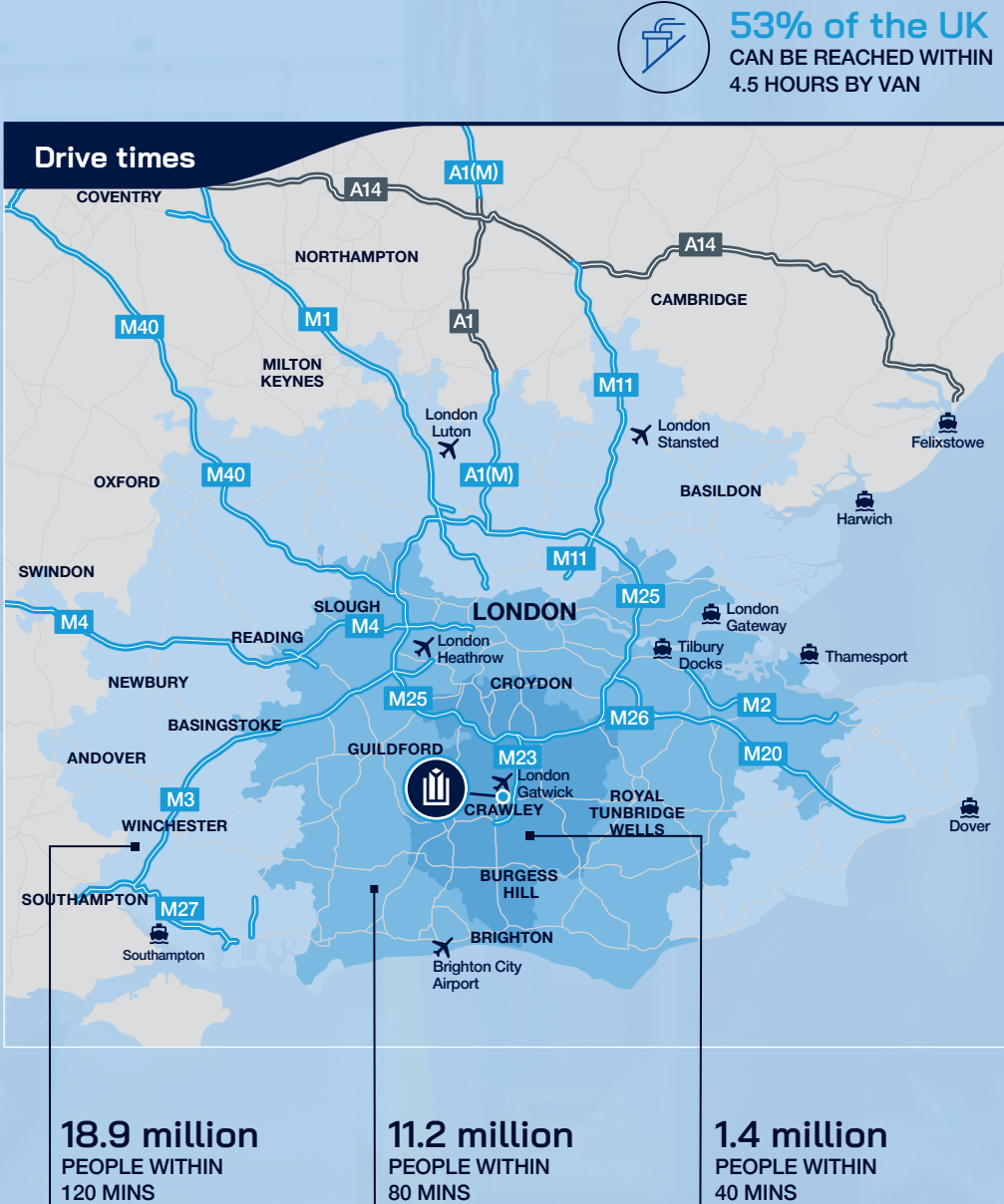
Last mile
3,846,441
ADDRESSES WITHIN
30 MILES

Ready to work
19,200
WANT A JOB
IN WEST SUSSEX

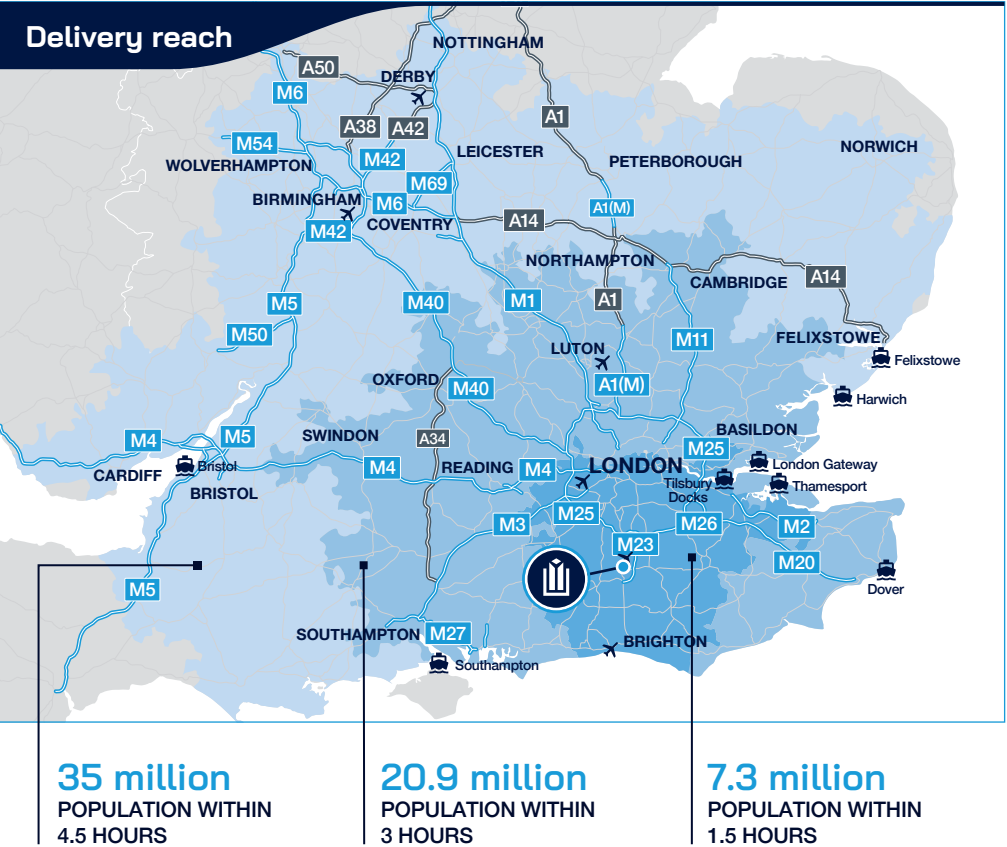
**Employed in
Transport & storage**

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

Source: NOMIS June 2020



Sources: 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

THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER

Panattoni is the world's largest privately owned industrial developer, having developed 650 million sq ft to date, with 69 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 clients expectations.

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

69 offices worldwide / **2,500** international customers / **267 million+** sq ft developed by Panattoni across Europe / **650 million+** sq ft developed by Panattoni worldwide



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.



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