



M23 J10 / UK

Fleming Way
Crawley
RH10 9UH

what.3.words /// candy.wings.admits

panattoni.co.uk/crawley

PANATTONI PARK

CRAWLEY

AVAILABLE NOW

2 SPECULATIVELY BUILT WAREHOUSE/DISTRIBUTION UNITS

65,620 & 134,473 SQ FT

OR A COMBINED SINGLE 200,093 SQ FT UNIT

Panattoni Park Crawley is a prime new logistics development just five minutes from Gatwick Airport and Junction 10 of the M23.

The scheme delivers two high-quality speculative units of 134,473 sq ft and 65,620 sq ft, with the flexibility to combine into a single 200,093 sq ft facility. Located at the heart of the South East's established logistics corridor, it offers exceptional connectivity to Gatwick, London and the wider consumer markets, making Crawley one of the region's most sought-after locations for logistics and last-mile delivery.

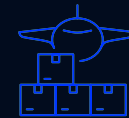
CRAWLEY

PANATTONI PARK

Excellent international connectivity makes it an ideal hub for e-fulfilment and distribution.



3 major seaports within easy reach: Tilbury, London Gateway, Southampton



London Gatwick airport
3 miles - 5 minutes
Heathrow airport
46 miles - 5 minutes



M&S
FOOD



JET
MASTERCLASS

TESCO
Express

Wickes



TESCO



CAE



A23

HYDEHURST LANE

PANATTONI PARK
CRAWLEY

A23

FLEMING WAY



Cargo through Gatwick Airport rose 33.4% year-on-year in March 2025, driving up demand in the area

PANATTONI PARK CRAWLEY

2 SPECULATIVELY BUILT WAREHOUSE/DISTRIBUTION UNITS

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

13 Dock doors	2 Level access doors	50m yard depth
33 HGV parking spaces	129 car parking spaces	1 MVA power supply

★★★★ BREEAM® Achieved BREEAM 'Excellent'

A+ EPC Rating A+ -18



BASE SPECIFICATION



15m clear internal height



Minimum 50kN/m² floor loading



15% roof lights



EV charging points

CRAWLEY 66	sq ft	sq m
Warehouse	59,403	5,519
Mezzanine office inc. ground floor core	6,217	577
TOTAL (GEA)	65,620	6,096

6 Dock doors	1 Level access door	40m yard depth
2 HGV parking spaces	71 car parking spaces	500 KVA power supply

★★★★ BREEAM® Achieved BREEAM 'Excellent'

A+ EPC Rating A+ -17

PANATTONI PARK CRAWLEY

2 SPECULATIVELY BUILT

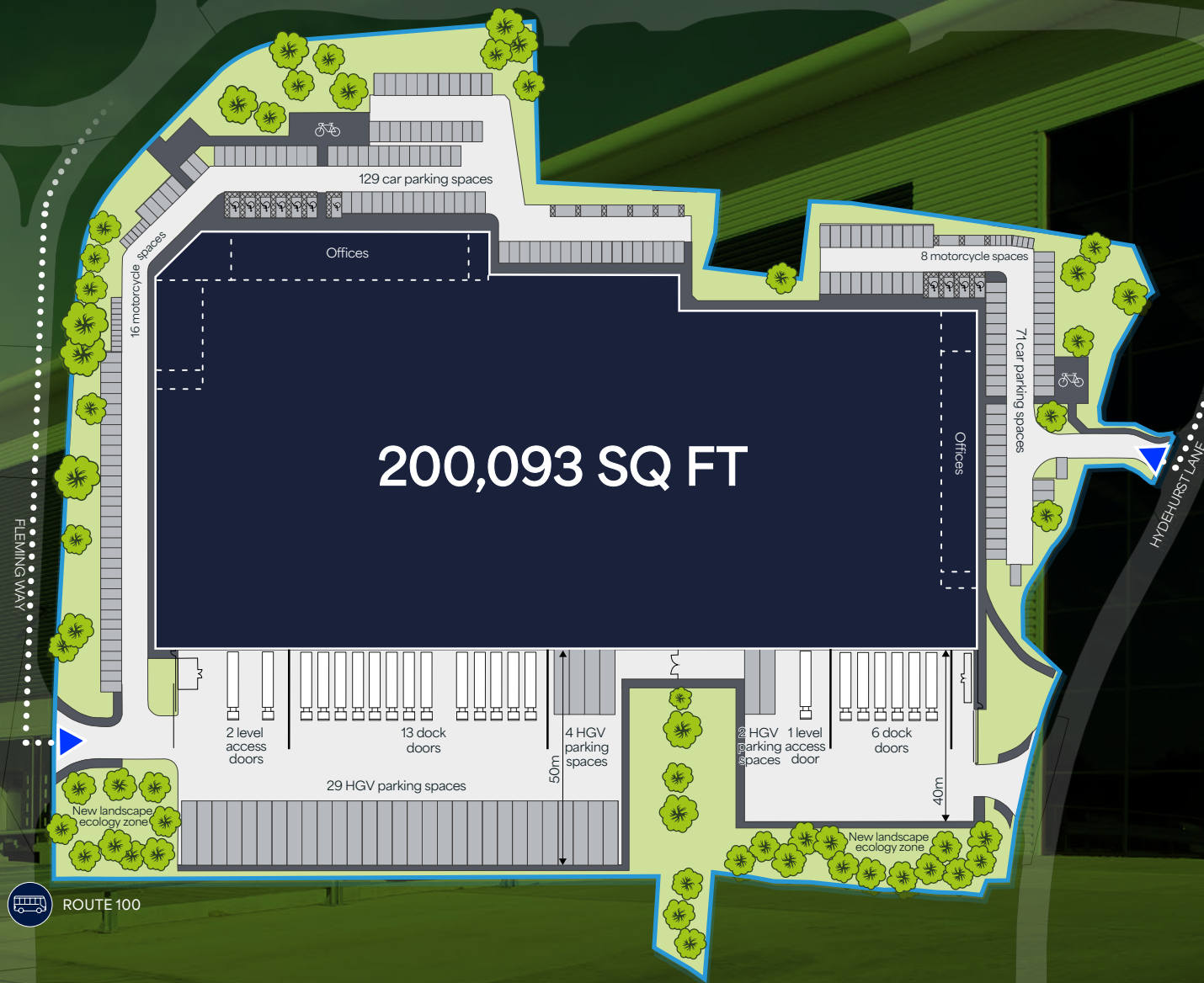
AVAILABLE NOW

SINGLE UNIT	sq ft	sq m
Warehouse	181,747	16,885
Mezzanine office inc. ground floor core	18,345	1,704
TOTAL (GEA)	200,093	18,589

 19 Dock doors	 3 Level access doors	 up to 50m yard depth	 EV charging points
 15% roof lights	 35 HGV parking spaces	 200 car parking spaces	 1.5 MVA power supply

★★★★
BREEAM Achieved BREEAM 'Excellent'

A+ EPC Rating A+



PANATTONI PARK CRAWLEY

NARROW AISLE RACKING LAYOUTS



up to

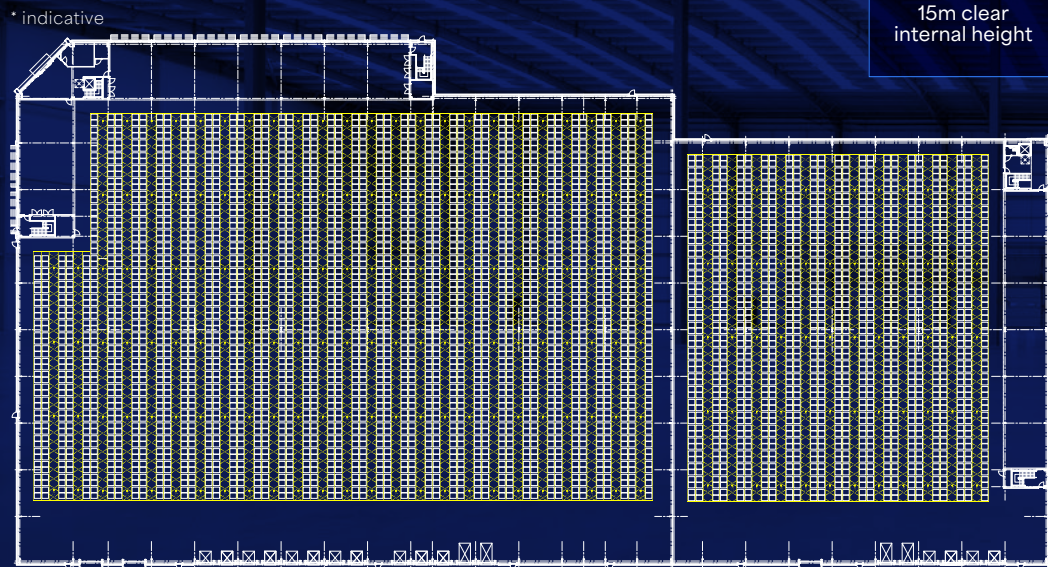
25%

pallet capacity

over a comparable unit with 12.5m clear height



15m clear
internal height



C134

23,600 PALLET SPACES

C66

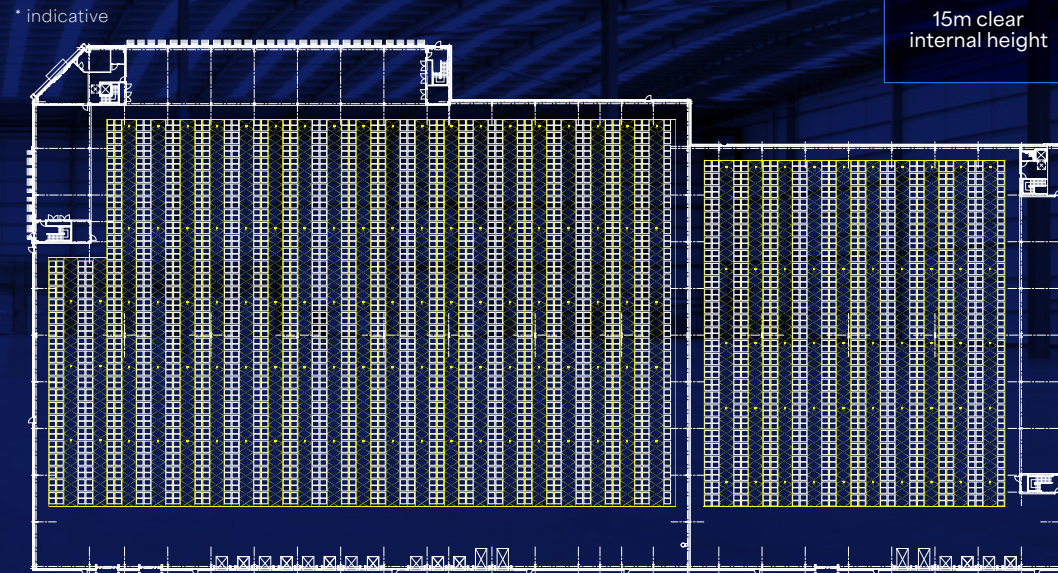
10,800 PALLET SPACES

COMBINED 34,400 PALLET SPACES

WIDE AISLE RACKING LAYOUTS



15m clear
internal height



C134

19,936 PALLET SPACES

C66

8,904 PALLET SPACES

COMBINED 28,840 PALLET SPACES















Benefiting from a high standard specification to prioritise energy efficiency and reduce operating costs.

CRANWORTHLEY

PANATTONI PARK

SUSTAINABLE
AS STANDARD

 Meets ESG standards	 15% rooflights boost daylight and reduce lighting costs	 Roof-mounted solar photovoltaic (PV) system	 Sub-metering of energy consumption	 Rainwater harvesting	 Reinforced roof for 100% PV installation
 High-performance building fabric with superior insulation and airtightness	 Water leak detection	 Electric vehicle charging points in the car park	 Cycle parking spaces	 Water saving taps and WCs	 Bus Route located within walking distance



BREEAM®

Achieved BREEAM 'Excellent'



EPC Rating A+



NET ZERO
CARBON
DEVELOPMENT

PANATTONI PARK CRAWLEY

UNRIVALLED ACCESS | COMPETITIVE LABOUR

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.

Benefiting from an established location, Panattoni Park Crawley offers strong links to skilled labour within logistics and manufacturing, with the percentage of people employed in both sectors well ahead of both regional and UK averages.



EMPLOYED
IN TRANSPORT
& STORAGE

SOUTH EAST 4.5%
UK AVERAGE 4.9%

WEST SUSSEX 8%

Source: NOMIS June 2020



EASY REACH

Brighton and South London can be accessed within 45 minutes by van
Central London is reached within 60 minutes



LAST MILE

3,846,441
Addresses within 30 miles



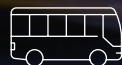
READY TO WORK

19,200
want a job
in West Sussex



AMENITIES

Within walking distance of the park include Tesco Express, M&S and Aldi



BUS

The Fastway bus 100 route stops immediately adjacent to the site



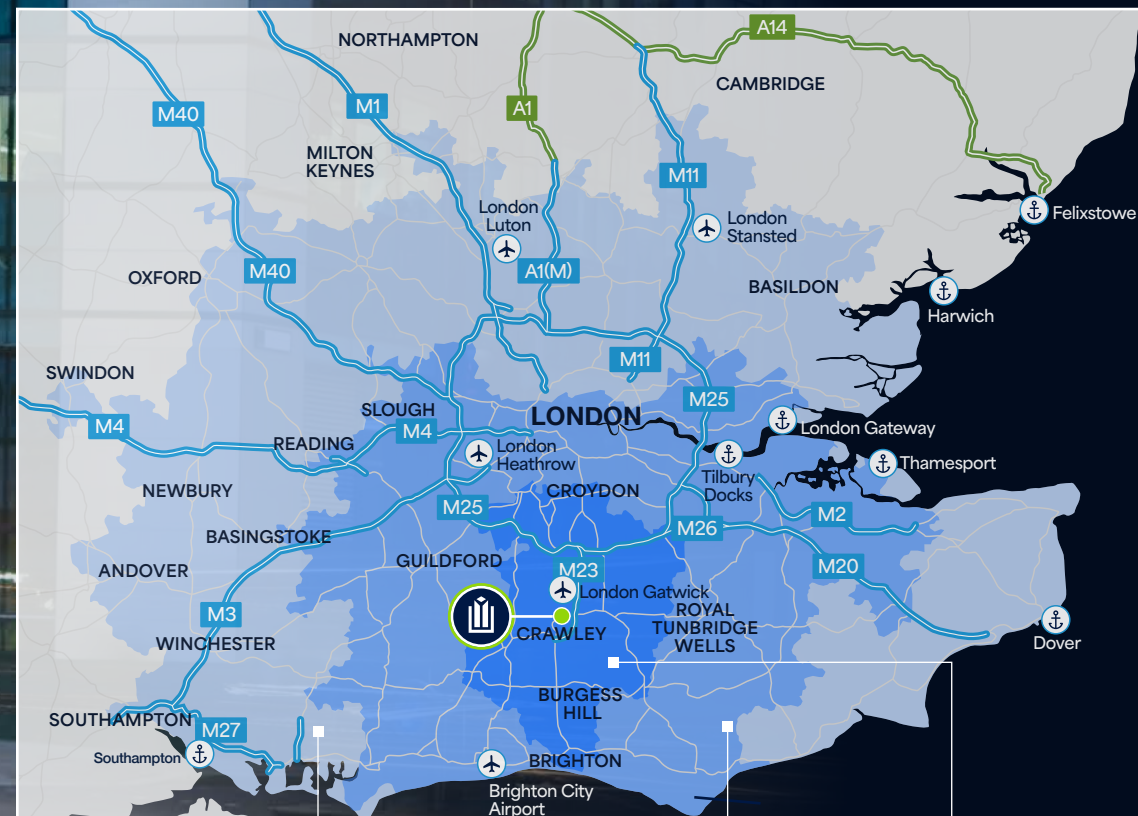
TRAIN

3 railway stations within 2.5 miles link the site to outlying areas, with direct services to Central London within 45 minutes



AIR FREIGHT

Cargo through Gatwick Airport rose 33.4% year-on-year in March 2025. Driving up demand for logistics space in the area



18.9 million
PEOPLE WITHIN
120 MINS

11.2 million
PEOPLE WITHIN
80 MINS

1.4 million
PEOPLE WITHIN
40 MINS

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

PANATTONI PARK CRAWLEY

DELIVERY REACH

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

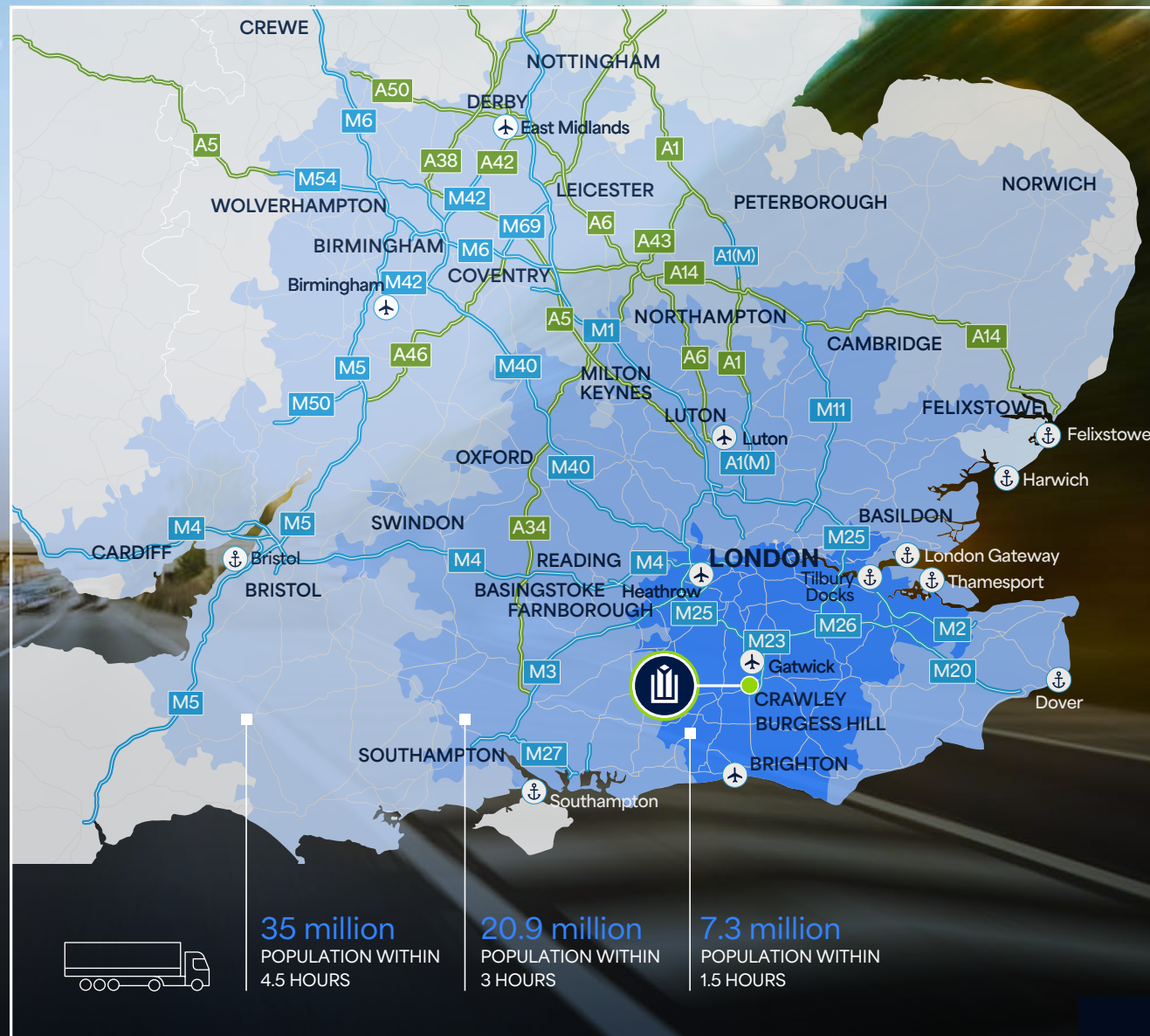


	MILES	TIME
Gatwick Airport	3	5 mins
Heathrow Airport	46	1h 8 mins

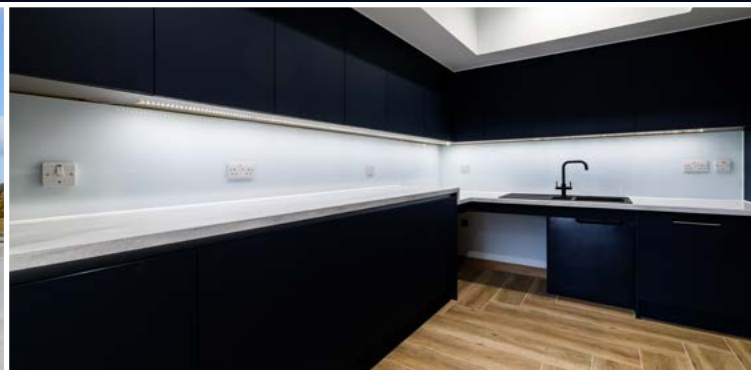


	MILES	TIME
Port of Tilbury	50	1h 14 mins
London Gateway	52	1h 17 mins
Port of Southampton	71	1h 45 mins
Port of Dover	83	2h 4 mins
Port of Felixstowe	116	2h 53 mins

Source: Lorry Route Planner



PANATTONI PARK
CRAWLEY AVAILABLE NOW





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 client expectations.

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



69

OFFICES
WORLDWIDE

2,500

INTERNATIONAL
CUSTOMERS

650
million+

SQ FT DEVELOPED
BY PANATTONI
WORLDWIDE

267
million+

SQ FT DEVELOPED
BY PANATTONI
ACROSS EUROPE



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.



 PANATTONI

AGENT DETAILS



Tom Watkins
tom.watkins@jll.com
+44 7917 093 167

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

Raj Suresh
raj.suresh@jll.com
+44 7928 507 141



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

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

Natasha Ryan
natasha.ryan@savills.com
+44 7812 760 310



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

Nick Hardie
nick.hardie@hollishockley.co.uk
+44 7732 473 357

Elizabeth Gray
elizabeth.gray@hollishockley.co.uk
+44 7712 815 268

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. Design by reachmarketing.co.uk 39425 10/25

M23 J10 / UK

Fleming Way
Crawley
RH10 9UH

what.3.words /// candy.wings.admits

panattoni.co.uk/crawley

CR PANATTONI PARK
W
LEY