



ARROW POINT
CRAWLEY

AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET

TWO BRAND NEW INDUSTRIAL /
WAREHOUSE UNITS

65,282 SQ FT & 18,609 SQ FT

ARROW POINT | CHURCHILL COURT
MANOR ROYAL | CRAWLEY | RH10 9LU

THE OPPORTUNITY

Arrow Point, Crawley is a brand new, prominently positioned industrial/warehouse development comprising two units of 65,282 sq ft & 18,609 sq ft.

The units have been constructed to the highest specification with dedicated parking and self-contained secure yards to suit a range of industries to include logistics, manufacturing, distribution and trade - amongst others.



BREEAM rating
'Very Good'



Fully fitted first floor
offices (raised
access floors and
gas central heated)



Excellent
prominence onto
Manor Royal and
Gatwick Road



15% roof lights



50 kN/sq m floor
loading capacity



Unrestricted
24/7 use



Pedestrian and cycle
access with cycle
storage provision



Excellent
transport
network



Established
industrial and
logistics location



EPC rating
A



Substantial
labour pool of over
235,000 within 20
miles



Large self-con-
tained secure
yards

UNIT 1 - 65,282 SQ FT



UNIT 2 - 18,609 SQ FT



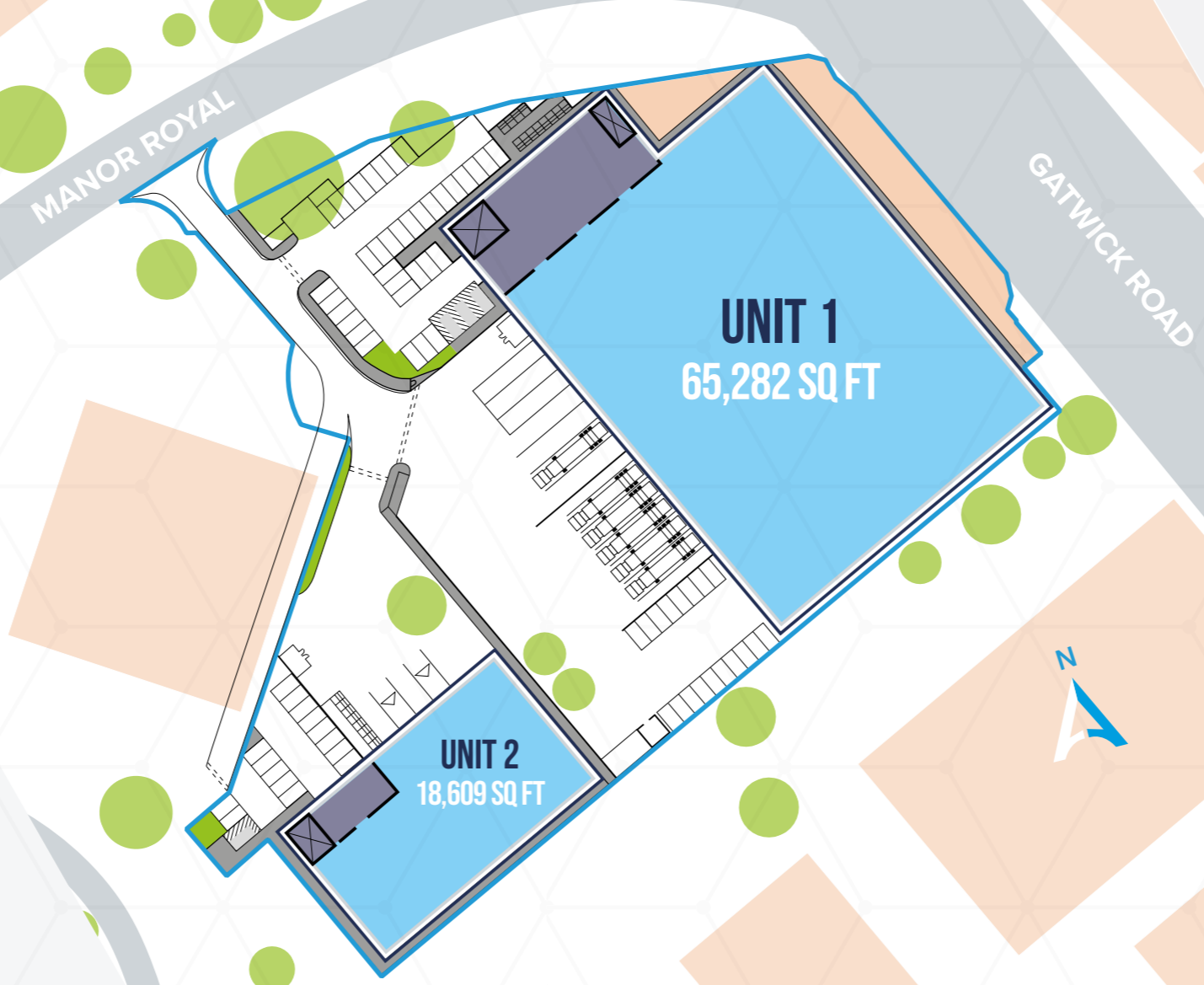
SITE PLAN

UNIT 1

- **WAREHOUSE**
59,000 SQ FT / 5,481 SQ M
- **OFFICE**
6,282 SQ FT / 584 SQ M
- **TOTAL (GEA)**
65,282 SQ FT / 6,065 SQ M
- 12M EAVES HEIGHT
- 40M DEEP SELF-CONTAINED SECURE YARD
- 5 DOCK LEVEL LOADING DOORS, 2 LEVEL ACCESS LOADING DOORS
- 56 CAR PARKING BAYS
- 30 CYCLE BAYS
- POWER: 425 KVA

UNIT 2

- **WAREHOUSE**
16,729 SQ FT / 1,554 SQ M
- **OFFICE**
11,880 SQ FT / 1,100 SQ M
- **TOTAL (GEA)**
18,609 SQ FT / 1,729 SQ M
- 8M EAVES HEIGHT
- 30M DEEP SELF-CONTAINED SECURE YARD
- 2 LEVEL LOADING DOORS
- 14 CAR PARKING BAYS
- 20 CYCLE BAYS
- POWER: 135 KVA



UNIT 1 - 65,282 SQ FT





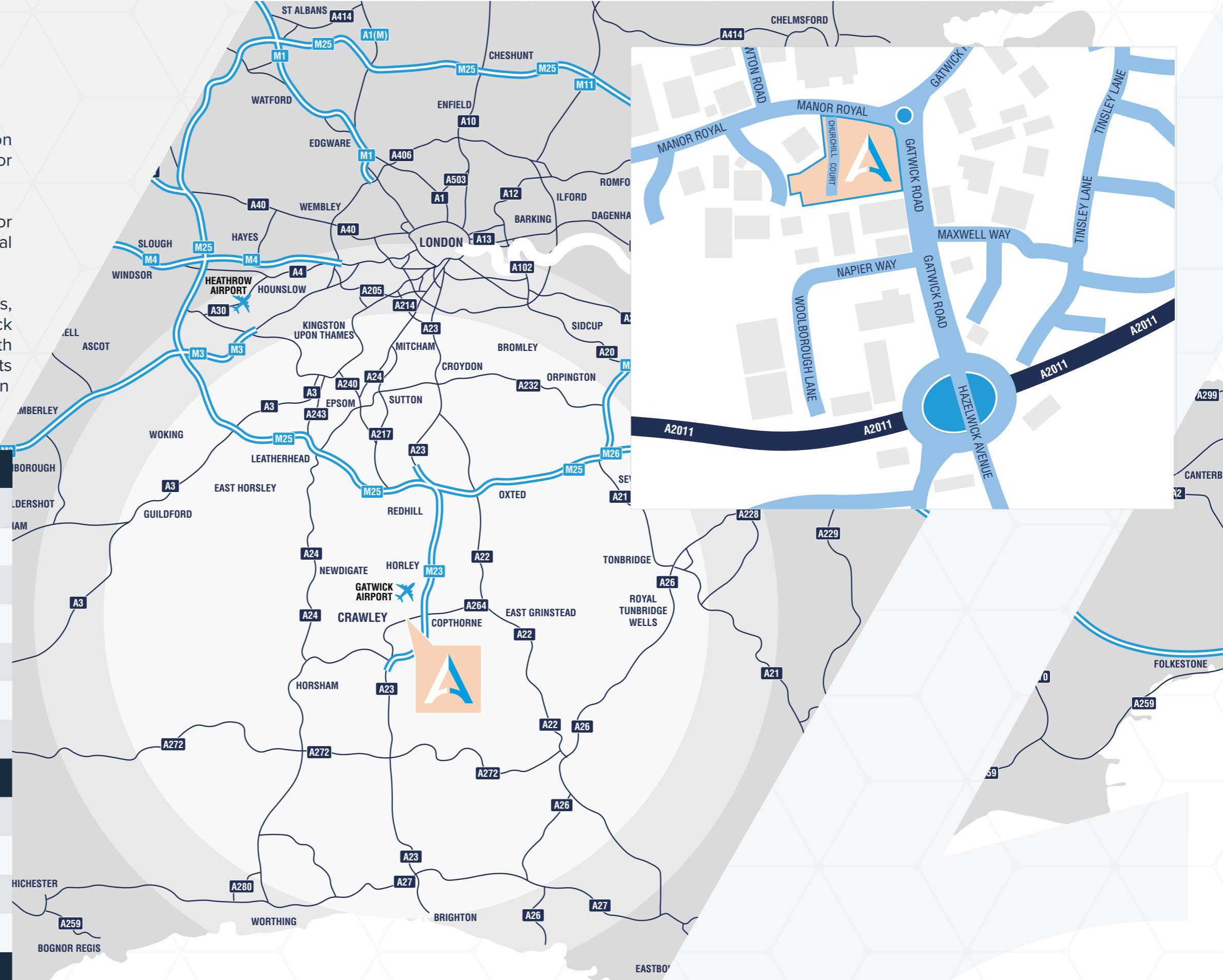


LOCATION

Arrow Point commands a prominent position fronting Gatwick Road, at the gateway to Manor Royal, Crawley.

Crawley is the leading commercial centre for West Sussex, located 30 miles south of Central London and 20 miles North of Brighton.

The town benefits from excellent transport links, strategically located just 4 miles south of Gatwick Airport, 2 miles from the M23 and 17 miles south of the M25 motorway. The town also benefits from excellent rail services and is located within close proximity of Gatwick Airport.



DRIVE

M23 (J10/J11)	2.0 miles
M25 (J7)	17.6 miles
M23/M25 Interchange	17.6 miles
Gatwick Airport	4.3 miles
Crawley Town Centre	2.4 miles
Brighton	27 miles
Burgess Hill	14 miles

RAIL

Crawley	1.7 miles / 11 mins
Gatwick Airport Station	2.6 miles / 11 mins
Ifield Station	2.7 miles / 17 mins
London Victoria	28 miles / 52 mins

AIR

Gatwick	2 miles / 4 mins
Heathrow	41 miles / 37 mins
London City	42 miles / 60 mins

MANOR ROYAL BUSINESS DISTRICT

Manor Royal is a business improvement district and is the largest business park of the Gatwick Diamond area. The district is one of the south east's premier mixed activity employment hubs, covering an area of 240 acres and is home to over 700 businesses.



MANOR ROYAL

BOEING

TESCO

RACKSPACE

DIGITAL REALITY

DNATA

AMAZON

FORD

DPD

UPS

REGUS

CREATIVE TECHNOLOGY

TNT

HERMES

DX

DREAMS

MERCEDES-BENZ

VOLVO

MS ROOFING SUPPLIES

GATWICK ROAD

TOOL STATION

GATWICK ROAD

AIR ATLANTA

AEROMOBILE

QUANTUM ELECTRICAL

CUBIC TRANSPORTATION

PBS INTERNATIONAL

FURTHER INFORMATION

For further information please contact the joint sole agents:



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TERMS

The premises are available to let on new full repairing and insuring leases for terms to be agreed. Rent on application.

A DEVELOPMENT BY:



Arrow Capital Partners are a private real estate company that specialises in delivering value add, repositioning and development opportunities, with a strong focus and established track record in the Industrial & Logistics sector.
www.arrowcapital.co.uk



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.
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