

# THE BASE

Two High Specification  
Industrial Distribution  
Warehouses

To let



Fleming Way | Manor Royal |  
Crawley | RH10 9LX



## 2 HIGH SPECIFICATION UNITS – READY FOR OCCUPATION

**UNIT 1 – 147,039 SQ FT**

**UNIT 2 – 88,708 SQ FT**

The Base is a prominent development consisting of two highly specified, self contained units fronting Fleming Way.

The units offer state-of-the-art high bay warehouse space with excellent loading in secure yards, lorry parking and dedicated car parking.



216 Car Parking  
Spaces



12m Clear  
Internal Height



10.5 Acre  
Site (4.2ha)



2,300 kVA  
Power



5,500 Sq Ft  
Of PV Panels  
Per Unit



5 Level  
Access  
Doors



46 EV Car  
Charging  
Spaces



EV Car & HGV  
Ready  
20% Active  
80% Passive



15% Roof  
Lights



20 Dock  
Access  
Doors



50kN Floor  
Loading



Up To  
86m Yard  
Depths



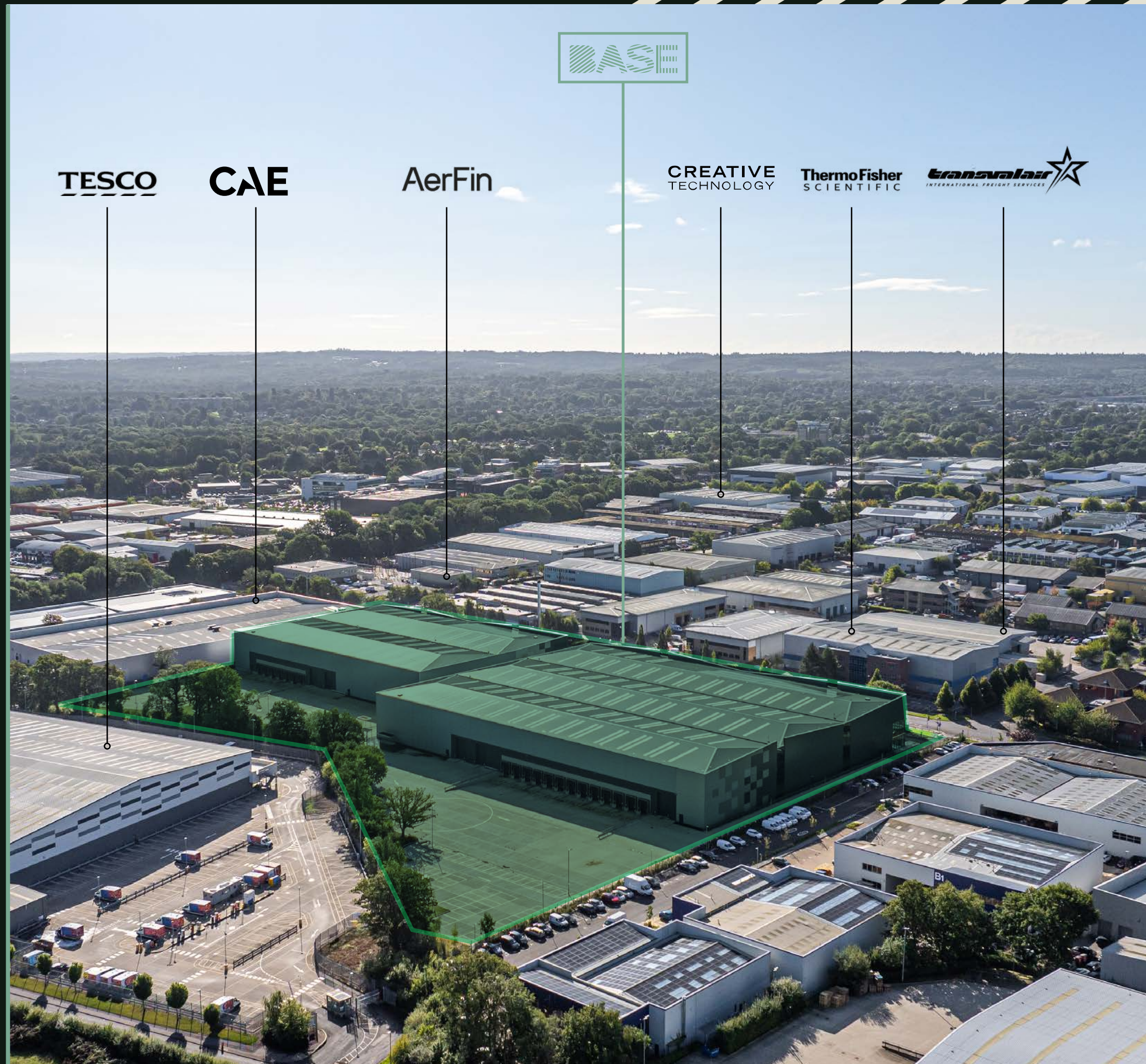


- STRATEGIC HUB
- READY FOR INDUSTRY TITANS
- OPERATIONAL BASE

The site benefits from an excellent road network and is well-connected by public transport, with the frequent Fastway service directly accessible outside and mainline railway stations located nearby.

Manor Royal itself is one of the premier industrial and business districts in the South East. It's proximity to Gatwick Airport, London and it's position in the South East has attracted a wide range of national, international and logistics companies including; Amazon, UPS, Ocado, Hermes, Tesco and Boeing, aswell as those shown below.

Local Occupiers include:





# GREEN BUILD GOLD STANDARD

The Base offers a modern contemporary design, with naturally well-lit high bay warehouse spaces and a range of initiatives such as rainwater harvesting, designed to utilise natural resources, reduce running costs and exceed governmental environmental standards including:



Electric Vehicle  
Charging Points



BREEAM Rating  
Of 'Excellent'



Rain Water  
Harvesting



C.11,000 Sq Ft  
Of Photovoltaics



Designed To  
Exceed  
Environmental  
Sustainability  
Targets




EPC  
Rating




# UNIT ONE - GEA


147,039 SQ FT  
13,660 SQ M



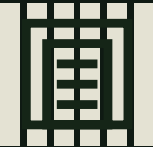
12M Clear Internal Height




Up To 86M Yard Depth




13 Dock Access Doors




3 Level Access Doors




Grade A Office Fitout




17 HGV Parking



122 Car Parking Spaces




EV Ready  
20% Active  
80% Passive



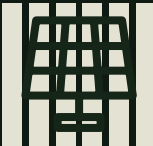
Green Roof Cycle Storage  
50 Spaces




Showers & Locker Rooms



1,375 KVA Power




PV - 105KWP  
515 Sq M (Approx)



50KN Floor Loading

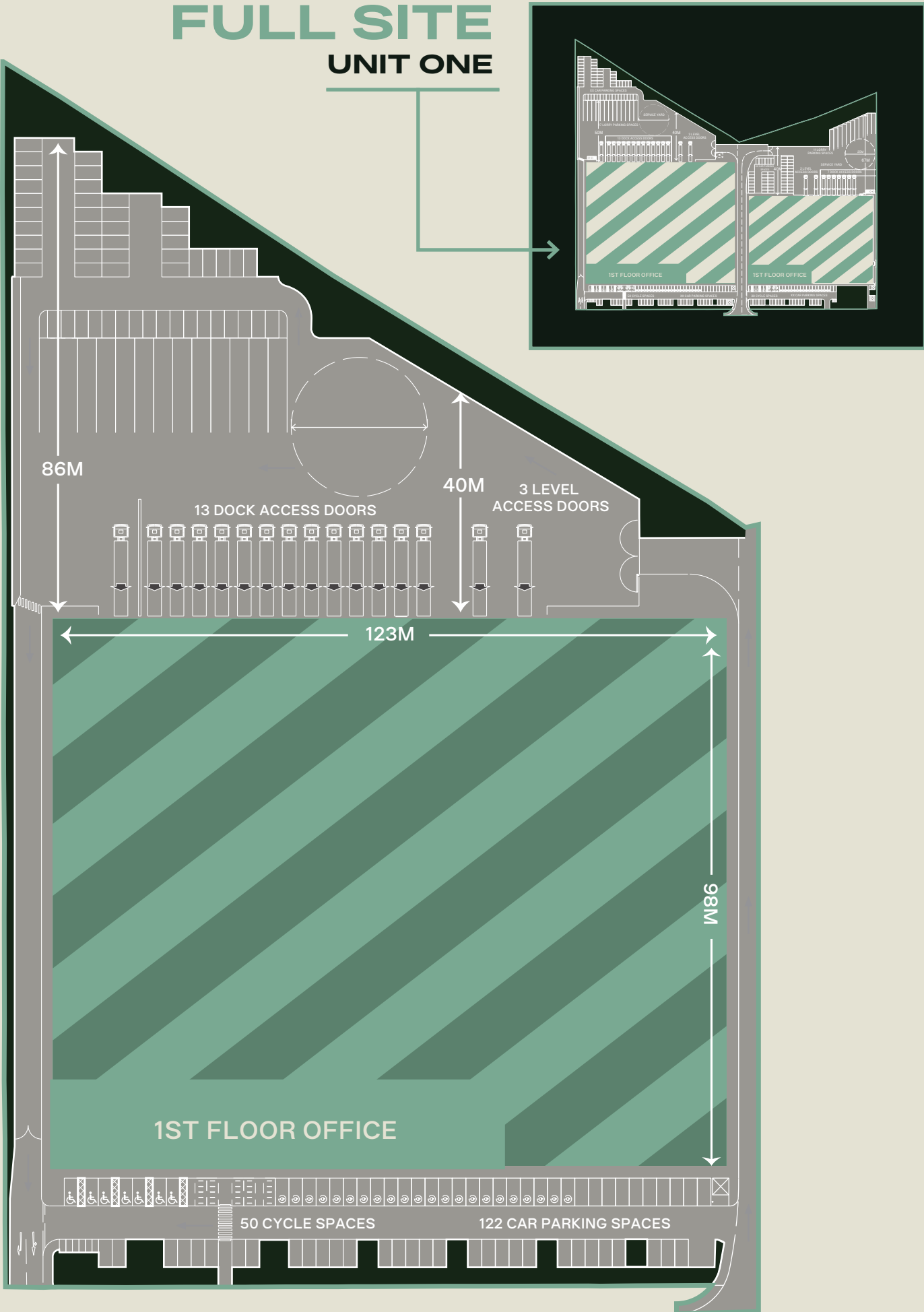


15% Roof Light



Rainwater Harvesting

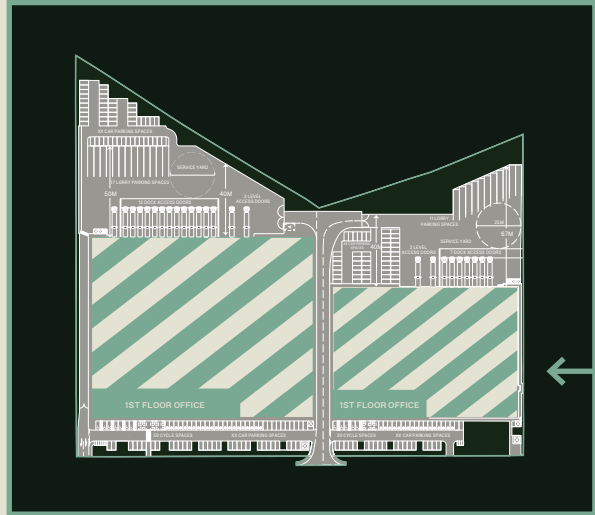
	SQ FT	SQ M
Ground Floor	132,970	12,353
First Floor Office	14,069	1,307
TOTAL	147,039	13,660



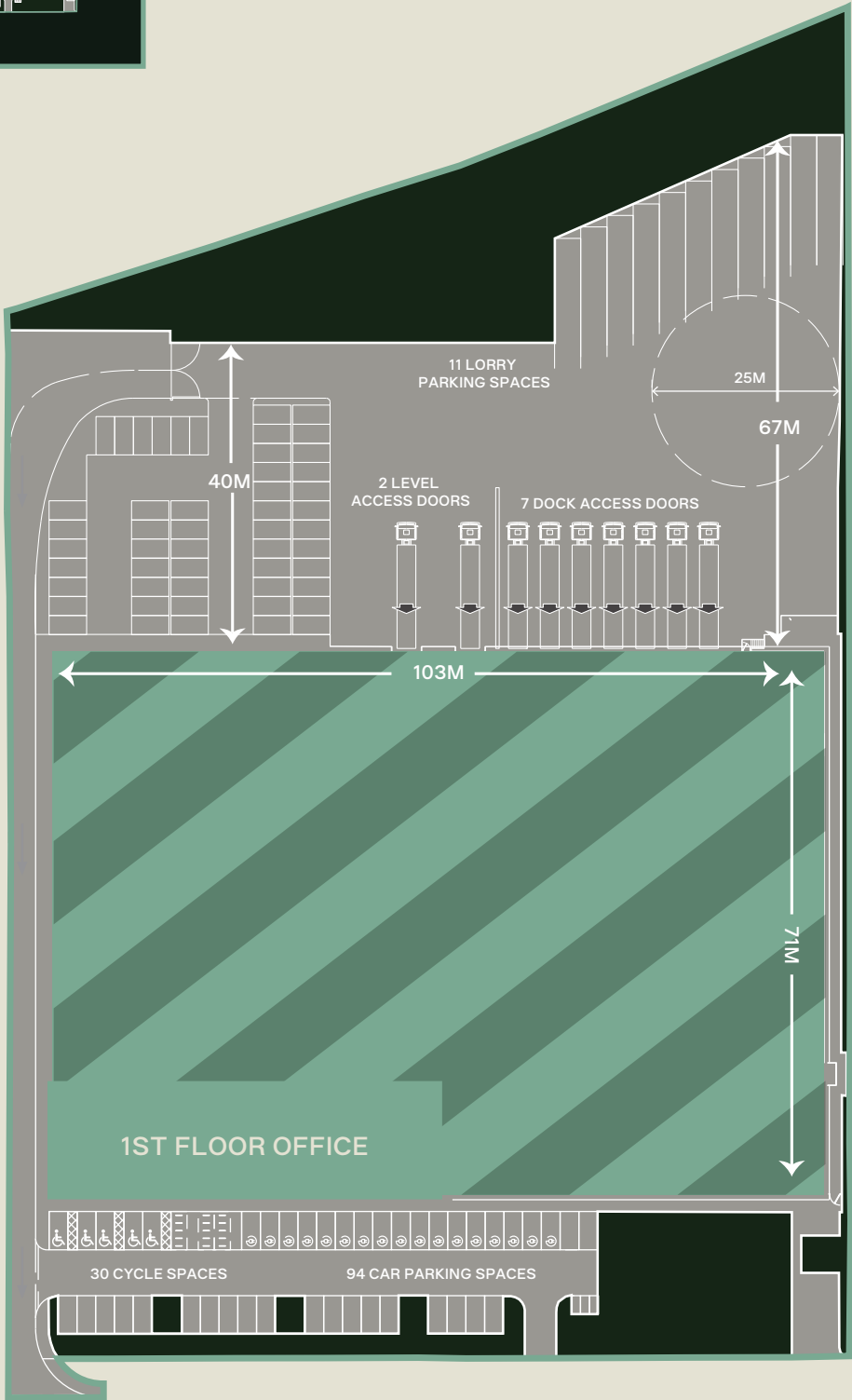








FULL SITE  
UNIT TWO



UNIT TWO – GEA

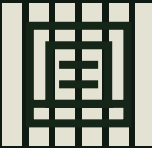
88,708 SQ FT  
8,241 SQ M



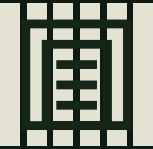
12M Clear  
Internal  
Height



Up To 67M  
Yard Depth



7 Dock  
Access  
Doors



2 Level  
Access  
Doors



Grade A  
Office Fitout



11 HGV  
Parking



94 Car  
Parking  
Spaces



EV Ready  
20% Active  
80% Passive



Green Roof  
Cycle Storage  
30 Spaces



Showers &  
Locker Rooms



875 KVA  
Power



PV - 103KWP  
510 Sq M  
(Approx)



50KN Floor  
Loading



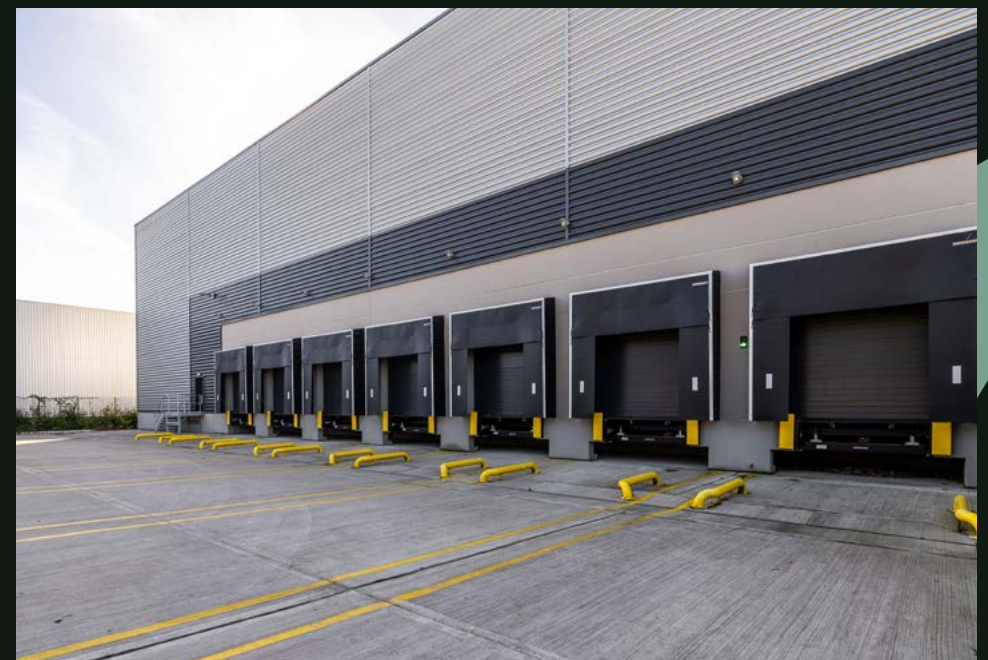
15% Roof  
Light



Bat / Bird  
Boxes

	SQ FT	SQ M
Ground Floor	80,258	7,456
First Floor Office	8,450	785
TOTAL	88,708	8,241







# TACTICAL ADVANTAGE OF THE BASE

THE 14 MILLION PEOPLE WITHIN 90 MINUTES SPEND MORE THAN THE AVERAGE UK HOUSEHOLD ON GROCERIES, FASHION AND HOUSEHOLD GOODS.

THERE ARE 5.65 MILLION HOUSEHOLDS, OF WHICH 55% HAVE A TOTAL INCOME GREATER THAN £35,000 PER ANNUM WITHIN 90 MINUTES OF THE BASE.

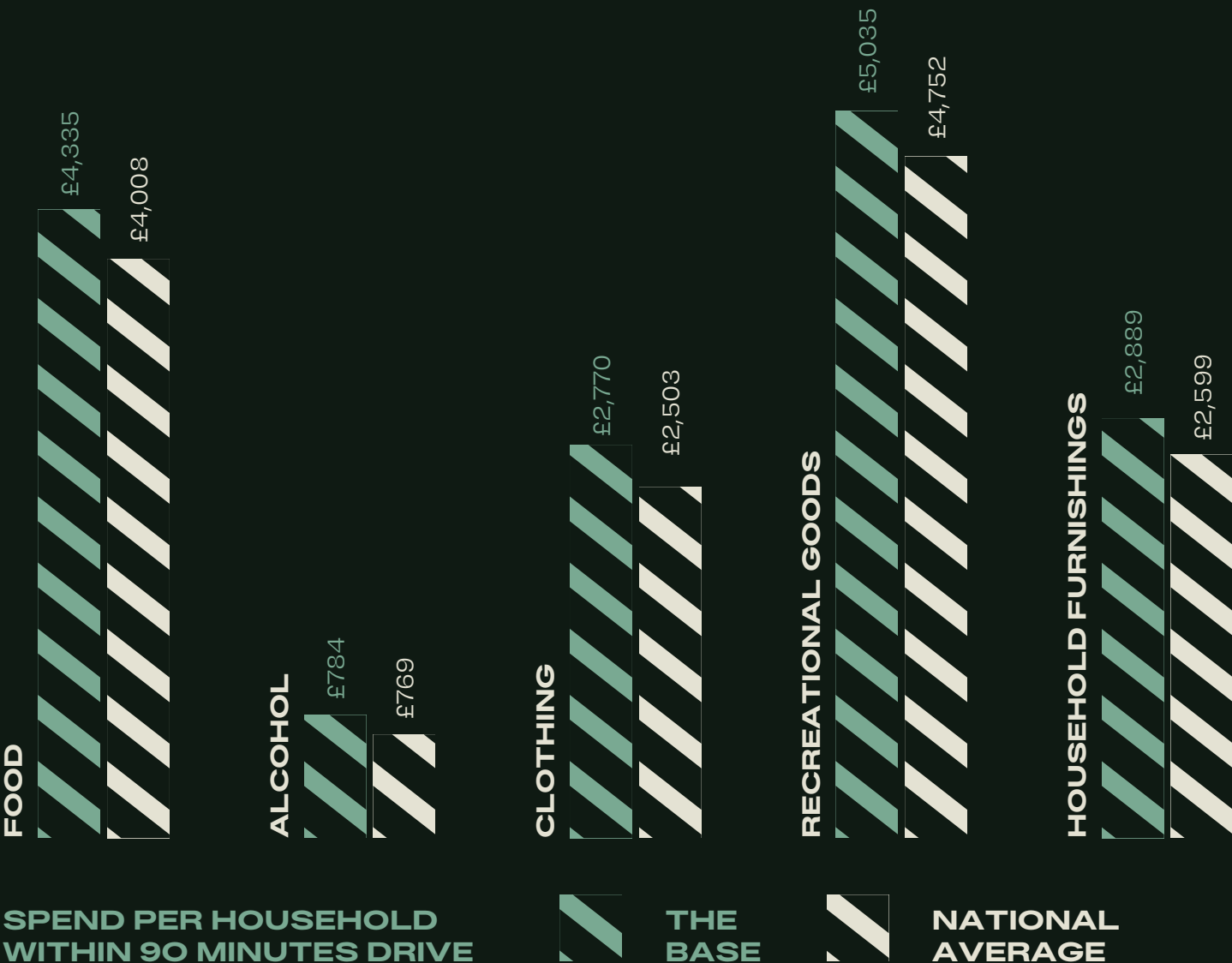
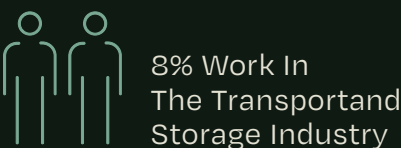
67% OF HOUSEHOLDS WITHIN 90 MINUTES HAVE THE ABILITY TO SPEND RELATIVELY FREELY AND ARE CONSIDERED TO BE HIGH SPENDING HOUSEHOLDS.

THERE IS ALSO A READILY AVAILABLE DIVERSE WORKFORCE POOL WITH COMPETITIVE LABOUR RATES.

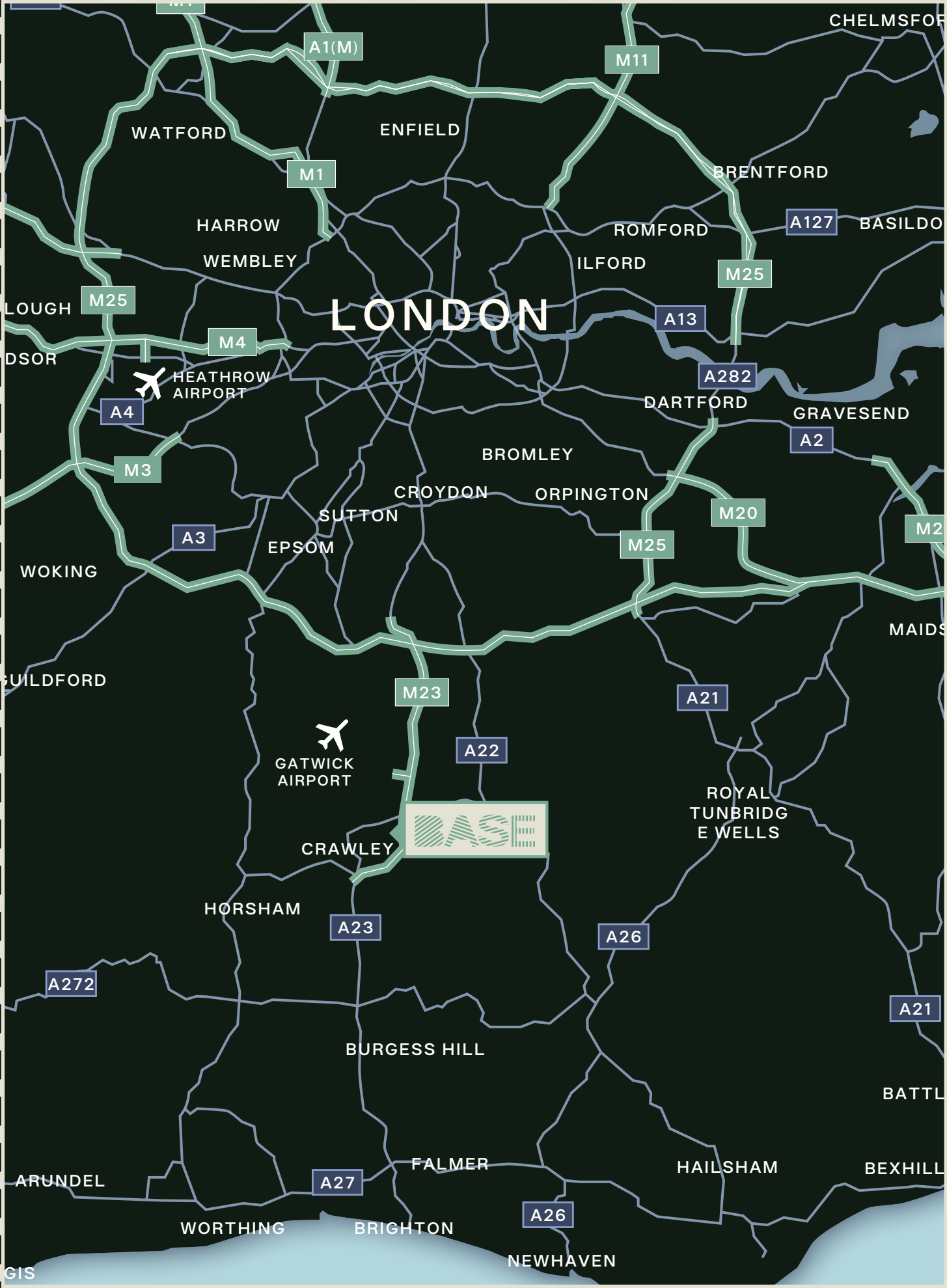


- PROFESSIONAL AND TECHNICAL
- INFORMATION AND COMMUNICATION
- RETAILERS

## LABOUR AND WORKFORCE







ROAD	MILES	MINS	PORTS	MILES	MINS
M23 (J10)	12	10	Newhaven	34	25
M25 (J7)	15	15	Port of Tilbury	40	49
Crawley	2	10	Gateway	40	49
Gatwick Airport	3	10	Dover	82	80
Brighton	26	40	Southampton	84	99
Shoreham	27	40	Felixstowe	114	120



RAIL	MINS	AIR	MILES	MINS
Crawley	11	Gatwick	2	5
Gatwick Airport	11	Heathrow	47	45
East Croydon	15	London City	40	60
London Victoria	30			
London Bridge	30			
Brighton	28			





Gerry Connolly  
gc@cogentre.co.uk  
07557 114 583

Will Norman  
wn@cogentre.co.uk  
07796 774 436

Marco Baio  
mb@cogentre.co.uk  
0775 247 3964



Tom Kimbell  
tom.kimbell@cushwake.com  
07920 005 471

Chris Knight  
chris.c.knight@cushwake.com  
07872 822 528

Thomas Erxleben  
tom.erxleben@cushwake.com  
07710 966 234

Disclaimer property details: these particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All cgl's are for indicative purposes only. October 2024.