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# G-Hub 96

G-Hub Crawley



Available for occupation



High spec



RH10 9RN



Clear height 12.5m



96,442 SQ FT



8,959 SQ M

# G-Hub96

G-Hub Crawley is located on Manor Royal, one of the premier industrial and business districts in the South East. The site's proximity to London and position in the South East makes it ideal for a range of logistics uses.

Computer generated image



Gatwick Airport

M23  
J 10

Gatwick Road

Crawley Avenue

A2011

Manor Road

M23  
J 10  
2 miles (6 mins)

M25  
J 7  
10 miles

Unit 2  
LET

Unit 3  
LET

Gatwick Road

G-Hub96

G-Hub Crawley

A2011

Crawley Avenue

A2004

Hazelwick Avenue

# A prime mid-box development

G-Hub Crawley is a quality, prime mid-box development with built in G-Plus amenities that make the difference.

G-Plus is an initiative from GLP designed to create an environment where customers' businesses can prosper and employees enjoy coming to work.

**G+Plus**  
Building Communities & Wellbeing



Attractive work environment



Safe working environments



Exceptional transport links



Environmental performance



Fast car charging (EV)



Efficient operating conditions



LED lighting



Maintained private roads



Natural lighting



## SUSTAINABLE BENEFITS

Built into every development at no extra cost.



## PRIME MID-BOX DEVELOPMENT

Supporting customers' increasing need for smaller warehousing with proximity to key urban centres, particularly in the South East.



CGI

# G-Hub96

G-Hub96 offers a highly specified unit of 96,442 sq ft, strategically located for logistics solutions.

The unit benefits from a best-in-class specification, including a service yard extending to 50m, 12.5m clear internal height and 2 level access doors, together with 7 dock levellers, car and HGV parking and power supply.



Energy Performance Rating (EPC) 'A'

## HIGHLIGHTS



3.93 acres (1.591 ha)



16 charging car bays



21 HGV parking



81 car parking



2 level access



7 dock doors



Up to 50m yard depth



50 kN psm Floor loading

## SITE PLAN



## SCHEDULE

Warehouse	Offices	Total GEA	Car parking	Clear height	Dock doors	Level access
80,159 sq ft 7,447 sq m	16,283 sq ft 1,512 sq m	96,442 sq ft 8,959 sq m	81	12.5 m	7	2



To Let Now  
Available for occupation

# G-Hub96

96,442 sq ft



# The perfect hub location for the South East

With access to an active and wealthy consumer catchment area, G-Hub Crawley provides an excellent location to serve households and businesses from South London to the South coast.

Within 90 minutes' drive of G-Hub Crawley, there are 5.65 million households, 55% of which have a total income greater than £35,000 per annum.

G-Hub Crawley provides access to serve some of the most financially secure people in the UK. 67% of households within 90 minutes have the ability to spend relatively freely and are considered to be high spending households. The households within this catchment area are affluent internet users, tending to regularly shop online for a high variety of products.

The 14 million people within 90 minutes spend more than the average UK household on groceries, fashion and household goods.



Average annual spend per household within 90 minutes' drive time

£107,000 spent annually on takeaway meals within a 30-minute drive

Class 2 driver  
Crawley £13.85  
Croydon £14.34



**Food**  
£4,335  
National average: £4,008

**Alcohol**  
£784  
National average: £769

**Clothing**  
£2,770  
National average: £2,503

**Recreation goods**  
£5,035  
National average: £4,752

**Household furnishings**  
£2,889  
National average: £2,599



Additionally, there are approximately 76,000 businesses within a 90 minutes' drive of which:

**22%** are professional and technical businesses

**13%** are information and communication companies

**7%** are retailers

**Labour**  
G-Hub Crawley provides access to a diverse workforce pool and competitive labour rates.

- 395,000 people of working age
- 75% of whom are economically active
- 8% work in the transport and storage industry (national average 5%)

# Located within the Gatwick Diamond

G-Hub Crawley is superbly located near to Gatwick Airport; Manor Royal Business District is the single largest business destination located at the heart of the Gatwick Diamond.

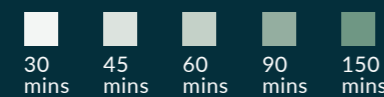
Covering an area of 540 acres, Manor Royal Business District is home to over 600 businesses, providing employment for circa 30,000 people.

A much sought after area, the business district provides a wide range of property options from high quality HQ style offices, larger industrial and warehouse options to workshops and serviced workspaces.

Excellent connections by road, rail and air makes access to skilled labour, domestic and international markets and customers that much easier. The M23 motorway (junction 10) is just 2 miles away (6 min drive), as is Gatwick Airport. Crawley Town Centre is 1.5 miles away and Central London is 36 miles away.

Manor Royal Business District has seen significant private and public investment in recent years. This has led to notable improvements to the public realm and facilities and services to reinforce Manor Royal's reputation as a destination of choice for a range of occupiers, industries and people.

### Van drive times



### VAN DRIVE TIMES



Destination	Miles
M23 Junction 10	2
M25 Junction 7	12
M3 Junction 2	35
A2	35
M4 Junction 4B	42
Crawley Town centre	1.5
Brighton	27
Central London	36
Watford	60



Ports	Miles
Dover	82
London Gateway	50
Portsmouth	60
Felixstowe	115



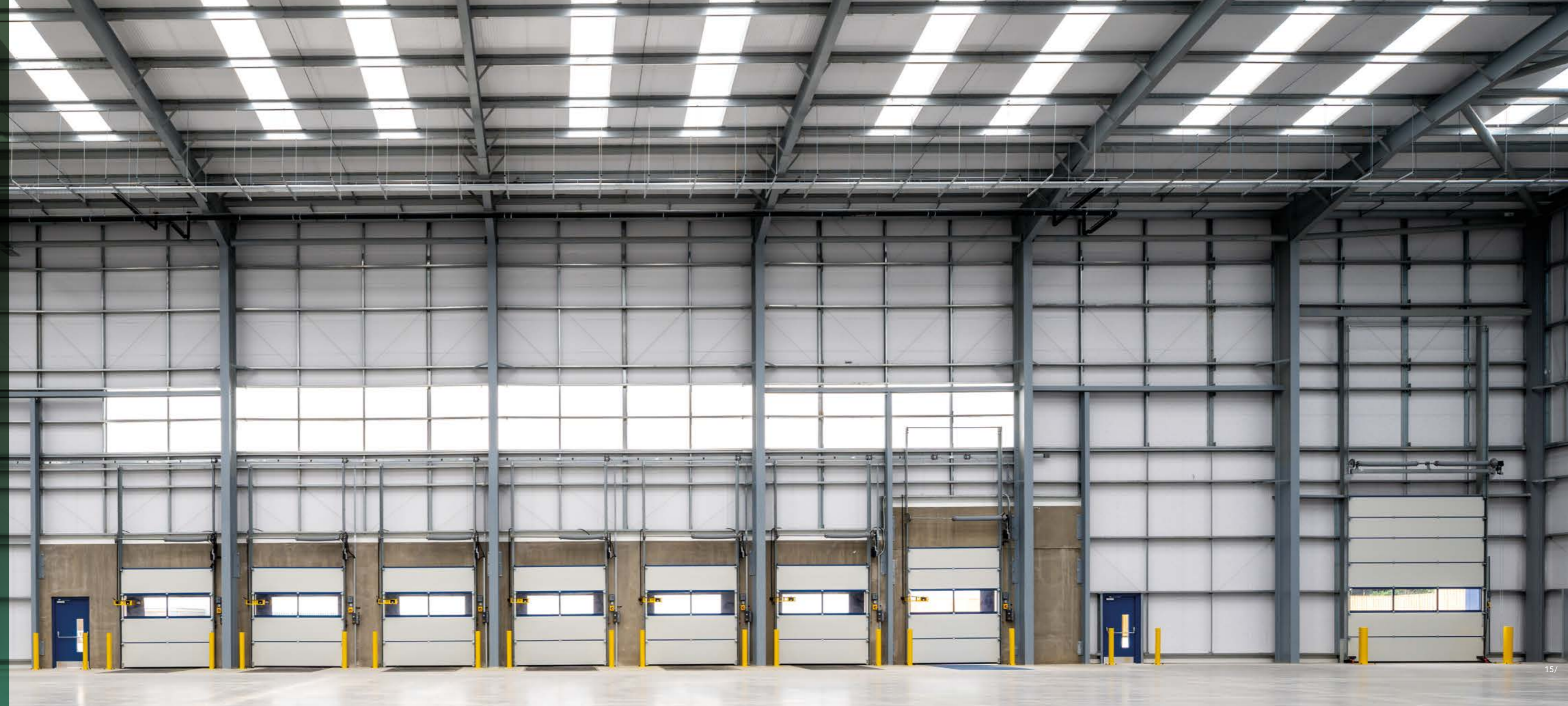
Airports	Miles
Gatwick Airport	2
Heathrow Airport	40
Stansted Airport	74
London Luton Airport	74

Source: Google Maps



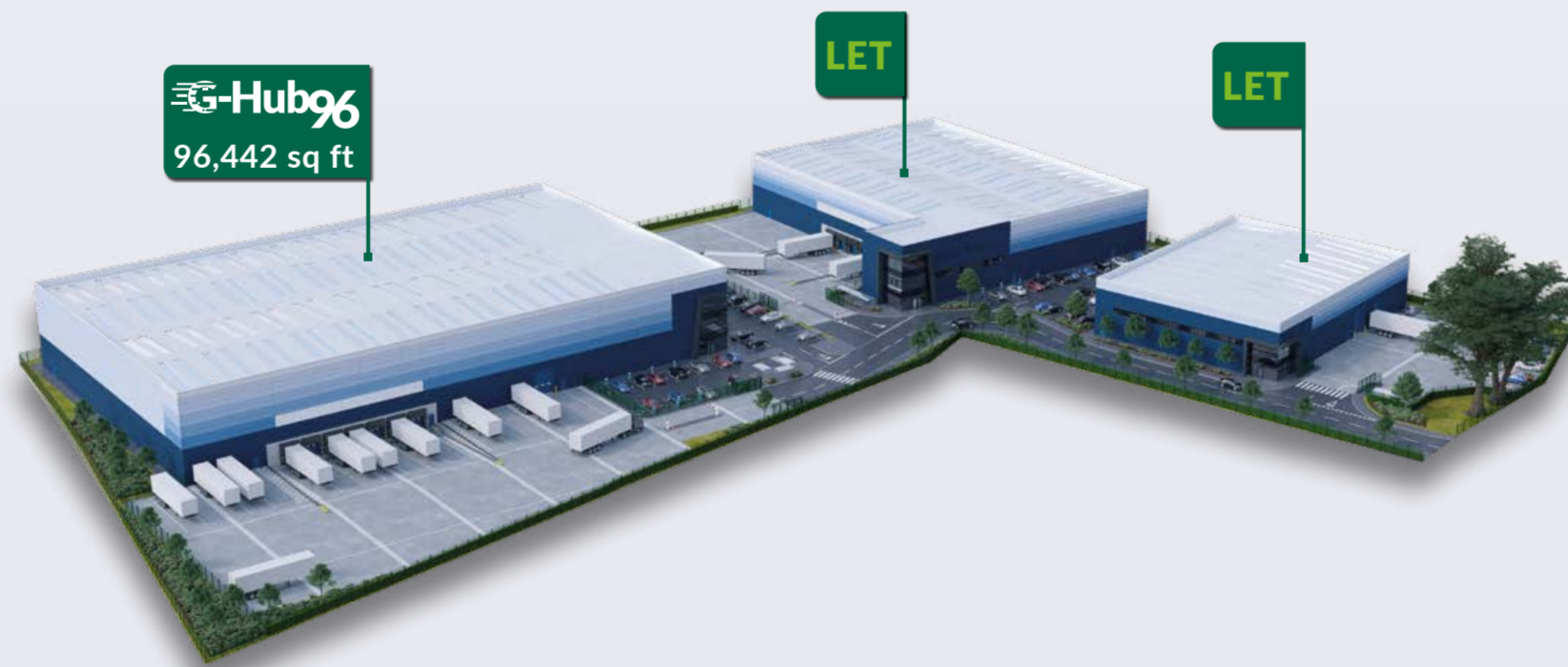
# Site plan

12.5m  
Clear internal height





# Site Plan



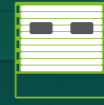
# G-Hub Crawley

# Best-in-class specification including level access and dock loading doors

The yard benefits from a best-in-class specification extending to 50m, suitable for 44 tonne HGV traffic, 7 dock doors and 2 level access.



21 HGV parking



7 dock doors



2 level access



Up to 50m yard depth



Up to 50m yard depth and suitable for 44 tonne HGV traffic.



## FLEXIBLE OPERATION

2 level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.

## BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



# A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting this provides the optimal energy efficient solution for any type of operation.

**WAREHOUSE**  
80,159 SQ FT

**50 kN psm**  
Floor loading

**Clear internal height 12.5 m**

**Optimising natural light**

## LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

## OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting – and the associated running costs.

# Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.

**OFFICES**  
16,283 SQ FT

**Optimising natural light**

**Building Environmental Analytics**

**Recycling performance**

**Cost effective**



GLP washroom facilities are to a market-leading specification.



## MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.



## OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



## MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.

# Our commitment to sustainability and biodiversity

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

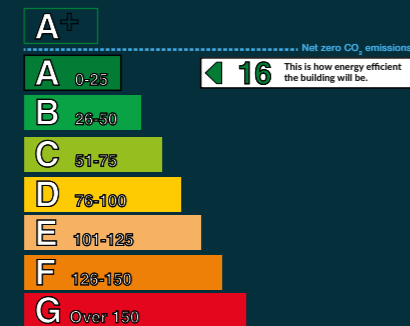
GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.



## BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)

Rating: **Excellent**



## THE GLP ENHANCED SPECIFICATION:

- ✓ BREEAM® Excellent – to all buildings
- ✓ WELL ready
- ✓ LED lighting throughout
- ✓ Low water spray taps
- ✓ 12% less embodied carbon than industry standard
- ✓ 15% less operational carbon in day-to-day operations
- ✓ Provision for electric vehicles
- ✓ Planet Mark offered for first year of occupancy to help manage energy use
- ✓ G-Hive scheme and wildflower planting to improve biodiversity
- ✓ 100% recycled and recyclable carpets
- ✓ Painted using VOC free natural paint



**Building Environmental Analytics**

### Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



**Recycling performance**

### Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



**Optimising natural light**

### Optimising natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



**Water usage**

### Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



**Cost effective**

### Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



**Exceeding regulations**

### Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

# GLP in Europe

**GLP** is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

**Learn more at [glp.com/global](https://glp.com/global)**

Our European operating portfolio consists of more than 9.1 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.5 million SQM. **To learn more about our European operations, please go to [eu.glp.com](https://eu.glp.com)**



**9.1 million sq m  
operating portfolio**



**>10 million sq m  
development in 30 years**



**3.5 million sq m  
development pipeline**



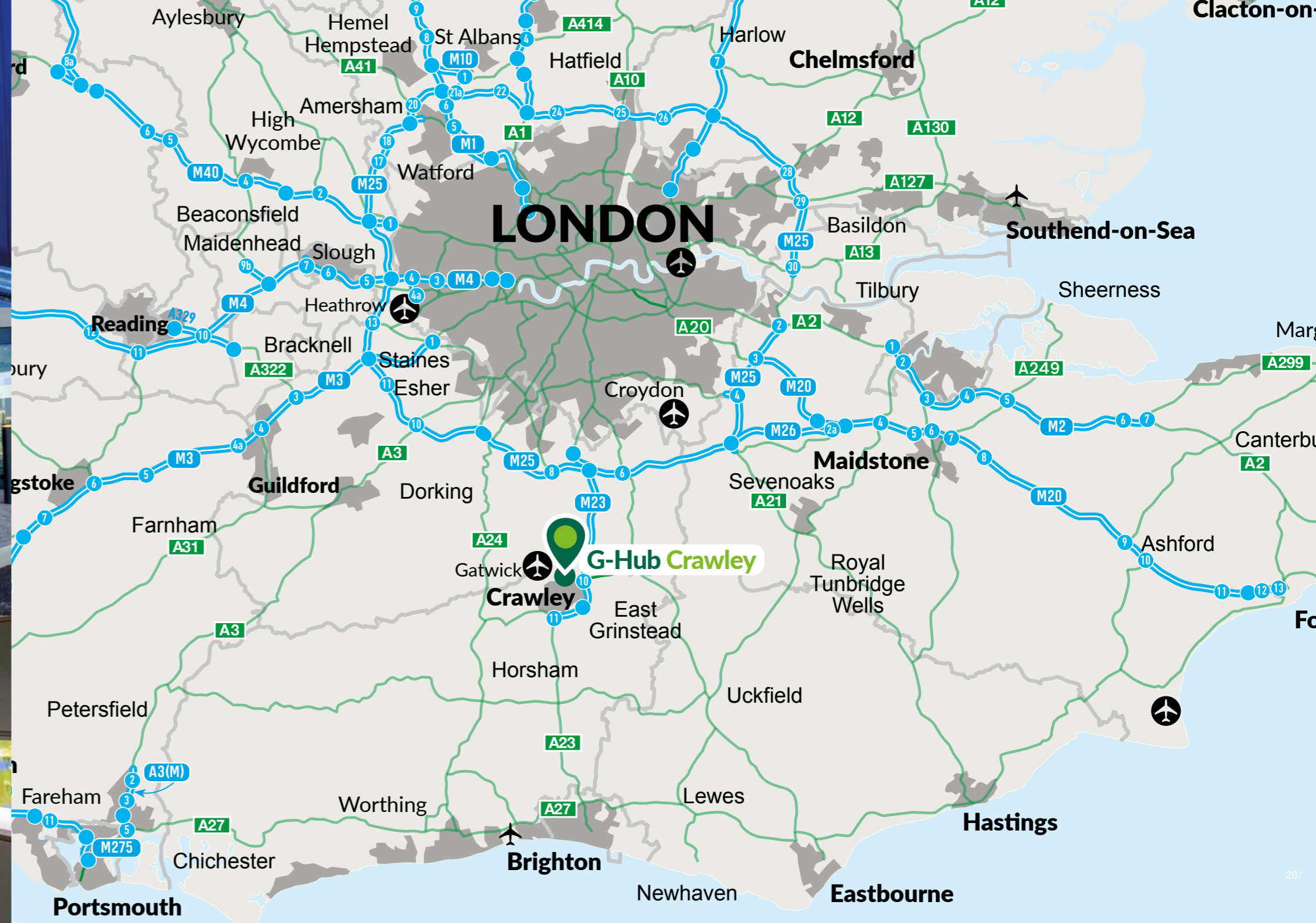
**Strong  
global presence**

# Location



G-Hub Crawley 1  
Napier Way  
Crawley  
RH10 9RN

/// pulse.turns.tight  
CRAWLEY, UK





## Contacts

If you would like any further information on the building, or to arrange a meeting, please contact:



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