



DIALOG
CRAWLEY

PROMINENT WAREHOUSE AVAILABLE TO LET

Unit 4 20,319 sq ft



DI4LOG CRAWLEY

DESCRIPTION

Unit 4 is a detached, self-contained building with parking to the front with additional parking and loading to the rear which would suit a range of different occupiers. The building is used as a car showroom and vehicle workshop and the current tenant has made substantial changes which may be of use to a new occupier and can be retained if terms are agreed at pace (additional entrance, additional first floor offices, ground floor showroom area and warehouse mezzanine). The area of 20,319 sq ft does not include the tenant alterations. There are offices at first floor level. The building will be fully refurbished throughout.

KEY POINTS

- To be refurbished
- Detached
- 2 loading doors
- 19m loading apron
- 8m min eaves
- 30 car spaces
- First floor offices





ACCOMMODATION

LEVEL	SQ FT
GROUND	18,241
FIRST	2,078
TOTAL (GIA)	20,319





DISTANCE	Miles
M23 J10	2.2
M23 J9	4.2
M25 J7	11.6
Heathrow	41.1



GATWICK	Mins
London Victoria	31
London Bridge	29
Brighton	33
East Croydon	15



TOWNS / CITIES	Miles
London	31.5
Crawley	2.7
Croydon	22.1
Brighton	26.9

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LOCATION

Dialog commands a prominent position fronting Fleming Way. The site is located within the Manor Royal Business District which is the biggest business park of the Gatwick Diamond areas and one of the South East's premier mixed activity employment hubs. It benefits from excellent transport links, strategically located just two miles south of Gatwick Airport and the M23. The town also benefits from excellent bus and rail services.

Manor Royal's proximity to Gatwick Airport, and its position in the Southeast has attracted a wide range of national, international and logistics companies including; Amazon, Boeing, Royal Mail, EVRi, UPS, Ocado, Tesco and Thales.

Crawley is the leading commercial centre for West Sussex; located just off the M23, 36 miles south of Central London, 26 miles North of Brighton and positioned in the heart of the Gatwick Diamond. The town benefits from excellent transport links, strategically located just south of Gatwick International Airport with excellent road links.



Gatwick Airport

M25 - J7 London ↑

M23

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CRAWLEY

Ocado

Acorn Retail Park
Tesco Express
Aldi M&S

Country Oak Retail Park

MARTYRS AVE

Wicks

Currys
Costa

TK Maxx
Next

A23

Ibis Hotel

Welland Medical

DPD UK

FLEMING WAY

Elekta

Boeing

MANOR ROYAL

A2011

Crawley
Town Centre

Tesco Distribution

Aerotron Ltd

Vent-Axia

Sussex Manor
Business Park

Crawter's
Brook

A2004

HAZELWICK AVE

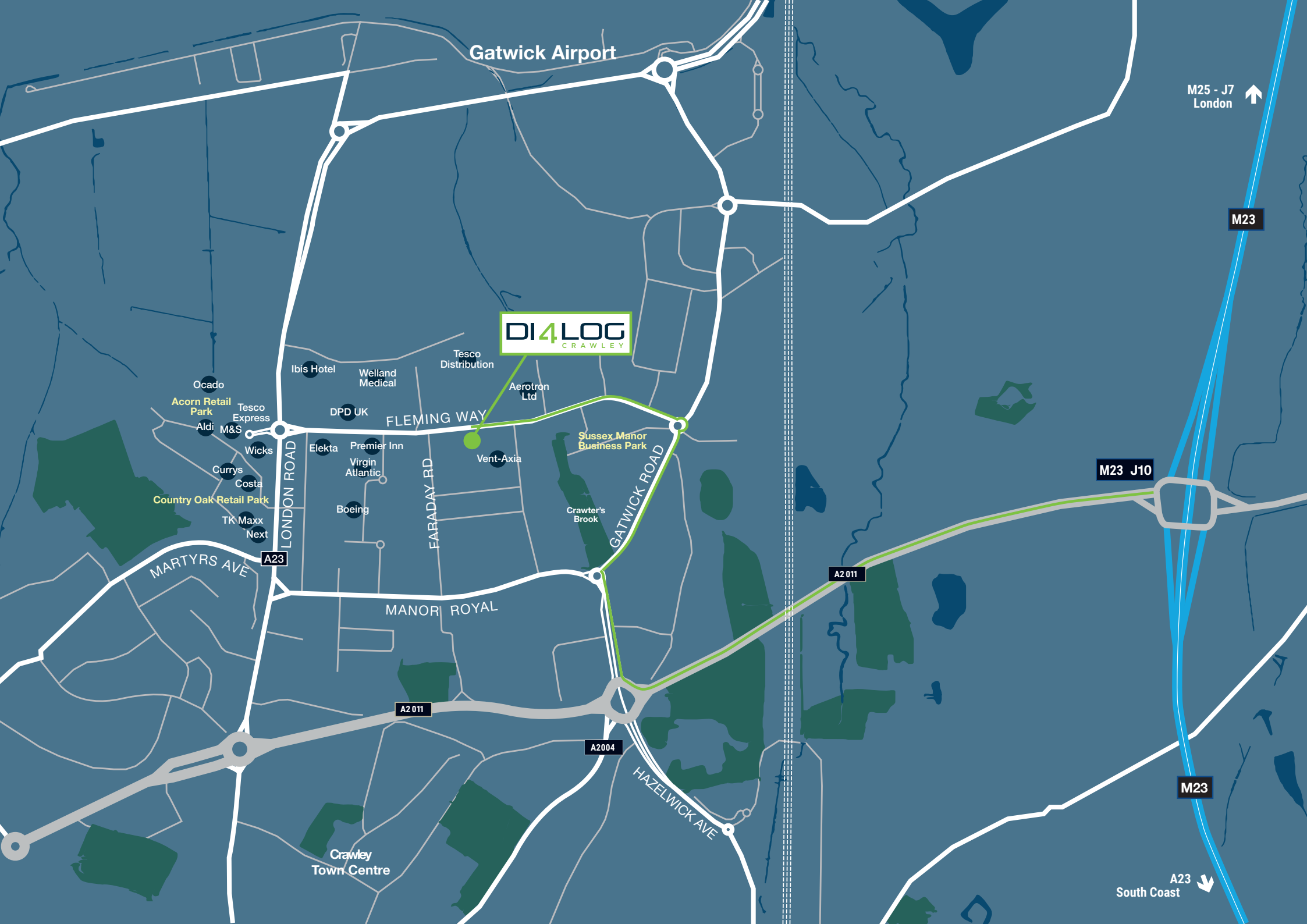
GATWICK ROAD

A2011

M23 J10

M23

A23
South Coast ↓





DIALOG

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FTDJOHNS
01293 552721
www.ftdjohns.co.uk

DTRE
020 3328 9080
www.dtre.com

IMPORTANT INFORMATION
Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.

All measurements and distances are approximate. VAT may be applicable to rent/price quoted.
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