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G-Hub Crawley



High spec



Strategic location



Strong labour pool



RH10 9AG



Available
Q2 2022



Three speculative
logistics units



Last mile
logistics solutions

Manor Royal



G-Hub Crawley

A strategic development
for last mile logistics

Unit 1
Unit 2
Unit 3
G-Hub Crawley



2 miles (6 mins)



10 miles

Gatwick Road

Crawley Avenue

A2011

Gatwick Road

A2011

A2004

Hazelwick Avenue

Manor Road

Crawley Avenue

G-Hub Crawley

G-Hub Crawley

G-Hub Crawley offers three highly specified logistics units of 89,255 sq ft, 48,104 sq ft and 26,813 sq ft, strategically located for last mile logistics solutions – available Q2 2022.

The units will each benefit from a best-in-class specification, including wide service yards, up to 12.5 m clear internal height and 2 level access doors, together with dock levellers, car and HGV parking and power supply.

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, including last mile logistics.



Unit 1 – computer generated image



Prime mid-box development
Supporting customers' increasing requirements for last mile logistics solutions and increasing need for smaller warehousing with proximity to key urban centres, particularly in the South East.



Computer generated image



Representative image

Sustainable benefits
Built into every development at no extra cost.

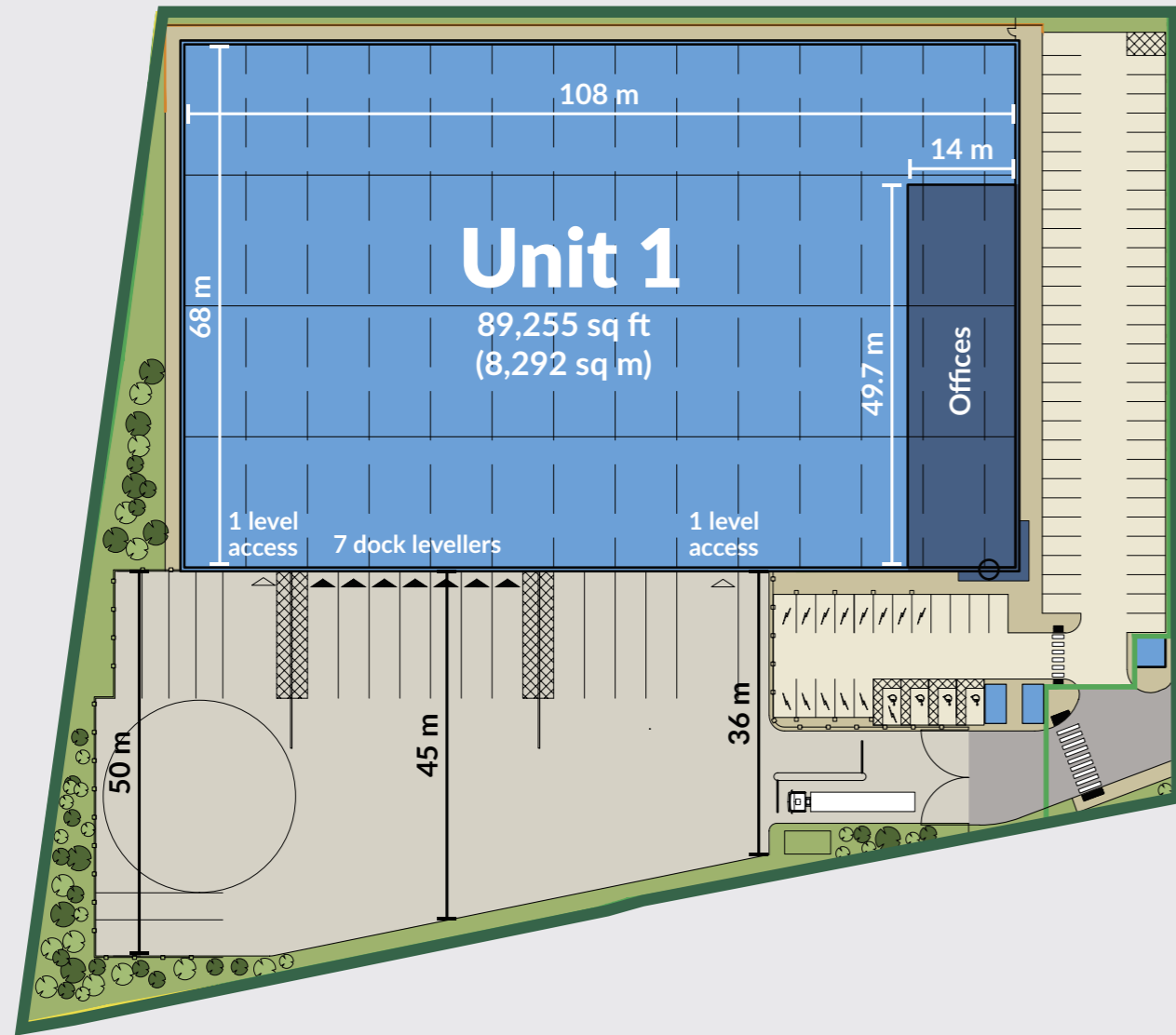


Representative image



Representative image

Unit 1



Schedule of accommodation

TOTAL GEA	TOTAL GEA
89,255 sq ft	8,292 sq m

Warehouse	80,192 sq ft	7,450 sq m
Office	9,063 sq ft	842 sq m
Total GEA	89,255 sq ft	8,292 sq m

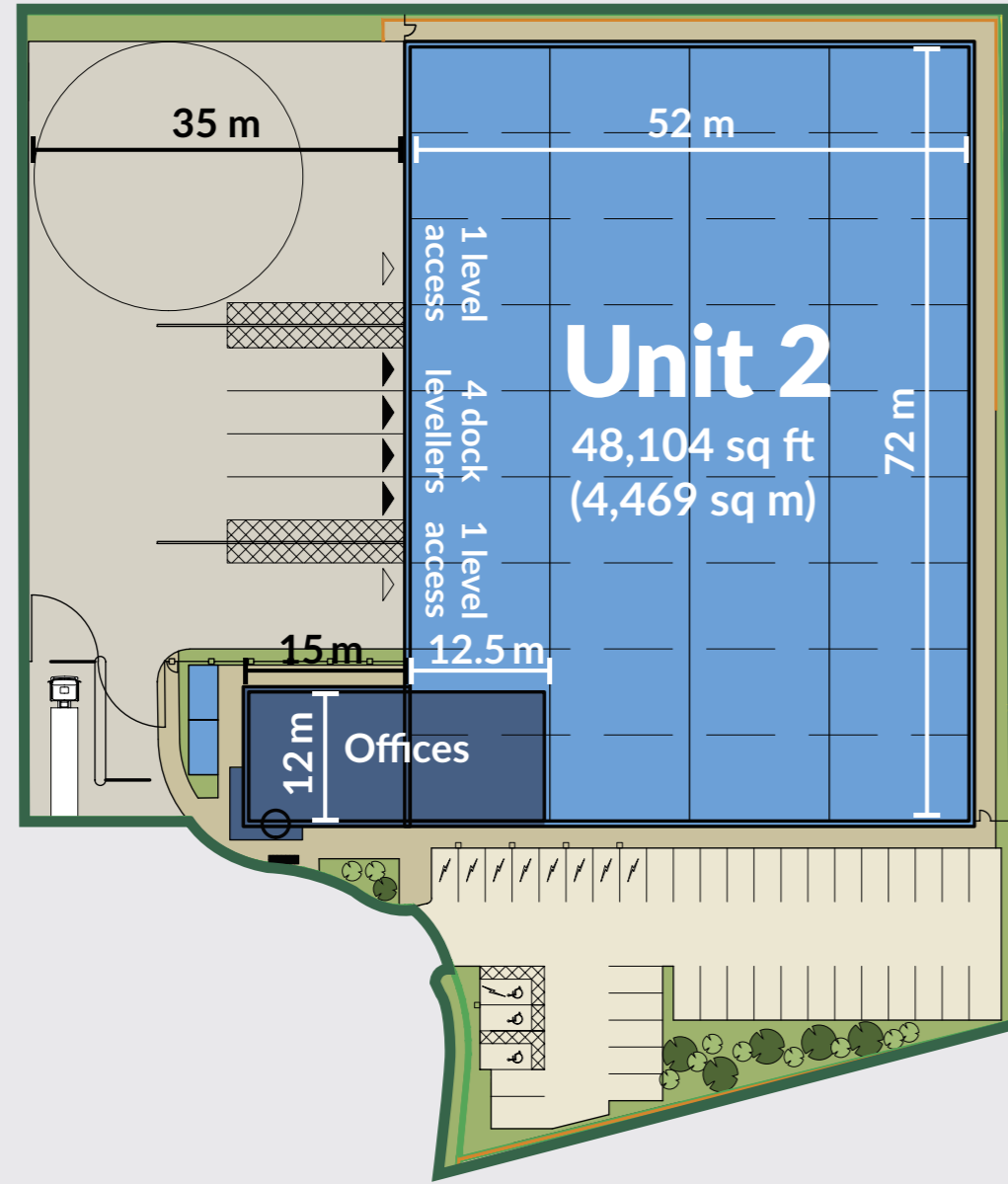
Key features

- Clear internal height 12.5 m
- 3.93 acres (1.591 ha)
- Enhanced spec
- 2 level access
- 7 dock doors
- 50 kN psm Floor loading
- 21 HGV parking
- 81 car parking
- 16 charging car bays

G-Hub Crawley



Unit 2



Schedule of accommodation

TOTAL GEA	TOTAL GEA
48,104 sq ft	4,469 sq m

Warehouse	43,131 sq ft	4,007 sq m
Office	4,973 sq ft	462 sq m
Total GEA	48,104 sq ft	4,469 sq m

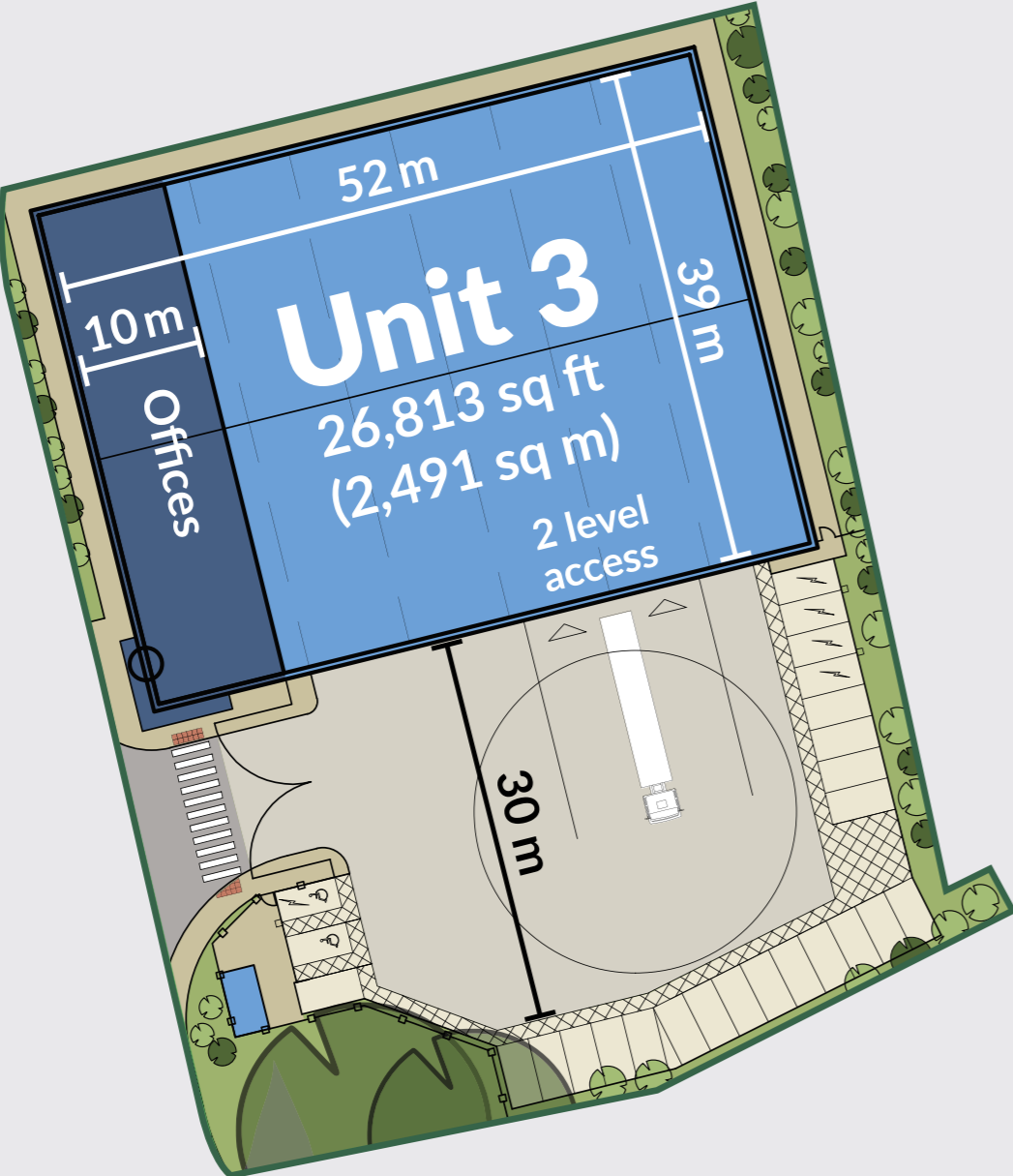
Key features

- Clear internal height 10 m
- 2.07 acres (0.837 ha)
- Enhanced spec
- 2 level access
- 4 dock doors
- 50 kN psm Floor loading
- 5 HGV parking
- 43 car parking
- 9 charging car bays



Computer generated image

Unit 3



Schedule of accommodation

TOTAL GEA	TOTAL GEA
26,813 sq ft	2,491 sq m

Warehouse	22,421 sq ft	2,083 sq m
Office	4,392 sq ft	408 sq m
Total GEA	26,813 sq ft	2,491 sq m

Key features

- Clear internal height 8 m
- 1.19 acres (0.484 ha)
- Enhanced spec
- 2 level access
- 3 HGV parking
- 50 kN psm Floor loading
- 10 cycle spaces
- 25 car parking
- 5 charging car bays



Computer generated image

G-Hub Crawley

Site plan & spec

Up to
12.5m
Clear
Height



Site Plan



G-Hub Crawley

G-Hub Crawley

New, enhanced GLP base build specification

The new units will each feature the enhanced GLP 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.

New innovations

The new innovations include a new feature reception, the use of natural materials and finishes throughout, acoustic panels and exposed services in the office space and an open plan kitchen and break-out area.



Enhanced spec

The new units will feature the enhanced GLP 'standard' specification — with a range of cutting edge enhancements throughout.

Enhanced Spec

Modern, glazed entrance with LED feature lighting



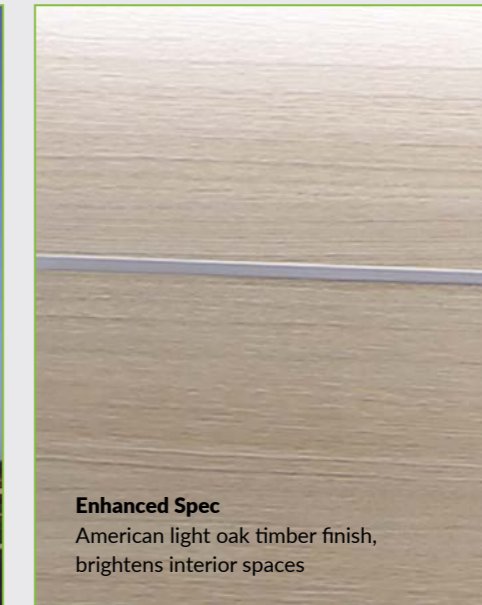
Enhanced Spec
Distinctive reception area



Enhanced Spec
Open plan kitchen and break-out area



Enhanced Spec
Modern simplified building design



Enhanced Spec
American light oak timber finish, brightens interior spaces



2020 Spec
Environment analytics system to monitor building use

Our commitment to sustainability

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.



The GLP enhanced specification includes:

- ✔ 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



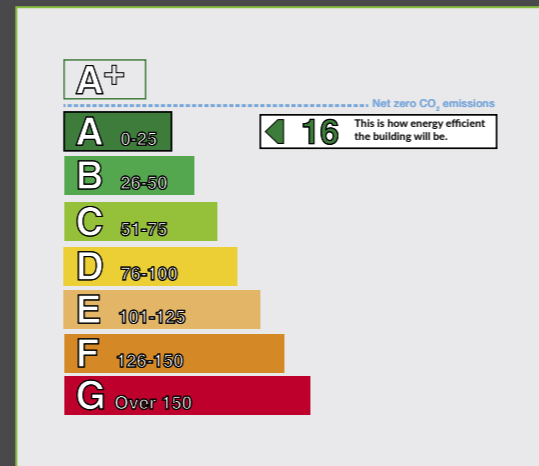
BREEAM® and Energy Efficiency Ratings

BREEAM® UK

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



★★★★★
Rating: Excellent



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



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



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



Optimising the use of natural light
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



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



GLP in Europe

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million sq m across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. **Learn more at www.glp.com**



**4 million sq m
operating portfolio**



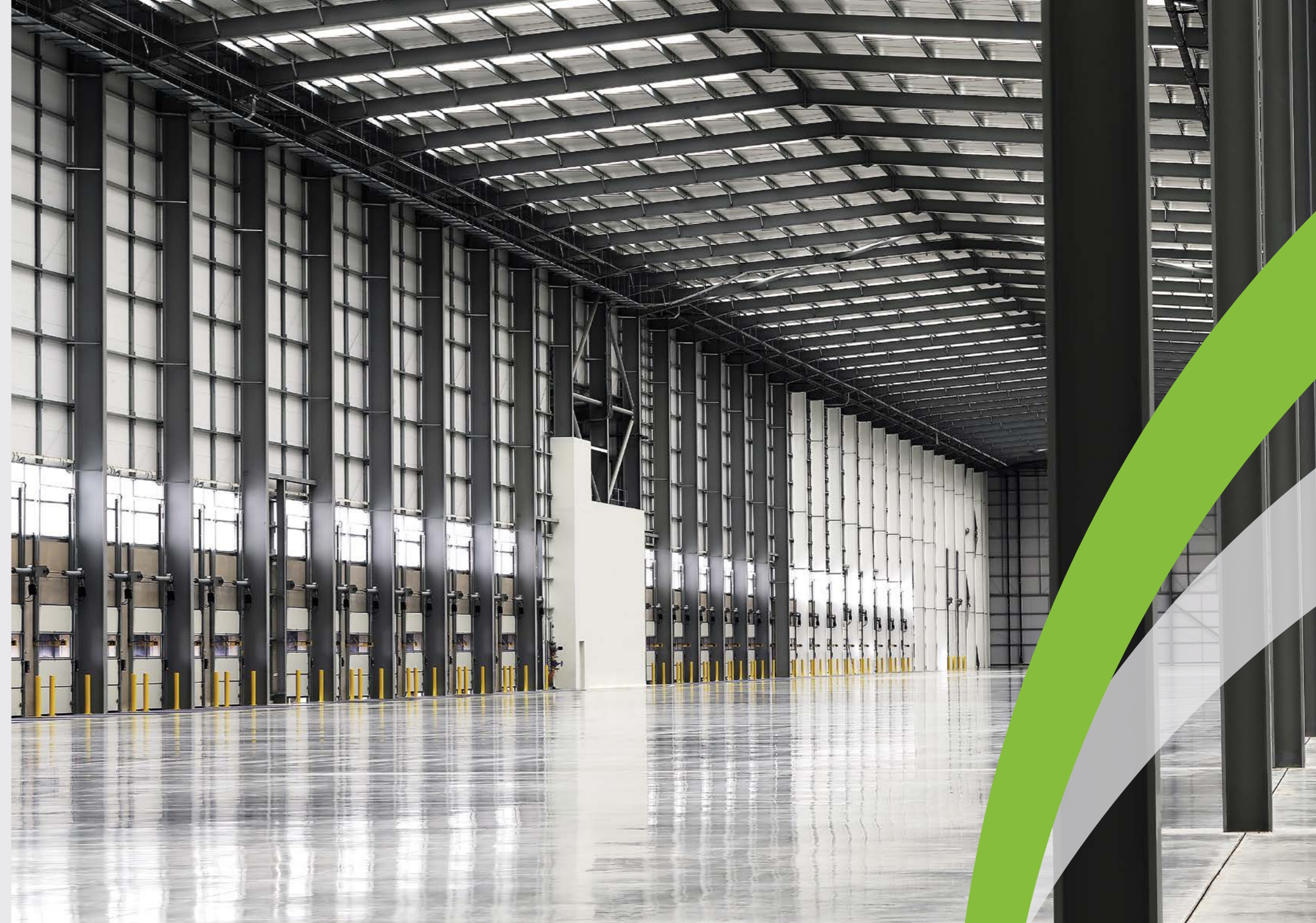
**9 million sq m
development in 30 years**



**4 million sq m
development pipeline**



**Strong
global presence**



G-Hub Crawley

Demographic and location

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.

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%)

Class 2 driver
Crawley £13.85
Croydon £14.34

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



Average
annual
spend per
household
within 90
minutes'
drive time



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



Location 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.

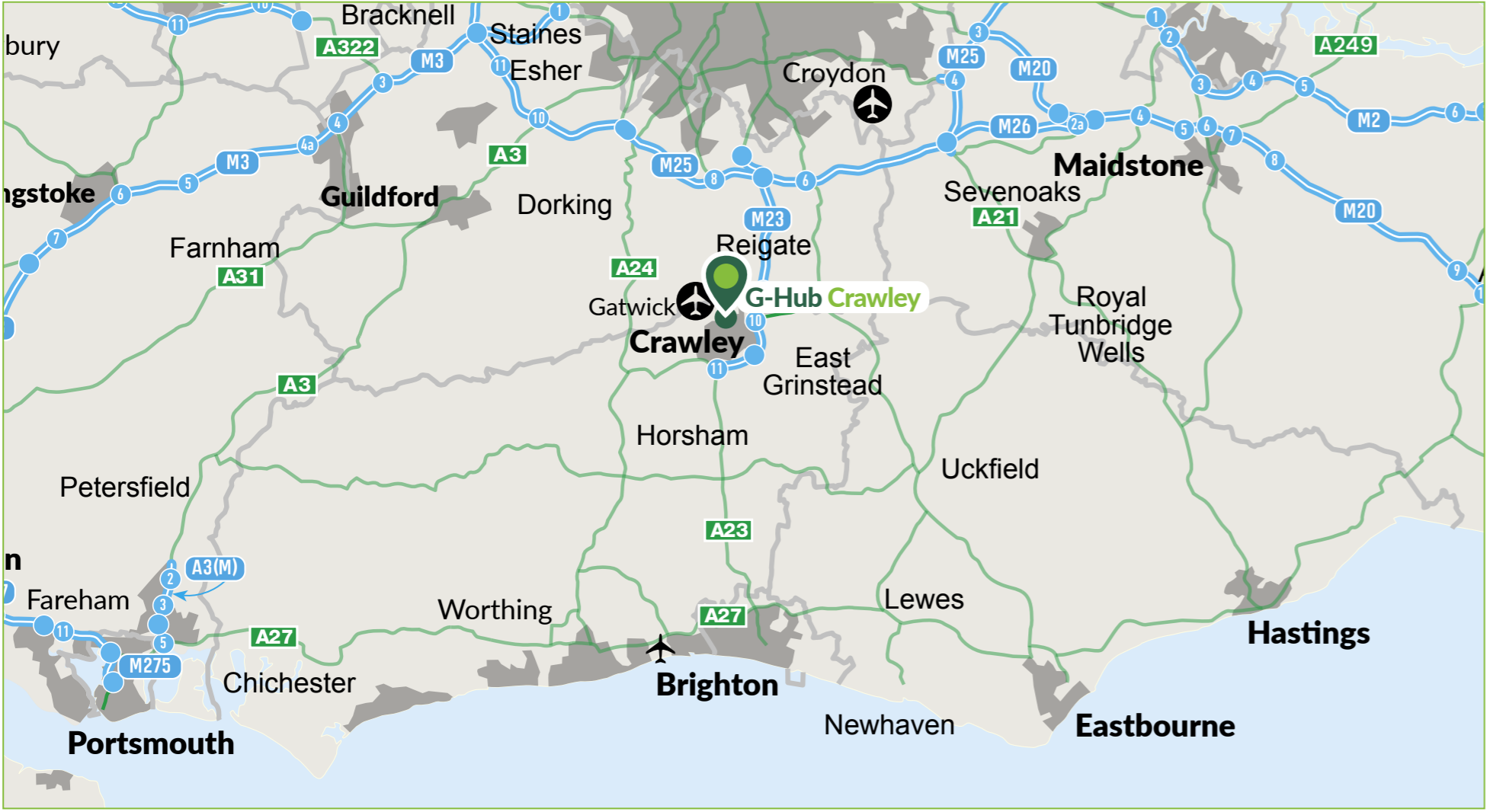
A much sought after area, the business district provides a wide range of property options from high quality HQ style offices, larger industrial and warehouse options to workshops and serviced workspaces.

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.

Location





G-Hub Crawley

Contacts

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



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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. March 2022. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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