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Available  
now to let



Three speculative  
logistics units

# G-Hub Crawley



High spec



Strategic  
location



Strong  
labour pool



RH10 9AG







# Manor Royal



**Gatwick Road**

A2011

**Crawley Avenue**

**Manor Road**

Unit 2

Unit 3

## Unit 1

**G-Hub Crawley**

**Gatwick Road**

**M23**  
J 10

2 miles (6 mins)



10 miles

**Crawley Avenue**

A2011

A2004

**Hazelwick Avenue**



G-Hub Crawley

# G-Hub Crawley

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

The units 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.



**Prime mid-box development**  
Supporting customers' increasing need for smaller warehousing with proximity to key urban centres, particularly in the South East.

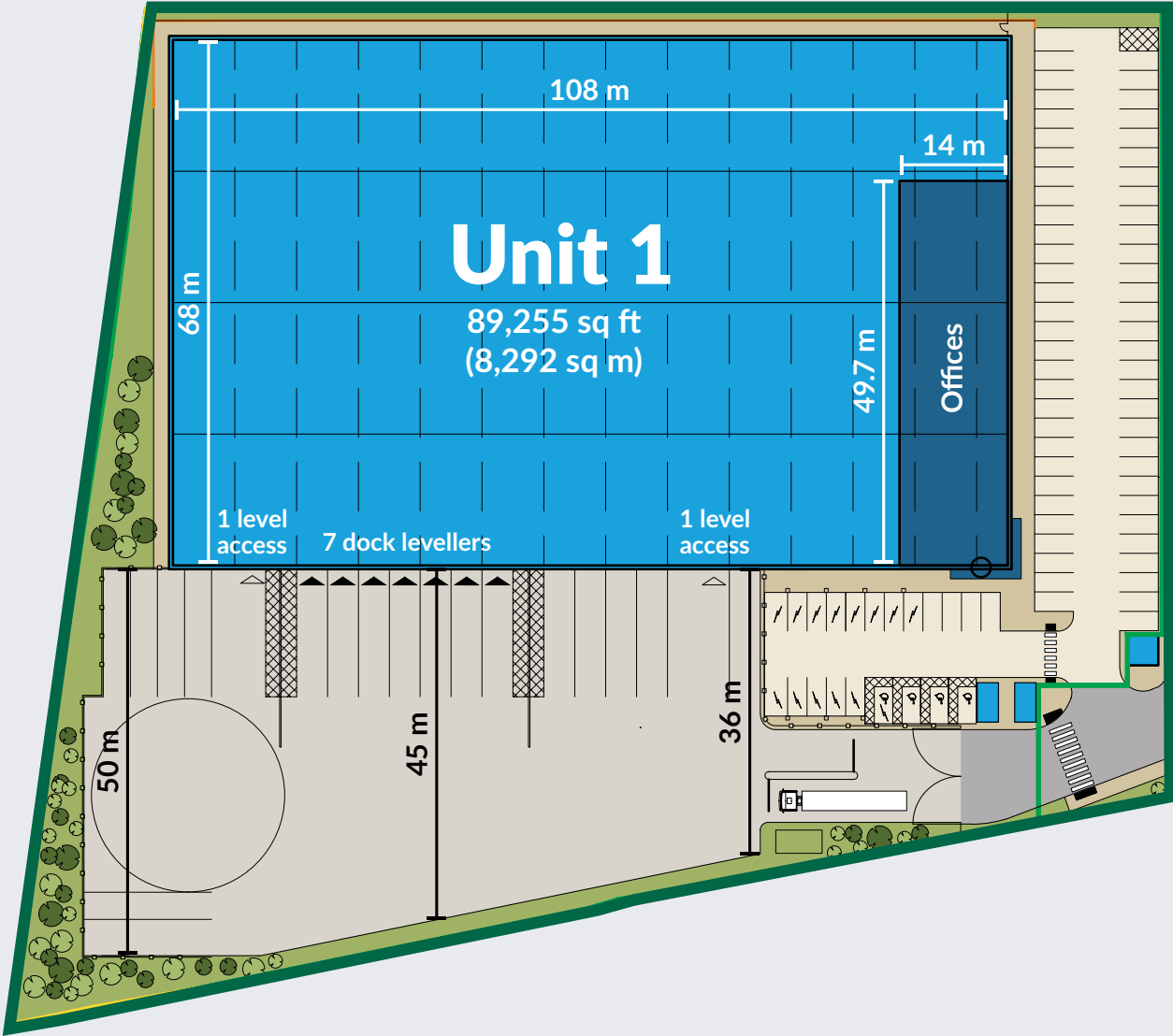


**Sustainable benefits**  
Built into every development at no extra cost.

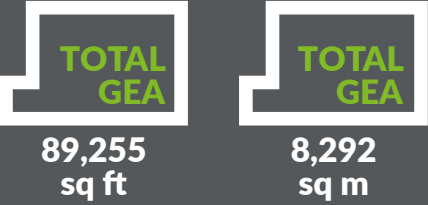




# Unit 1

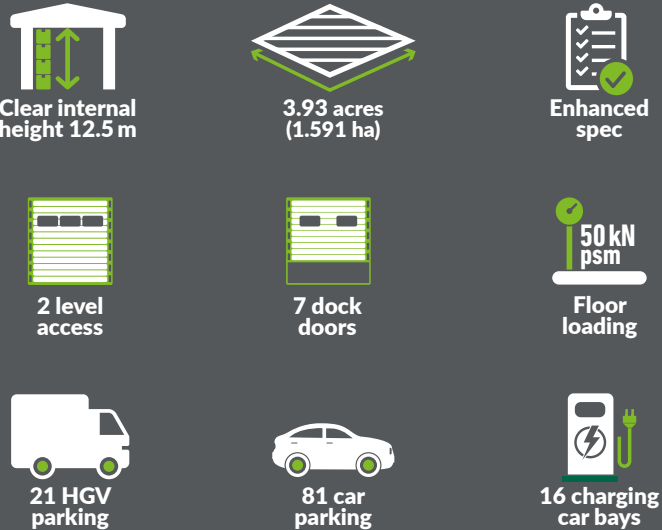


## Schedule of accommodation



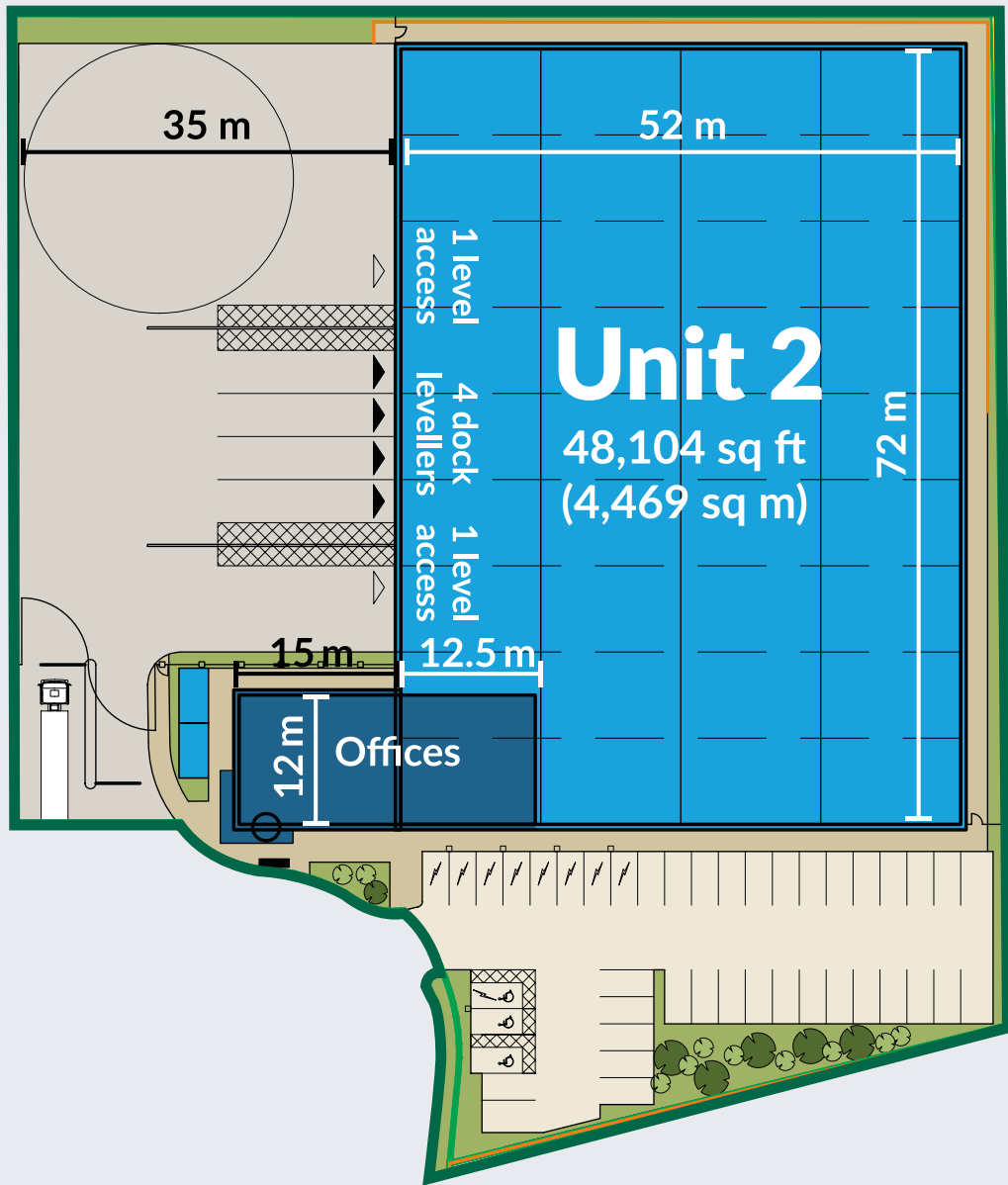
Warehouse	80,192 sq ft	7,450 sq m
Office	9,063 sq ft	842 sq m
Total GEA	89,255 sq ft	8,292 sq m

## Key features





# Unit 2



## Schedule of accommodation

**TOTAL GEA**

48,104 sq ft

**TOTAL GEA**

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

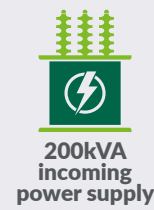
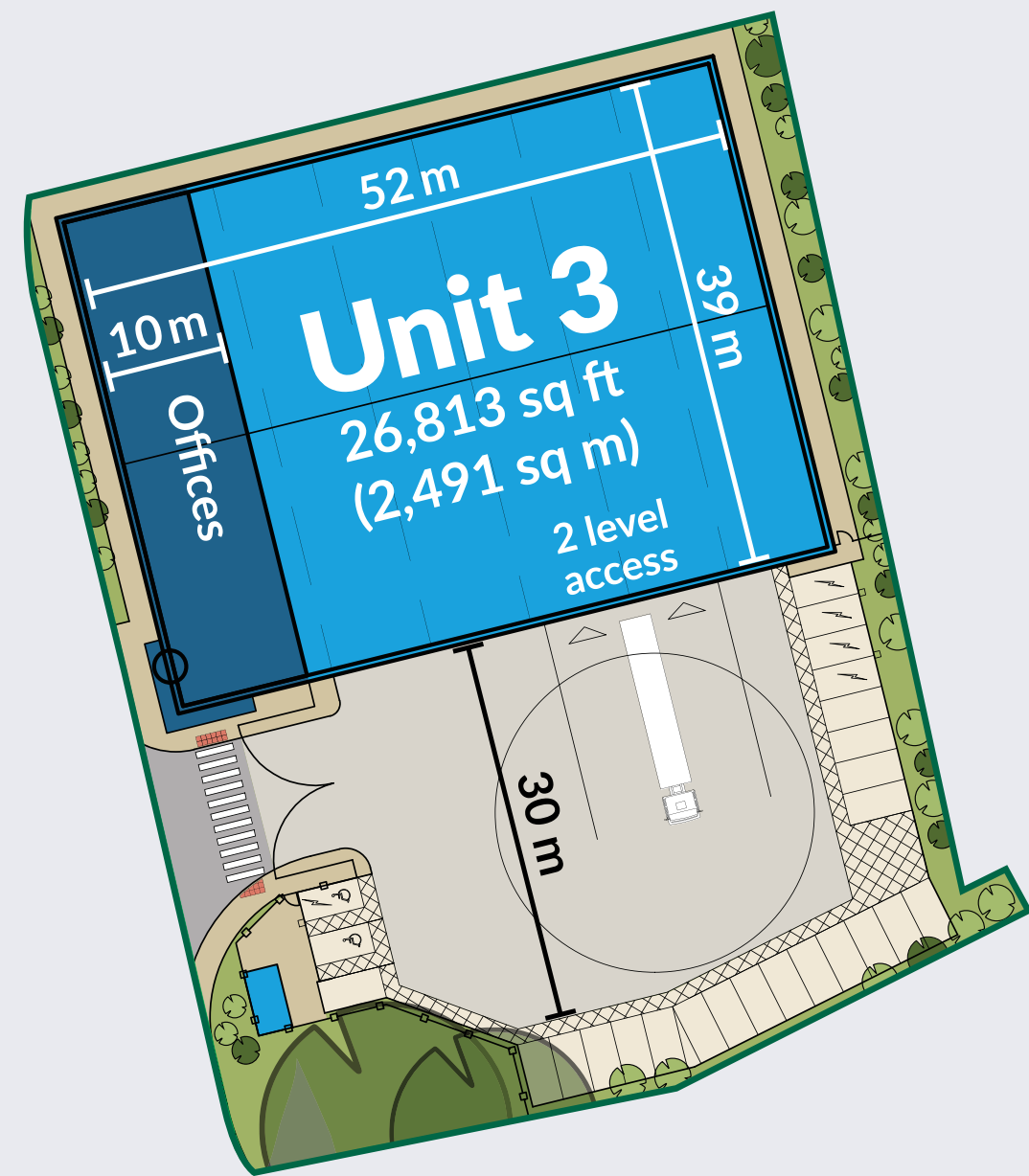
43 car parking

9 charging car bays





# 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





G-Hub Crawley

# Site plan & spec

Up to  
12.5m  
Clear  
Height





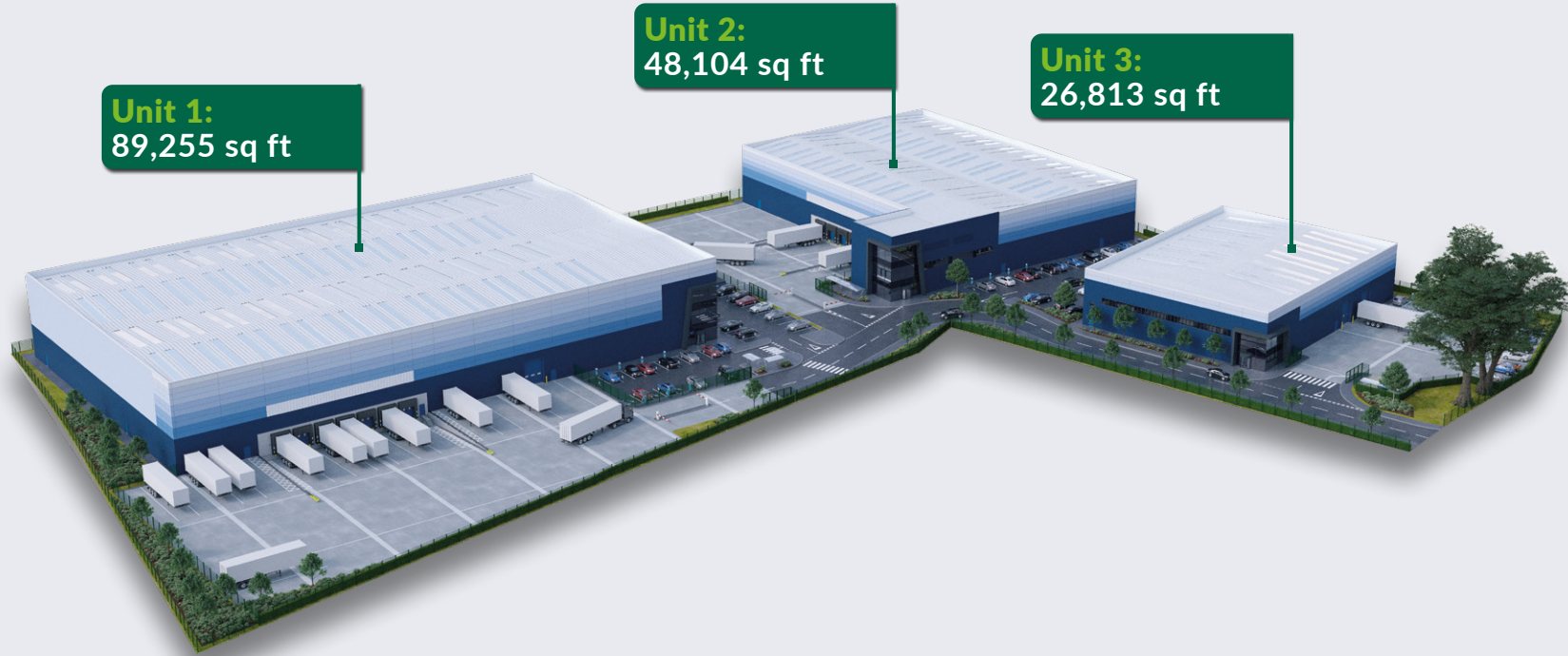
# Site Plan



Available now to let

Three speculative logistics units

G-Hub  
Crawley





# New, enhanced GLP base build specification

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



**Enhanced Spec**  
Modern, glazed entrance with LED feature lighting



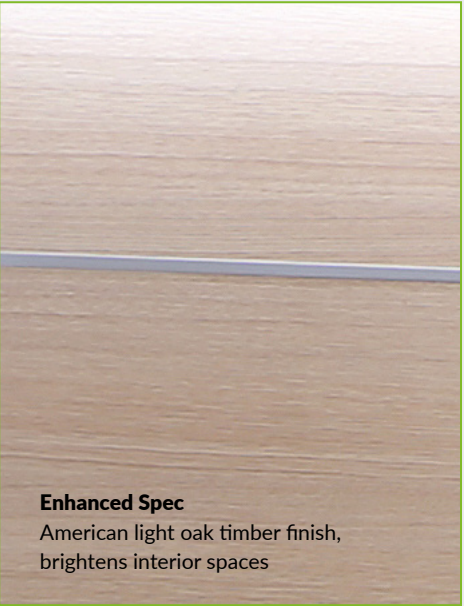
**Enhanced Spec**  
Distinctive reception area



**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



**Enhanced Spec**  
Environment analytics system to monitor building use



# Our commitment to sustainability

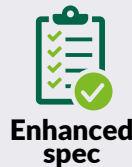
Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

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



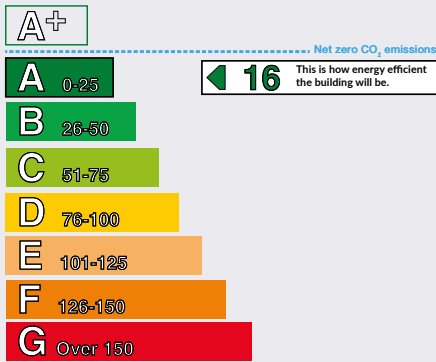
## BREEAM® and Energy Efficiency Ratings

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 combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, 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 5.6 million sq m 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 4 million sq m. To learn more about our European operations, please go to [eu.glp.com](https://eu.glp.com)



**5.6 million sq m  
operating portfolio**



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



**4 million sq m  
development pipeline**



**Strong  
global presence**





# Demographic and location

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

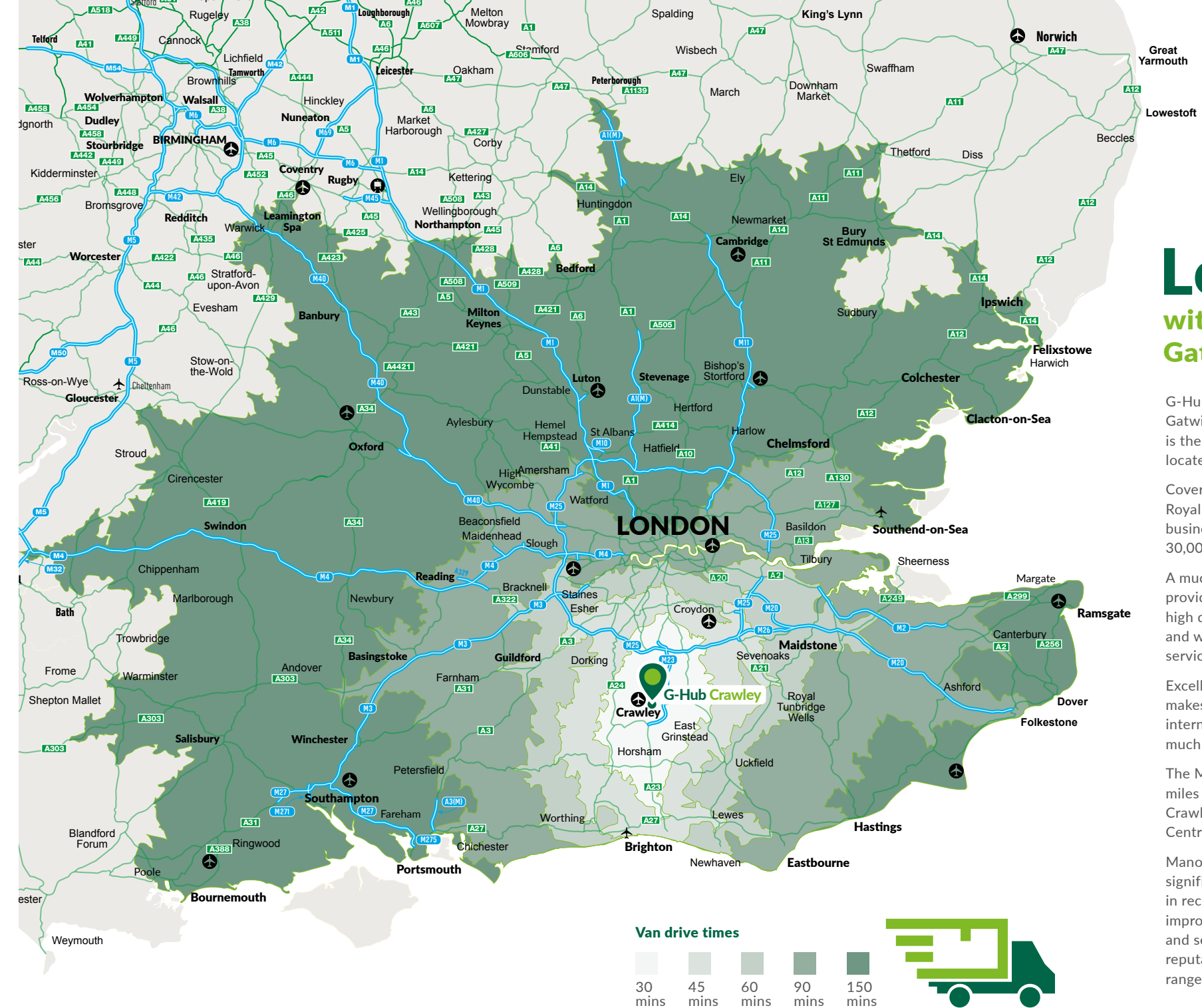
**£107,000**  
spent annually  
on takeaway  
meals within a  
30-minute drive



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

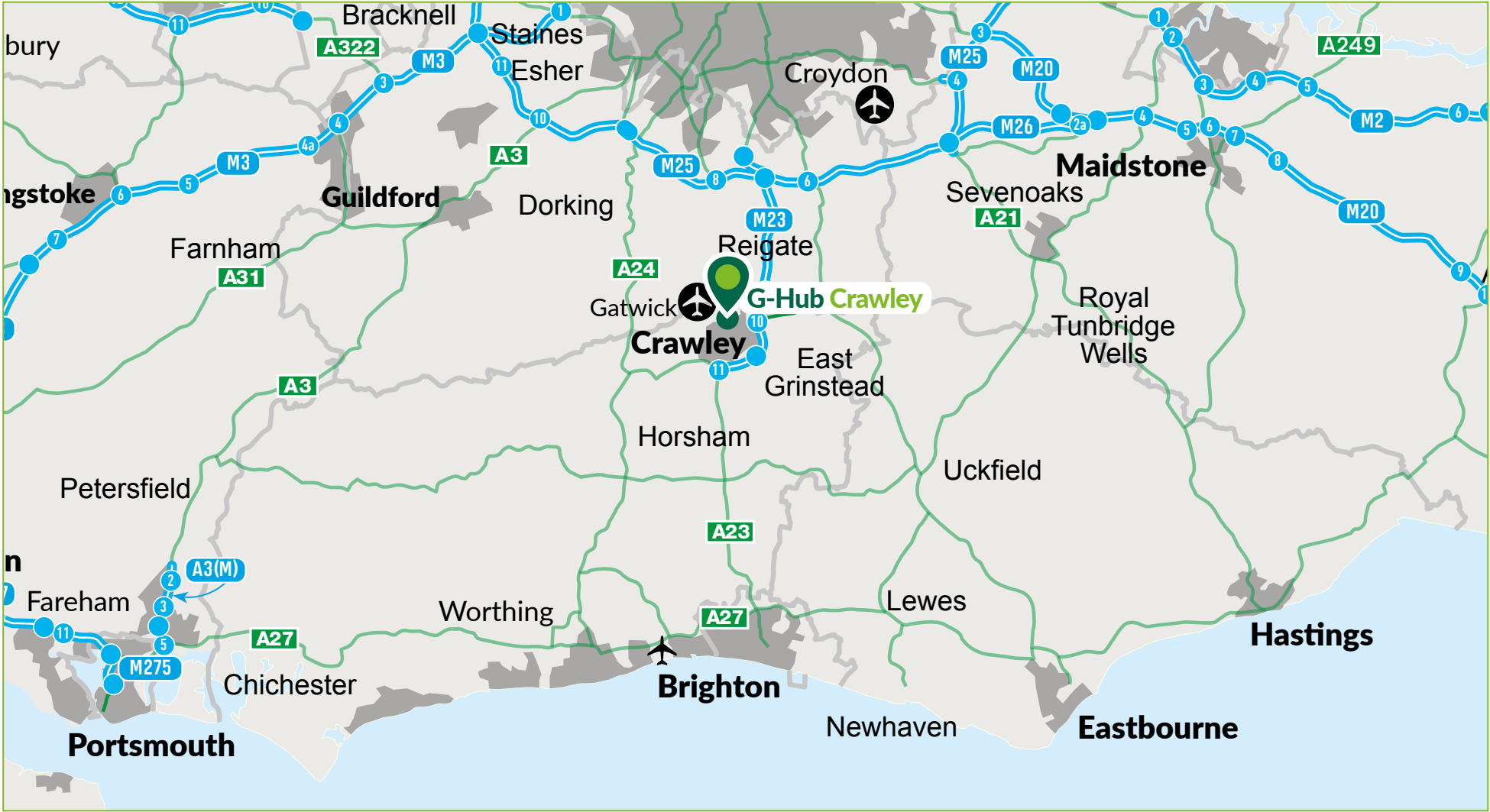


**7%**  
are retailers





# 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. May 2022. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.





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