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G-Hub Crawley Unit 1



Clear
height 12.5m



TOTAL
GEA
89,255
SQ FT



TOTAL
GEA
8,292
SQ M



RH10 9AG

Available
NOW

LIVE
TOUR

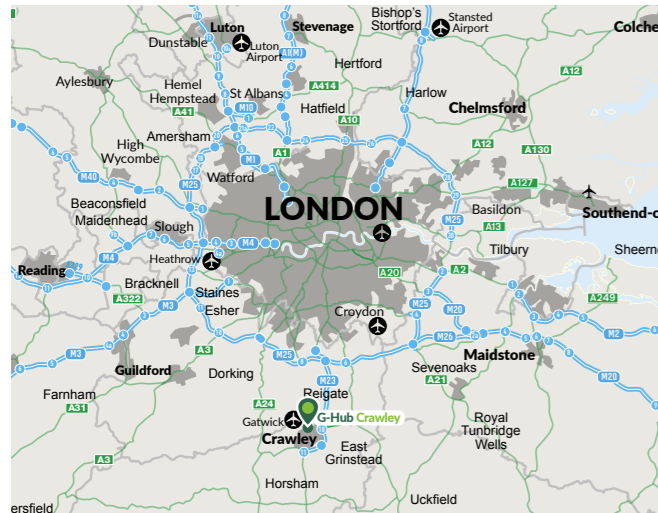


Unit 1

G-Hub Crawley Unit 1 offers a highly specified unit of 89,255 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.

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.



TOTAL GEA

89,255 sq ft

TOTAL GEA

8,292 sq m

Available NOW

Speculative development

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 12.5m



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 car charging bays



BREEAM® UK A

Unit 1 has been built to achieve a BREEAM® rating of 'Excellent' and 'EPC A' Rating.

G-Hub Crawley



For a live tour — open your camera app. Point the camera at the QR code. Tap the banner that appears on your phone or tablet.



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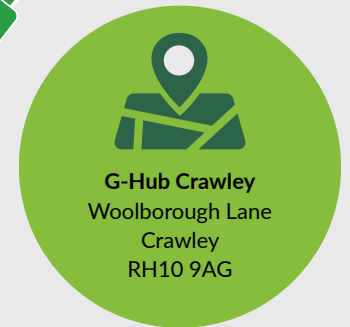
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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort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

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