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# G-Hub Crawley Unit 2



RH10 9AG

Available  
NOW



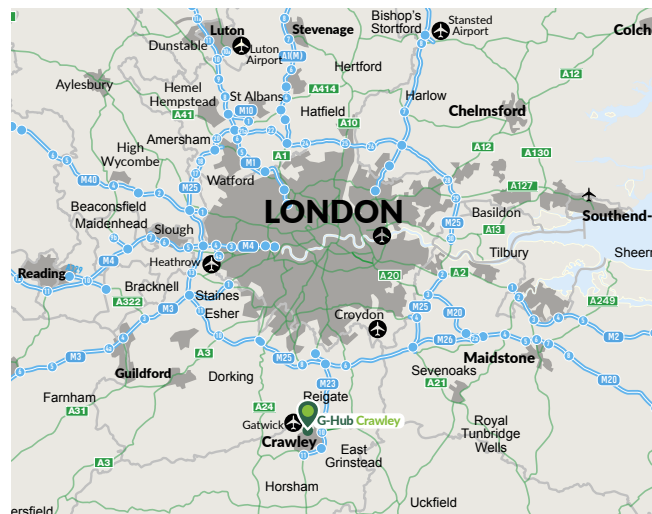


# Unit 2

**G-Hub Crawley Unit 2 offers a highly specified unit of 48,104 sq ft, strategically located for logistics solutions.**

The unit benefits from a best-in-class specification, including a 35m service yard, 10m clear internal height and 2 level access doors, together with 4 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**  
48,104 sq ft

**TOTAL GEA**  
4,469 sq m

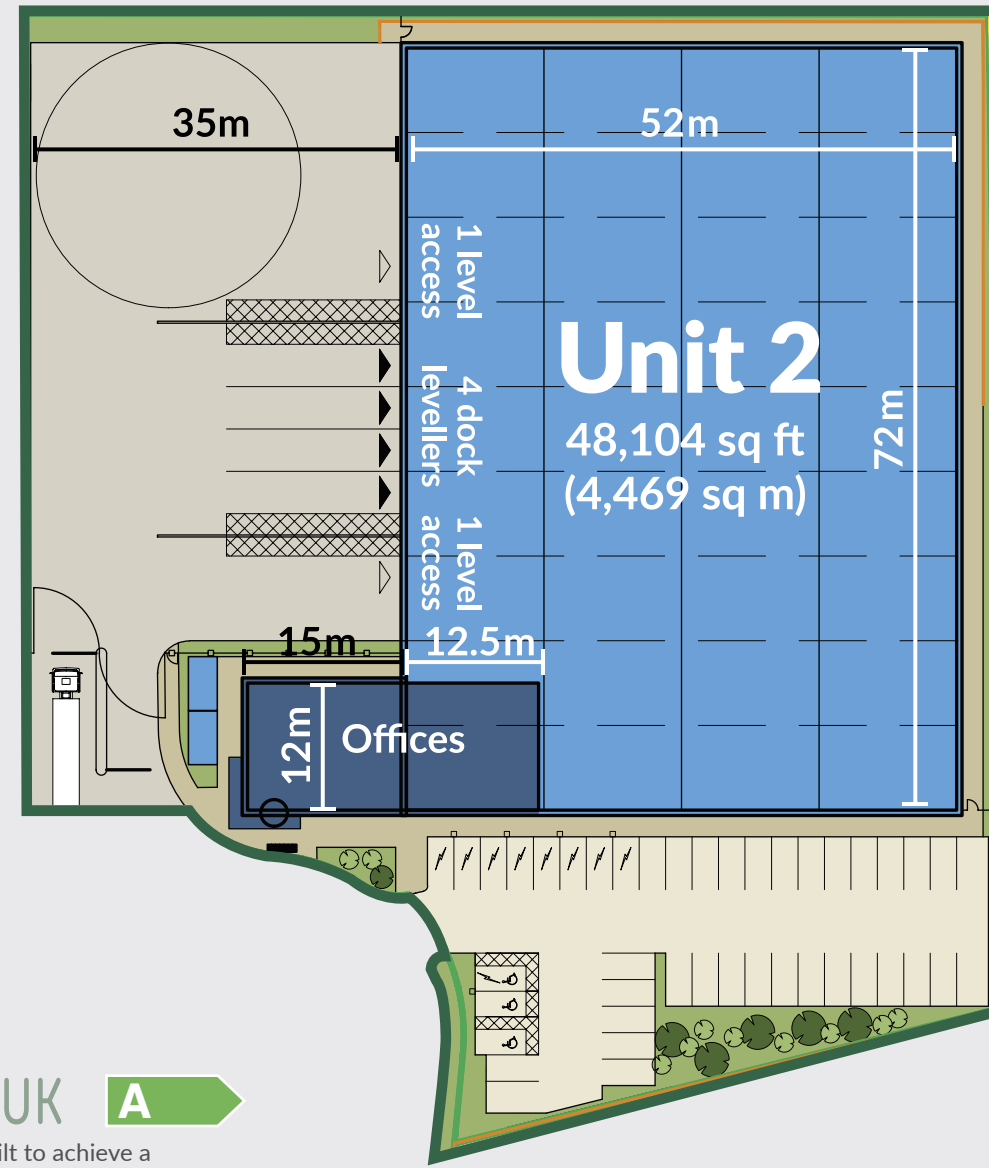
Warehouse	43,131 sq ft	4,007 sq m
Office	4,973 sq ft	462 sq m
Total GEA	48,104 sq ft	4,469 sq m

**Available NOW**

**Speculative development**

## Key features

- Clear internal height 10m
- 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 car charging bays



**BREEAM® UK A**

Unit 2 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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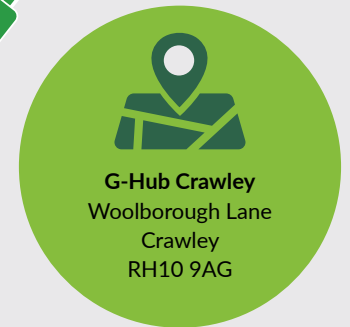
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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort 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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