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# G-Hub Crawley Unit 3



Clear  
height 8m



26,813  
SQ FT



2,491  
SQ M



RH10 9AG

Available  
NOW

LIVE  
TOUR





# Unit 3

**G-Hub Crawley Unit 3 offers a highly specified unit of 26,813 sq ft, strategically located for logistics solutions.**

The unit benefits from a best-in-class specification, including a 30m service yard, 8m clear internal height and 2 level access doors, together with 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**

**26,813  
sq ft**

**TOTAL  
GEA**

**2,491  
sq m**

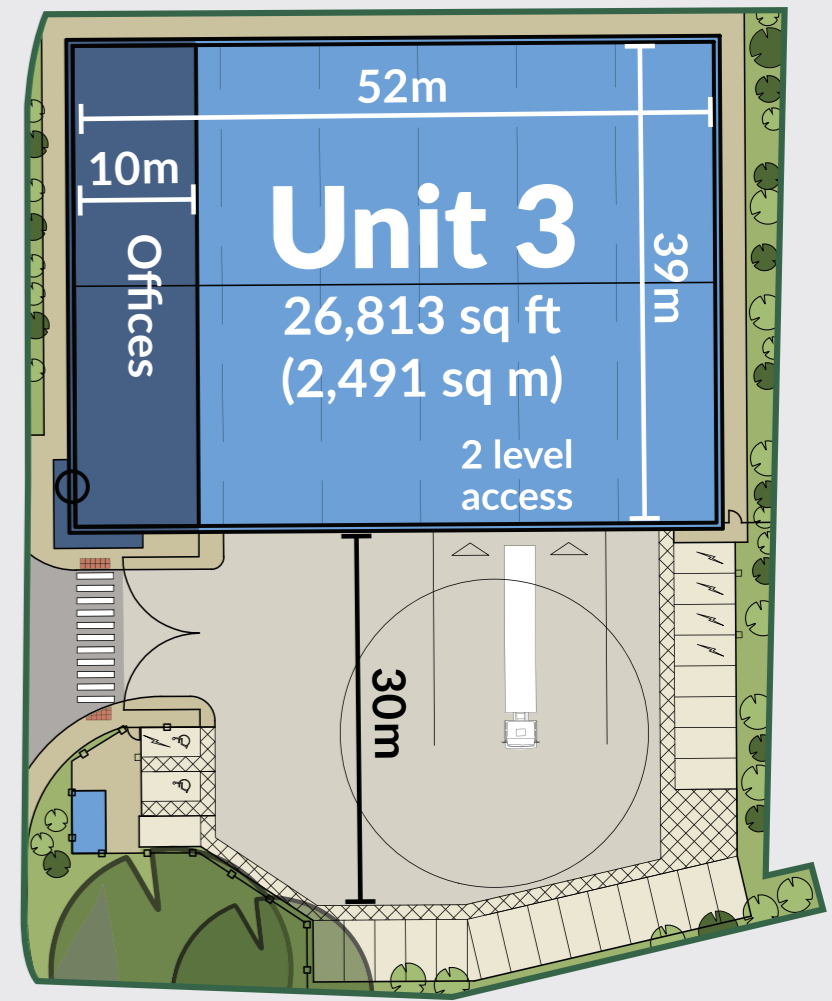
**Speculative  
development**

**Available  
NOW**

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

### Key features

- Clear internal height 8m**
- 1.19 acres (0.837 ha)**
- Enhanced spec**
- 2 level access**
- 3 HGV parking**
- 50 kN psm Floor loading**
- 10 cycle spaces**
- 25 car parking**
- 5 car charging bays**



**BREEAM® UK A**

Unit 3 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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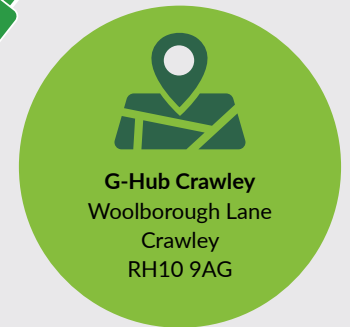
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