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# G-Hub Crawley Unit 2



Clear  
height 10m



TOTAL  
GEA  
51,699  
SQ FT



TOTAL  
GEA  
4,803  
SQ M



RH10 9AG

Available  
NOW

LIVE  
TOUR



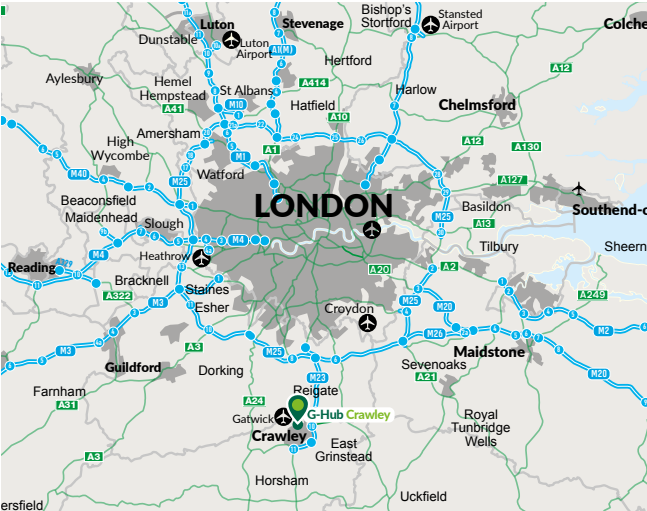


# Unit 2

G-Hub Crawley Unit 2 offers a highly specified unit of 51,699 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

51,699  
sq ft

TOTAL  
GEA

4,803  
sq m

Available  
NOW



Speculative  
development

|           |              |            |
|-----------|--------------|------------|
| Warehouse | 43,157 sq ft | 4,009 sq m |
| Offices   | 8,542 sq ft  | 794 sq m   |
| Total GEA | 51,699 sq ft | 4,803 sq m |

## 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



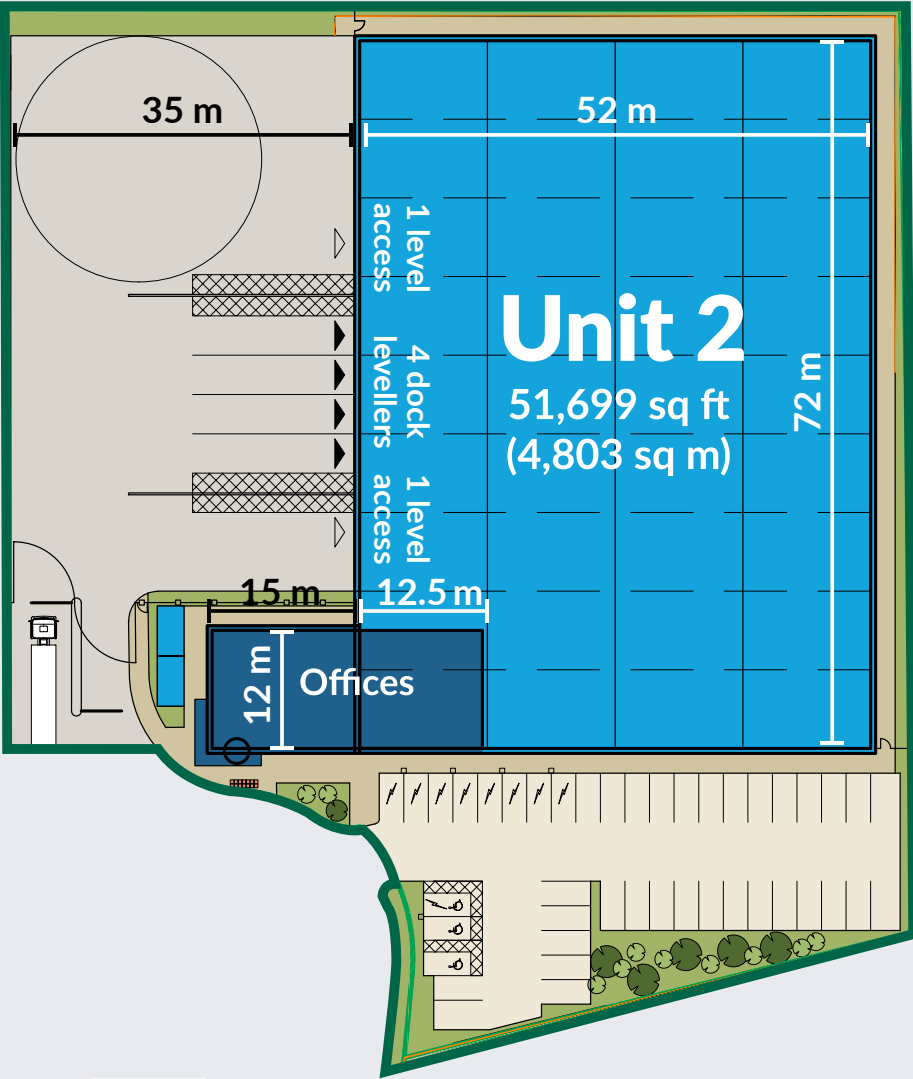
5 HGV  
parking



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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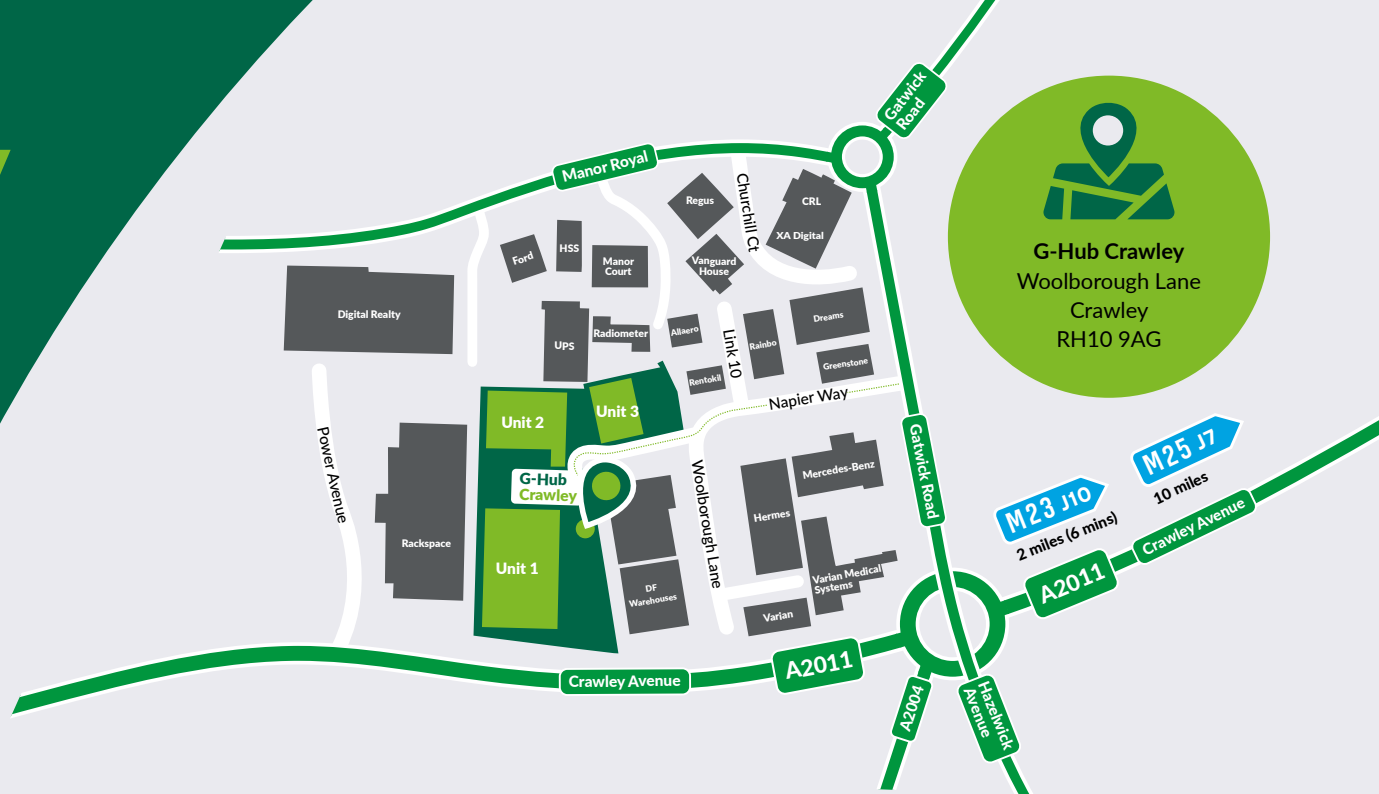
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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. January 2023. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

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