



eu.glp.com

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



2 miles (6 mins)



10 miles

Gatwick Road

Manor Road

Unit 2

Unit 3

Unit 1

G-Hub Crawley

A2011

Crawley Avenue

A2004

Hazelwick Avenue



G-Hub Crawley

# G-Hub Crawley

G-Hub Crawley offers three highly specified units of 96,442 sq ft, 51,699 sq ft and 27,570 sq ft, strategically located for logistics solutions.

The units each benefit from a best-in-class specification, including wide service yards, up to 12.5m 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.



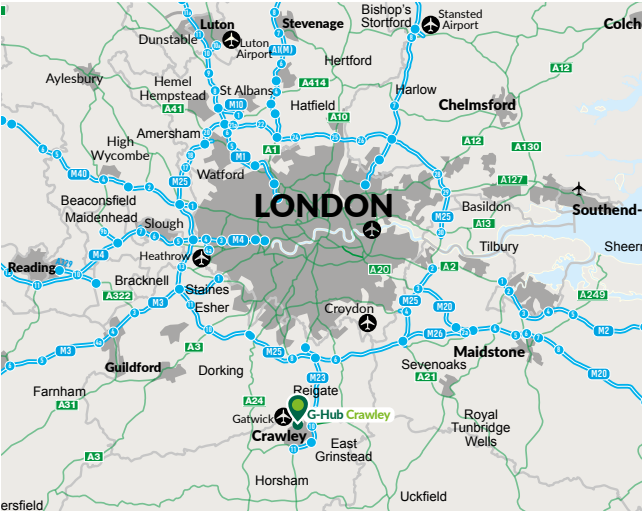


# Unit 1

G-Hub Crawley Unit 1 offers a highly specified unit of 96,442 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**

96,442  
sq ft

**TOTAL  
GEA**

8,959  
sq m

Available  
NOW



Speculative  
development

Warehouse	80,159 sq ft	7,447 sq m
Offices	16,283 sq ft	1,512 sq m
Total GEA	96,442 sq ft	8,959 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



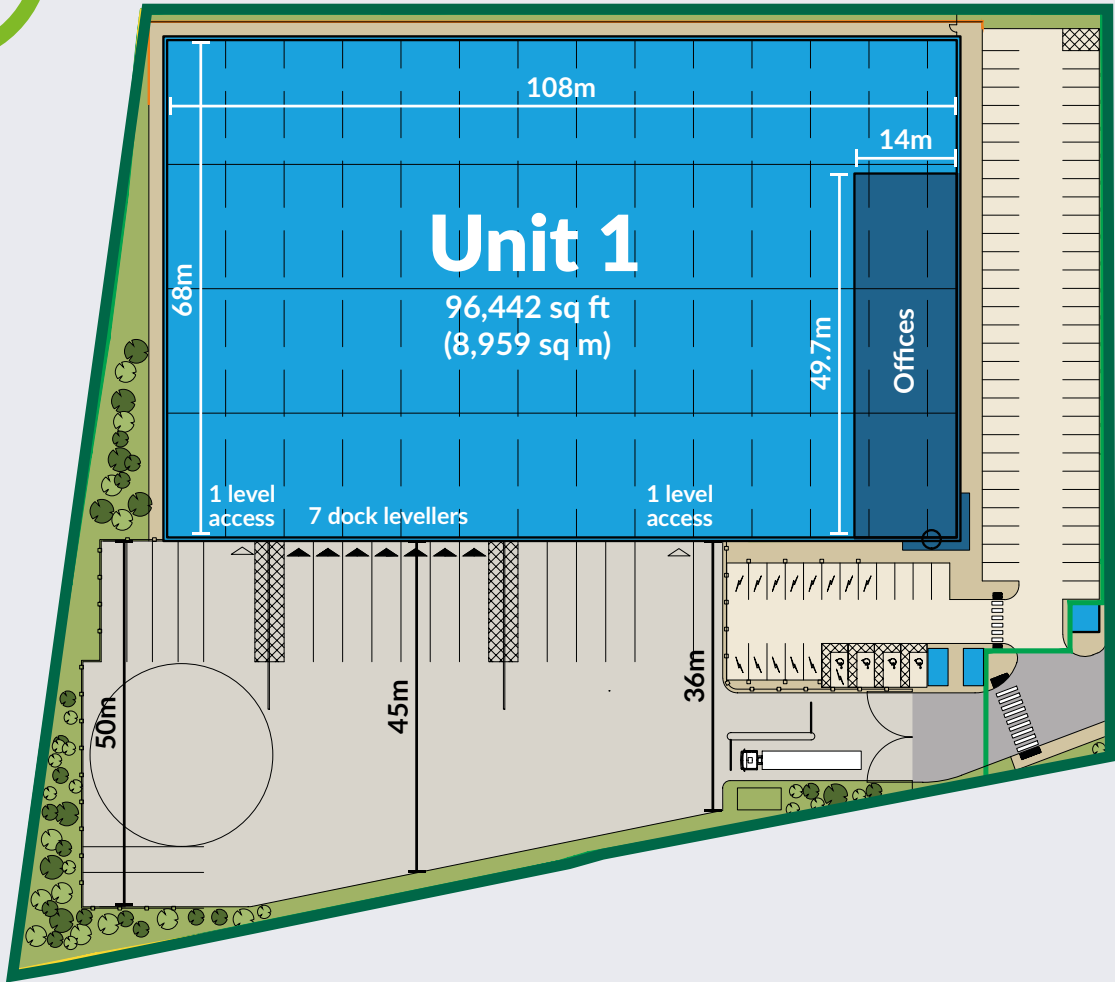
21 HGV  
parking



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.

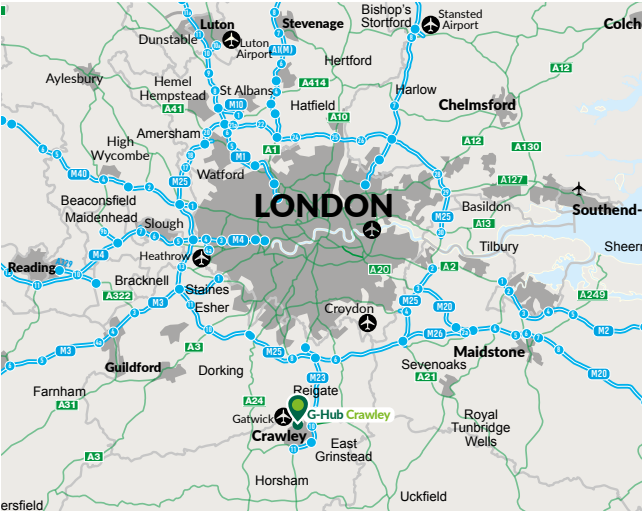


# Unit 2

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

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

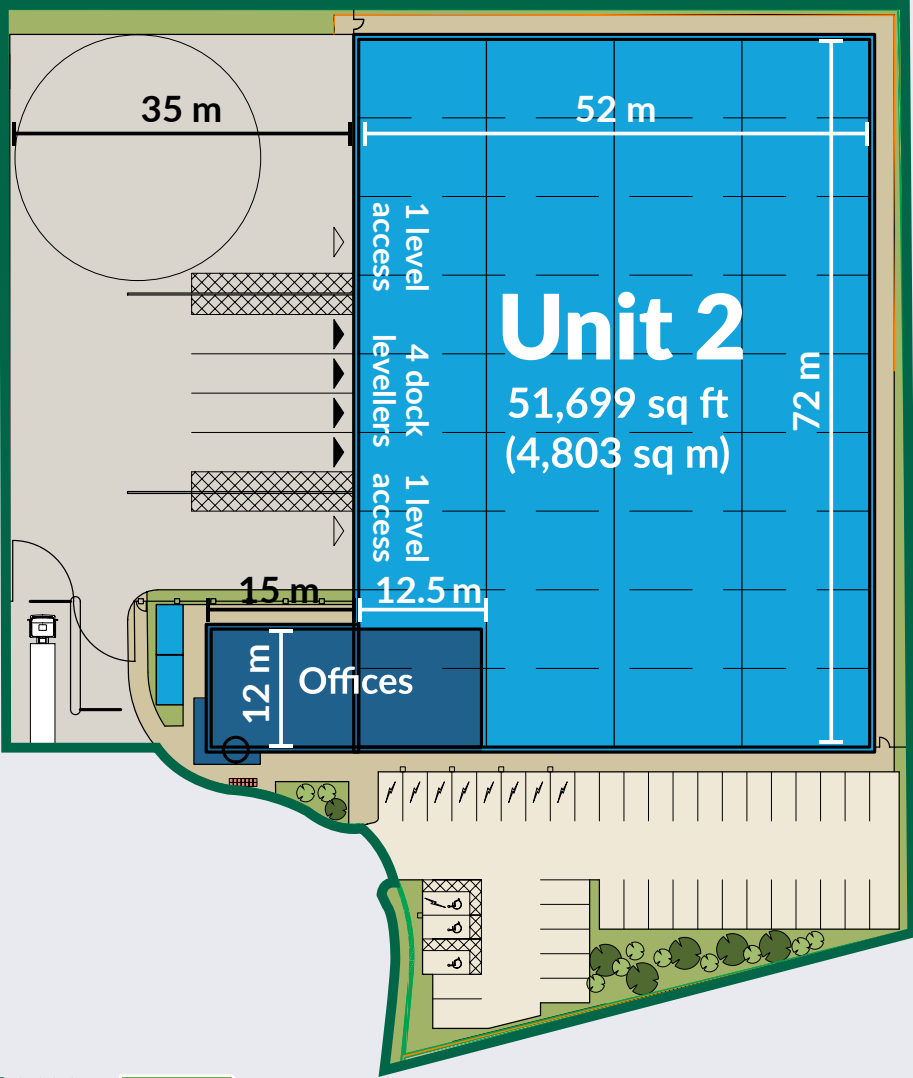
5 HGV  
parking

43 car  
parking

9 car  
charging bays

Speculative  
development

Available  
NOW



BREEAM® UK **A**

Unit 2 has been built to achieve a BREEAM® rating of 'Excellent' and 'EPC A' Rating.

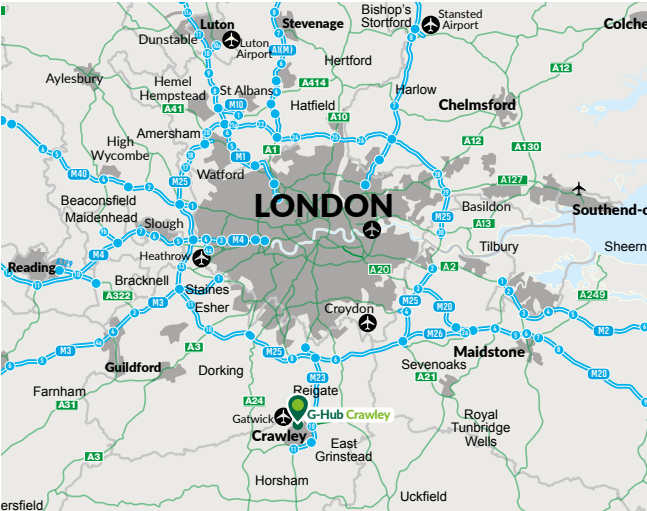


# Unit 3

G-Hub Crawley Unit 3 offers a highly specified unit of 27,570 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

27,570  
sq ft

TOTAL  
GEA

2,561  
sq m

Available  
NOW



Speculative  
development

Warehouse	22,397 sq ft	2,080 sq m
Offices	5,173 sq ft	481 sq m
Total GEA	27,570 sq ft	2,561 sq m

## 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



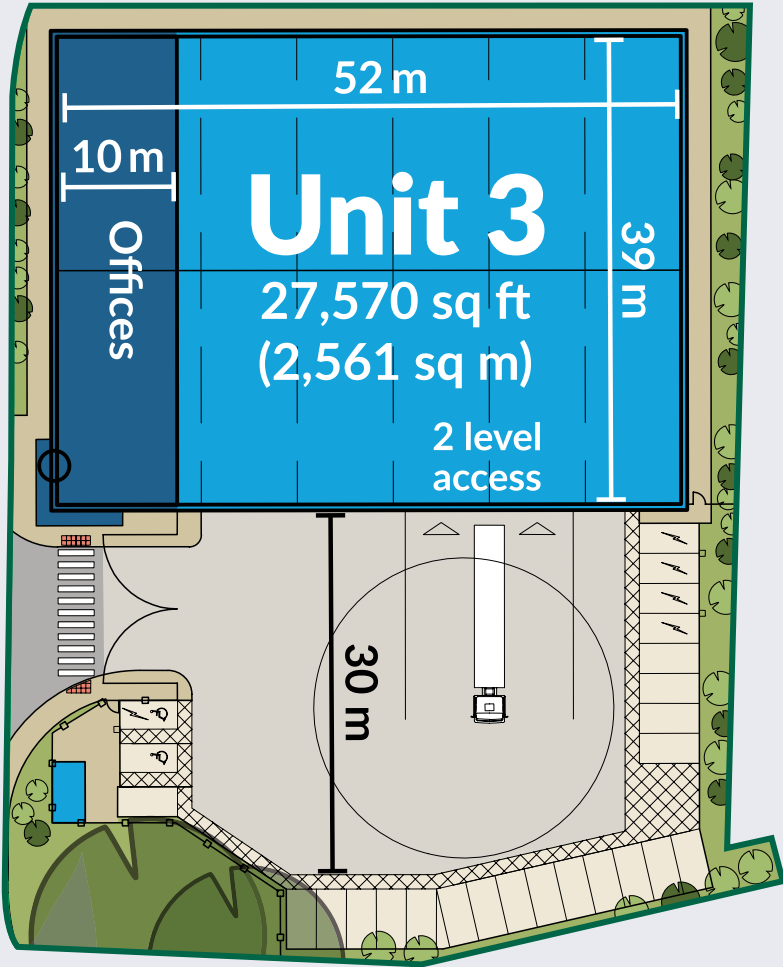
10 cycle  
spaces



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

# Site plan & spec

Up to  
12.5m  
Clear  
Height





# Site Plan



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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



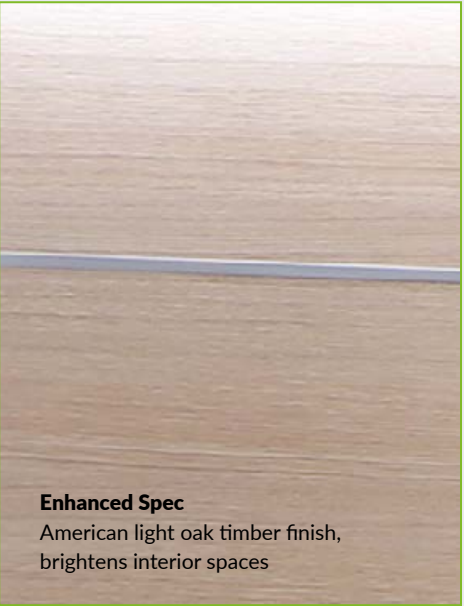
**Enhanced Spec**  
Distinctive reception area



**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

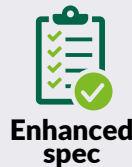
Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

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



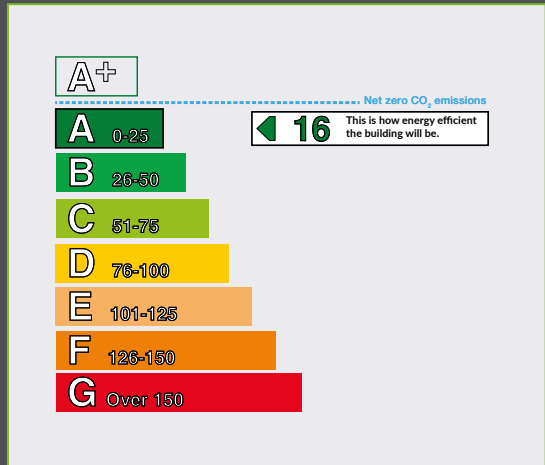
## BREEAM® and Energy Efficiency Ratings

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 8.2 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 4.7 million sq m. To learn more about our European operations, please go to [eu.glp.com](https://eu.glp.com)



**8.2 million sq m  
operating portfolio**



**>10 million sq m  
development in 30 years**



**4.7 million sq m  
development pipeline**



**Strong  
global presence**





# Demographic and location

With access to an active and wealthy consumer catchment area, G-Hub Crawley provides an excellent location to serve households and businesses from South London to the South coast.

Within 90 minutes' drive of G-Hub Crawley, there are 5.65 million households, 55% of which have a total income greater than £35,000 per annum.

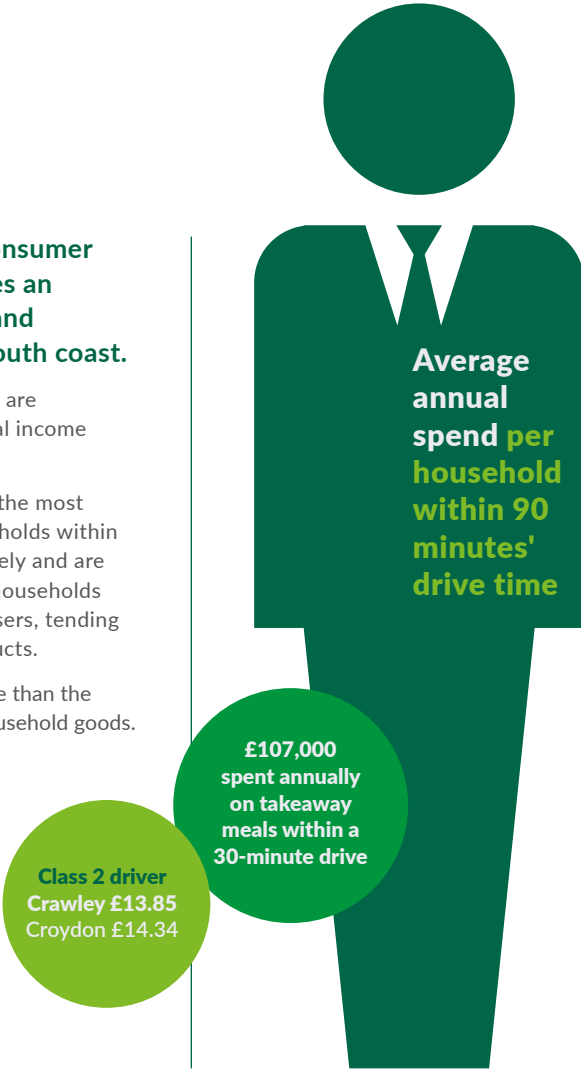
G-Hub Crawley provides access to serve some of the most financially secure people in the UK. 67% of households within 90 minutes have the ability to spend relatively freely and are considered to be high spending households. The households within this catchment area are affluent internet users, tending to regularly shop online for a high variety of products.

The 14 million people within 90 minutes spend more than the average UK household on groceries, fashion and household goods.

### Labour

G-Hub Crawley provides access to a diverse workforce pool and competitive labour rates.

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



 **Food**  
**£4,335**  
National average: £4,008

 **Alcohol**  
**£784**  
National average: £769


 **Clothing**  
**£2,770**  
National average: £2,503

 **Recreation goods**  
**£5,035**  
National average: £4,752

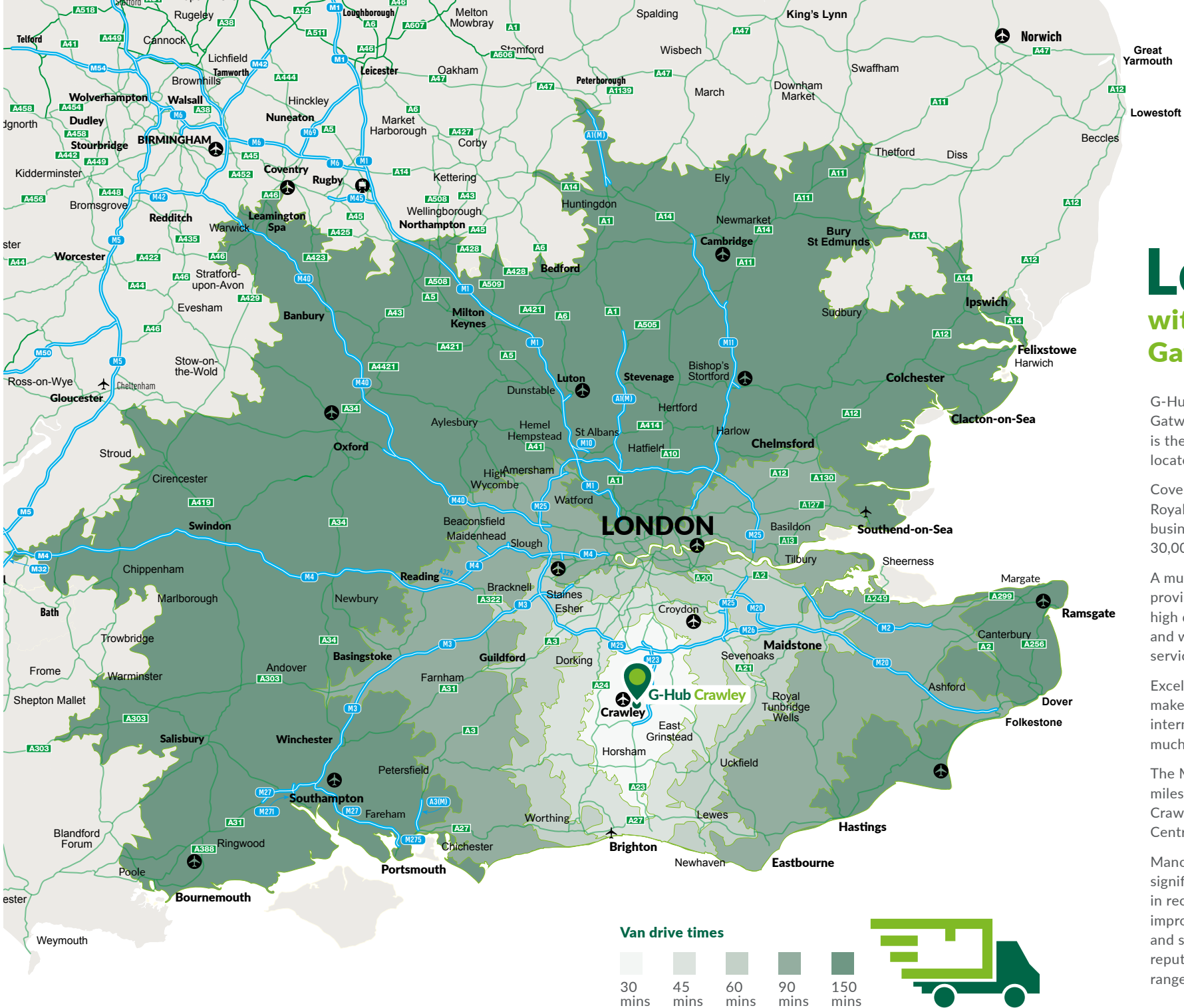
 **Household furnishings**  
**£2,889**  
National average: £2,599

Additionally, there are approximately 76,000 businesses within a 90 minutes' drive of which:

 **22%**  
are professional and technical businesses

 **13%**  
are information and communication companies

 **7%**  
are retailers



# Location within the Gatwick Diamond

G-Hub Crawley is superbly located near to Gatwick Airport; Manor Royal Business District is the single largest business destination located at the heart of the Gatwick Diamond.

Covering an area of 540 acres, Manor Royal Business District is home to over 600 businesses, providing employment for circa 30,000 people.

A much sought after area, the business district provides a wide range of property options from high quality HQ style offices, larger industrial and warehouse options to workshops and serviced workspaces.

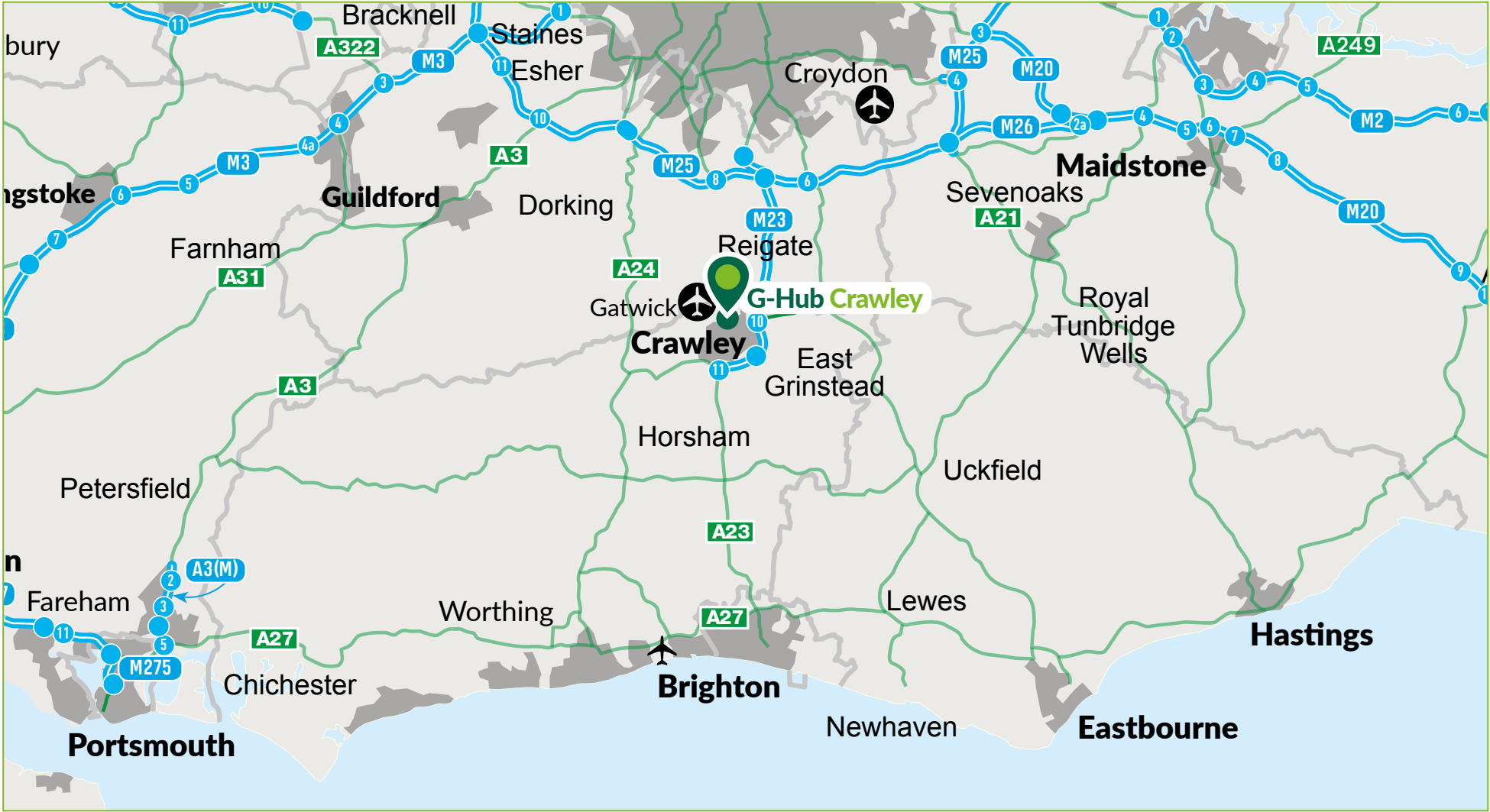
Excellent connections by road, rail and air makes access to skilled labour, domestic and international markets and customers that much easier.

The M23 motorway (junction 10) is just 2 miles away (6 min drive), as is Gatwick Airport. Crawley Town Centre is 1.5 miles away and Central London is 36 miles away.

Manor Royal Business District has seen significant private and public investment in recent years. This has led to notable improvements to the public realm and facilities and services to reinforce Manor Royal's reputation as a destination of choice for a range of occupiers, industries and people.



# 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. January 2023. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.





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

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