



eu.glp.com

G-Hub96

G-Hub Crawley



Available for
occupation



High spec



RH10 9RN



Clear
height 12.5m



96,442
SQ FT



8,959
SQ M

G-Hub96

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.

Computer generated image



Gatwick Road

A2011

Crawley Avenue

Manor Road

Rayner

MSL GLOBAL

G-Hub96

Gatwick Road



2 miles (6 mins)



10 miles



A2011

Crawley Avenue

A2004

Hazelwick Avenue

A prime mid-box development

G-Hub Crawley is a quality, prime mid-box development with built in G-Plus amenities that make the difference.

G-Plus is an initiative from GLP designed to create an environment where customers' businesses can prosper and employees enjoy coming to work.

G+Plus
Building Communities & Wellbeing



Attractive work environment



Safe working environments



Exceptional transport links



Environmental performance



Fast car charging (EV)



Efficient operating conditions



LED lighting



Maintained private roads



Natural lighting



SUSTAINABLE BENEFITS

GLP builds sustainable features such as energy efficiency and water conservation into every warehouse, exceeding environmental standards at no extra cost.



PRIME MID-BOX DEVELOPMENT

GLP is meeting the growing demand for prime, strategically located warehouse space. Developing modern, sustainable facilities in key urban centres, providing efficient solutions for businesses seeking smaller warehousing close to their customer base.



CGI



G-Hub96 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.



Energy Performance Rating (EPC) 'A'



3.93 acres (1.591 ha)



16 charging car bays



21 HGV parking



81 car parking



2 level access



7 dock doors



Up to 50m yard depth



50 kN psm floor loading

HIGHLIGHTS

SITE PLAN



SCHEDULE

Warehouse	Offices	Total GEA	Car parking	Clear height	Dock doors	Level access
80,159 sq ft 7,447 sq m	16,283 sq ft 1,512 sq m	96,442 sq ft 8,959 sq m	81	12.5 m	7	2





G-Hub96

96,442 sq ft



The perfect hub location for the South East

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.



Average annual spend per household within 90 minutes' drive time

£107,000 spent annually on takeaway meals within a 30-minute drive

Class 2 driver
Crawley £13.85
Croydon £14.34



Food
£4,335
National average: £4,008



Alcohol
£784
National average: £769



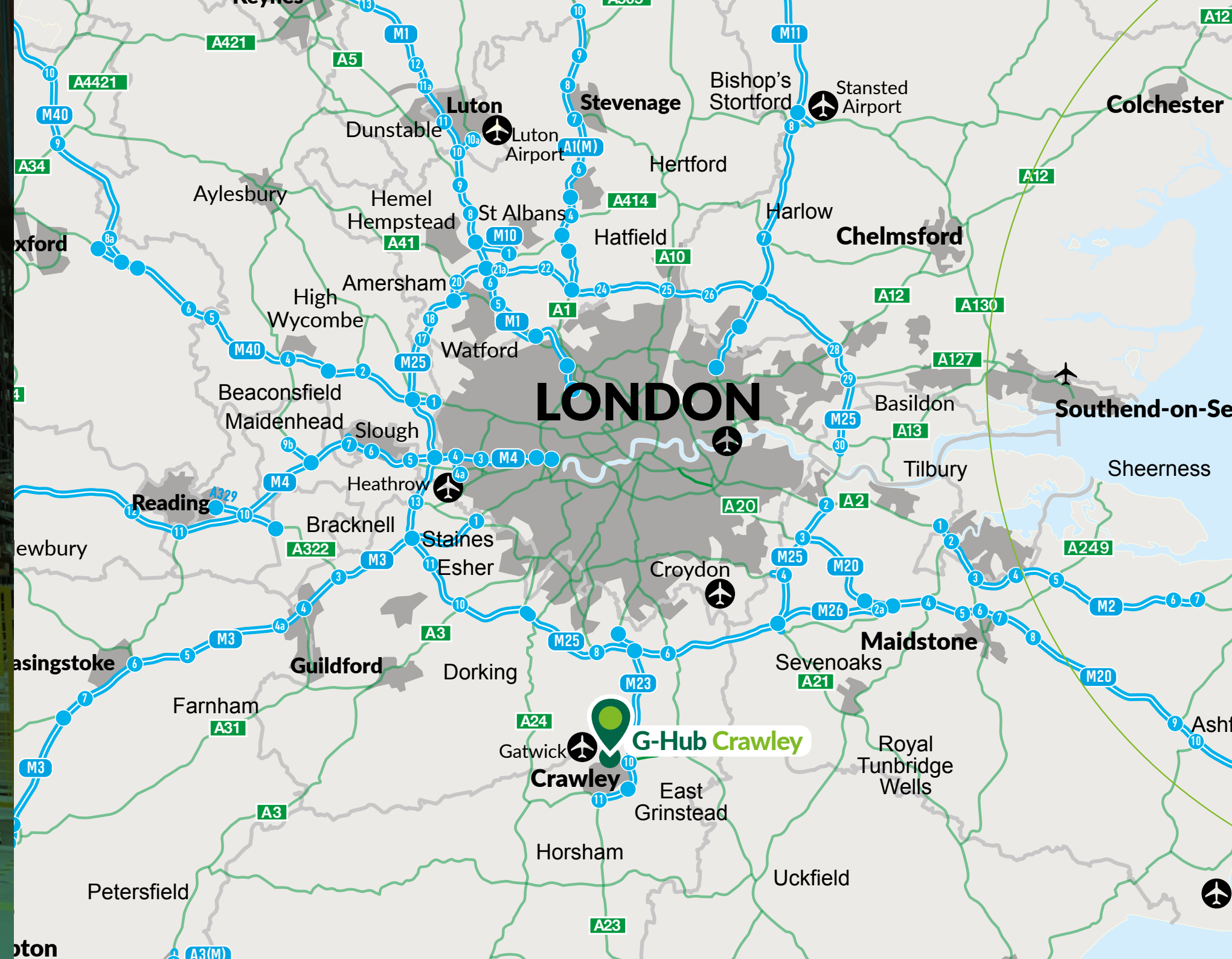
Clothing
£2,770
National average: £2,503



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

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%)

Located 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.

Van drive times



VAN DRIVE DISTANCES



Destination	Miles
M23 Junction 10	2
M25 Junction 7	12
M3 Junction 2	35
A2	35
M4 Junction 4B	42

Crawley Town centre	1.5
Brighton	27
Central London	36
Watford	60



Airports	Miles
Gatwick Airport	2
Heathrow Airport	40
Stansted Airport	74
London Luton Airport	74

Source: Google Maps



Ports	Miles
London Gateway	50
Portsmouth	60
Dover	82
Felixstowe	115



Site plan

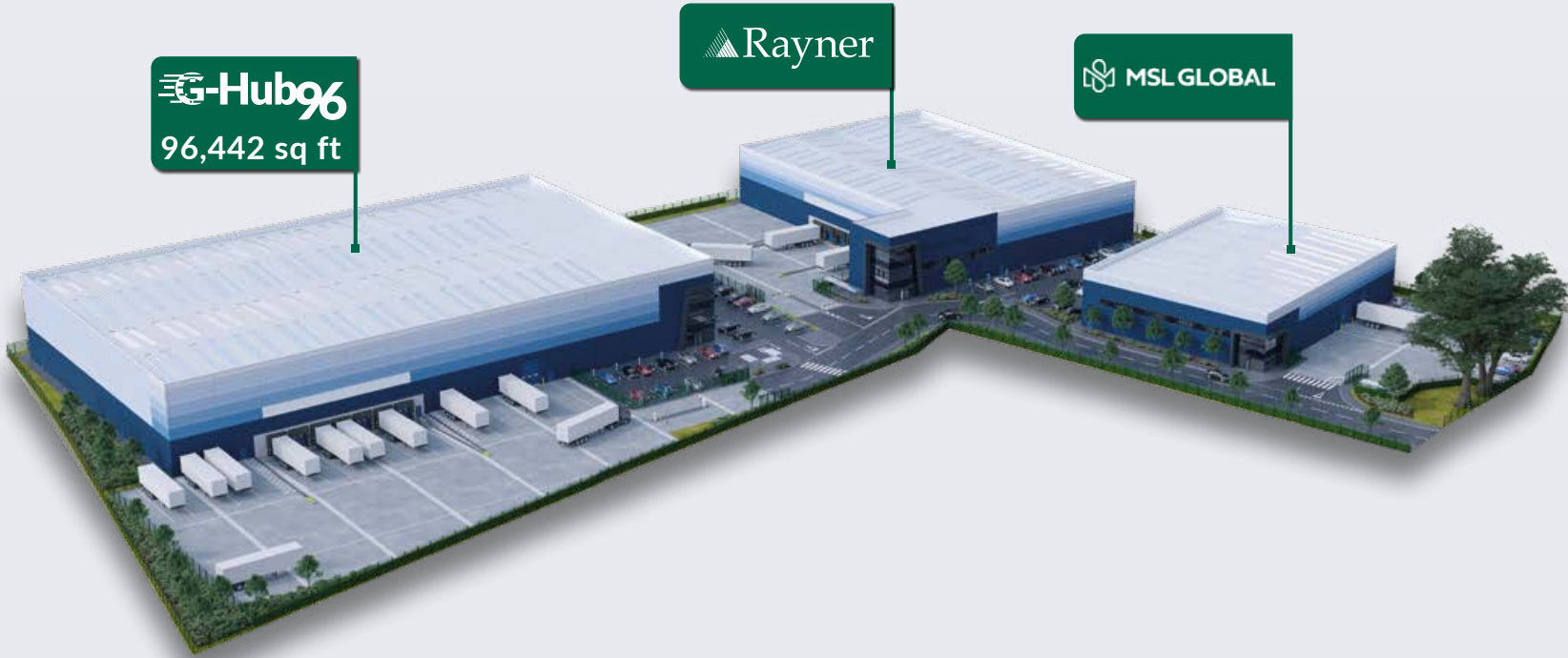
12.5m
Clear internal height



Site Plan



G-Hub
Crawley



Best-in-class specification including level access and dock loading doors

The yard benefits from a best-in-class specification extending to 50m, suitable for 44 tonne HGV traffic, 7 dock doors and 2 level access.



Up to 50m yard depth and suitable for 44 tonne HGV traffic.



FLEXIBLE OPERATION

2 level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.

BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



A modern warehouse with an array of energy saving features

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting this provides the optimal energy efficient solution for any type of operation.



80,159
SQ FT



Floor
loading



Clear internal
height 12.5 m



Optimising
natural light



LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.



OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting — and the associated running costs.

Creating a modern office environment with cutting-edge enhancements

GLP recognises the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.

OFFICES
16,283
SQ FT

**Optimising
natural light**

**Building
Environmental
Analytics**

**Recycling
performance**

**Cost
effective**



GLP washroom facilities are to a market-leading specification.



MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.

OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.



Towards Tomorrow

Our guiding Sustainability Principles

At GLP, we're not just building warehouses, we're building a sustainable future for the logistics industry.

Towards Tomorrow, our commitment to ESG: develop and manage sustainable assets, govern with high ethics, promote well-being and value our ecosystem — goes beyond words. It's embedded in every aspect of our business, from the design and construction of our buildings to how we engage with our communities. We believe that sustainability is not just good practice, it's good business.



BREEAM® UK



1. DEVELOP AND MANAGE SUSTAINABLE ASSETS

We aim to create and manage sustainable buildings throughout their life cycle, offering exceptional service and contributing to a low-carbon future.



3. PROMOTE WELL-BEING

We promote a positive work environment, prioritising a safe, diverse, and inclusive workplace while investing in our colleagues' development and well-being.



2. GOVERN WITH HIGH ETHICS AND TRANSPARENCY

We operate with integrity and honesty, expecting the same from our partners. High ethical standards are fundamental to all our business activities.



4. VALUE OUR ECOSYSTEMS

We strive to adopt a holistic approach to contribute to the preservation of the natural ecosystem and the well-being of the communities surrounding our assets.

SUSTAINABILITY THROUGH TECHNOLOGY

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.

Ratings and targets



BREEAM® UK New Construction 2018: Industrial (Shell and Core)

RENEWABLE ENERGY FOR ALL GLP REMOVES THE BARRIERS

Our ambition is to become one of the leading renewable energy developers, investors and operators in Europe.

GLP will develop, own and operate the solar projects, removing the capital cost constraint for customers.



Exceeding requirements
GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard



15% less operational carbon
in day-to-day operations



12% less embodied carbon
than industry standard



Painted using VOC free natural paint



Natural light
Light band in cladding to bring natural light into the warehouse area



Excellent air tightness



Provision for electric vehicles



Planet Mark
Offered for first year of occupancy to help manage energy use



Regionally sourced plants



Recycled & recyclable materials
Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities



Community
Community landscaping features



Roof PV ready



Roof lights
Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs



Solar thermal
Solar thermal pre-heating for hot water



Rain water harvesting
For use in toilet flushing and other non-potable applications



BREEAM
Excellent to all buildings



LED lighting throughout



WELL ready



100% recycled & recyclable carpets



Low water spray taps



Insect hotel
Created by local schools within landscape scheme



G-Hive scheme and wildflower planting
to improve biodiversity



Monitoring energy usage
Our online energy dashboard can help customers proactively manage their energy consumption



Community landscaping features



Read our GLP 2023 European ESG report



GLP in Europe

As of 1st March 2025, GLP Capital Partners Limited and certain of its affiliates, excluding its operations in Greater China, are now a part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, real estate, private equity and infrastructure asset classes. **For more about Ares, visit www.aresmgmt.com**

As of 31st December 2024, the GLP Europe operating portfolio consists of more than 10.3 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.3 million SQM. **To learn more about our GLP European operations, please go to eu.glp.com**



**10.3 million sq m
operating portfolio**



**>10 million sq m
development in 35 years**



**1.3 million sq m
development pipeline**



**Strong
global presence**

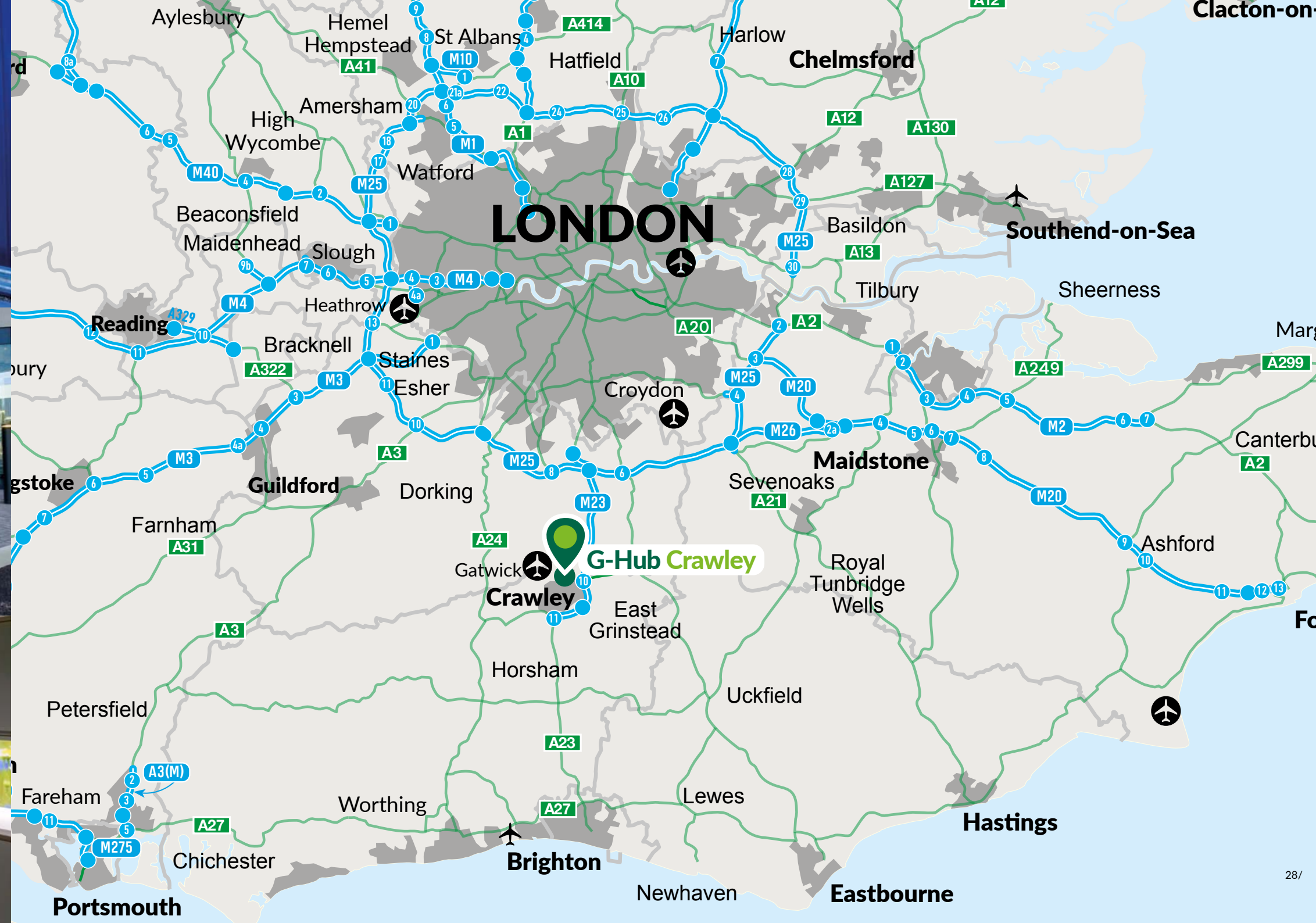


Location



G-Hub Crawley 1
Napier Way
Crawley
RH10 9RN

/// pulse.turns.tight
CRAWLEY, UK



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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. July 2025. Terms: Available leasehold — details upon application. Please contact the agents for a detailed proposal. Printed in the UK.

Ares Management Corporation (NYSE: ARES) has acquired a significant portion of the international business of GLP Capital Partners Limited and certain of its affiliates. For more information, visit aresmgmt.com



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For the latest news and onsite progress visit
<https://eu.glp.com/property/g-hub-crawley-4/>



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