

TWO SPECULATIVELY BUILT UNITS TOTALLING

199,672 SQ FT

BASE SPECIFICATION

-  15M CLEAR INTERNAL HEIGHT
-  MINIMUM 50KN/M2 FLOOR LOADING
-  15% ROOF LIGHTS
-  1.5 MVA POWER SUPPLY PARK WIDE
-  UP TO 50M YARD DEPTH
-  EV CHARGING POINTS



CRAWLEY134

Warehouse	119,588 sq ft	11,110 sq m
Mezzanine office inc. ground floor core	14,424 sq ft	1,340 sq m
TOTAL (GEA)	134,012 sq ft	12,450 sq m

					
13 DOCK DOORS	2 LEVEL ACCESS DOORS	33 HGV PARKING SPACES	138 CAR PARKING SPACES	1MVA POWER SUPPLY	50M YARD DEPTH

CRAWLEY66

Warehouse	58,556 sq ft	5,440 sq m
Mezzanine office inc. ground floor core	7,104 sq ft	660 sq m
TOTAL (GEA)	65,660 sq ft	6,100 sq m










					
6 DOCK DOORS	1 LEVEL ACCESS DOORS	2 HGV PARKING SPACES	69 CAR PARKING SPACES	500KVA POWER SUPPLY	40M YARD DEPTH

**CAPABLE OF COMBINED UNIT
TOTALLING 199,672 SQ FT**



SUSTAINABLE AS STANDARD

Benefit from a high standard specification, targeting BREEAM 'Excellent' to prioritise energy efficiency and reduce operating costs.

-  Building fabric designed and constructed to very high standards of insulation and air tightness
-  15% rooflights to warehouse roof resulting in a high level of natural daylight, reducing need for artificial lighting
-  Roof-mounted solar photovoltaic (PV) system
-  Rainwater harvesting
-  Water saving taps and WCs
-  Water leak detection
-  Electric vehicle charging points in the car park
-  Cycle parking
-  Sub-metering of energy consumption

 **ESG** Meets ESG Standards

BREEAM® Targeting BREEAM 'Excellent'

 **A 0-25** EPC rating of 'A'

