



AVAILABLE FOR IMMEDIATE OCCUPATION

**TO LET**

TWO BRAND NEW INDUSTRIAL /  
WAREHOUSE UNITS

**65,282 SQ FT & 18,609 SQ FT**

**ARROW POINT | CHURCHILL COURT**  
MANOR ROYAL | CRAWLEY | RH10 9LU

# THE OPPORTUNITY

Arrow Point, Crawley is a brand new, prominently positioned industrial/warehouse development comprising two units of 65,282 sq ft & 18,764 sq ft.

The units have been constructed to the highest specification with dedicated parking and self-contained secure yards to suit a range of industries to include logistics, manufacturing, distribution and trade - amongst others.



# UNIT 1 - 65,282 SQ FT



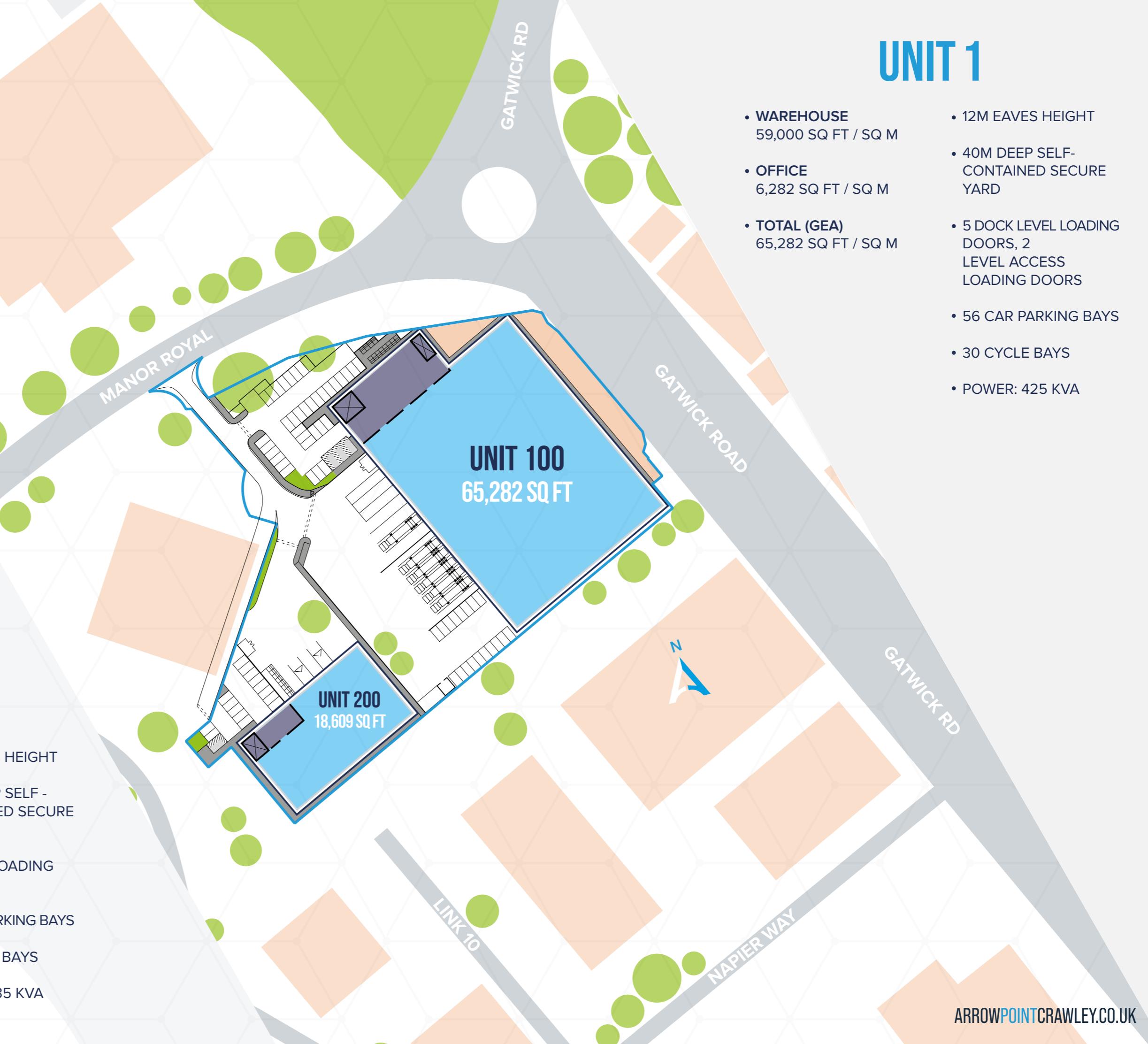
**UNIT 2 - 18,609 SQ FT**



# SITE PLAN

## UNIT 2

- WAREHOUSE  
16,729 SQ FT / SQ M
- OFFICE  
1,880 SQ FT / M
- TOTAL (GEA)  
18,609 SQ FT / SQ M
- 8M EAVES HEIGHT
- 30M DEEP SELF -  
CONTAINED SECURE  
YARD
- 2 LEVEL LOADING  
DOORS
- 14 CAR PARKING BAYS
- 20 CYCLE BAYS
- POWER: 135 KVA



## UNIT 1

- WAREHOUSE  
59,000 SQ FT / SQ M
- OFFICE  
6,282 SQ FT / SQ M
- TOTAL (GEA)  
65,282 SQ FT / SQ M
- 12M EAVES HEIGHT
- 40M DEEP SELF -  
CONTAINED SECURE  
YARD
- 5 DOCK LEVEL LOADING  
DOORS, 2  
LEVEL ACCESS  
LOADING DOORS
- 56 CAR PARKING BAYS
- 30 CYCLE BAYS
- POWER: 425 KVA

**UNIT 1 - 65,282 SQ FT**







# LOCATION

Arrow Point commands a prominent position fronting Gatwick Road, at the gateway to Manor Royal, Crawley.

Crawley is the leading commercial centre for West Sussex, located 30 miles south of Central London and 20 miles North of Brighton.

The town benefits from excellent transport links, strategically located just 4 miles south of Gatwick Airport, 2 miles from the M23 and 17 miles south of the M25 motorway. The town also benefits from excellent rail services and is located within close proximity of Gatwick Airport.

## DRIVE

M23 (J10/J11) 2.0 miles

M25 (J7) 17.6 miles

M23/M25 Interchange 17.6 miles

Gatwick Airport 4.3 miles

Crawley Town Centre 2.4 miles

Brighton 27 miles

Burgess Hill 14 miles

## RAIL

Crawley 1.7 miles / 11 mins

Gatwick Airport Station 2.6 miles / 11 mins

Ifield Station 2.7 miles / 17 mins

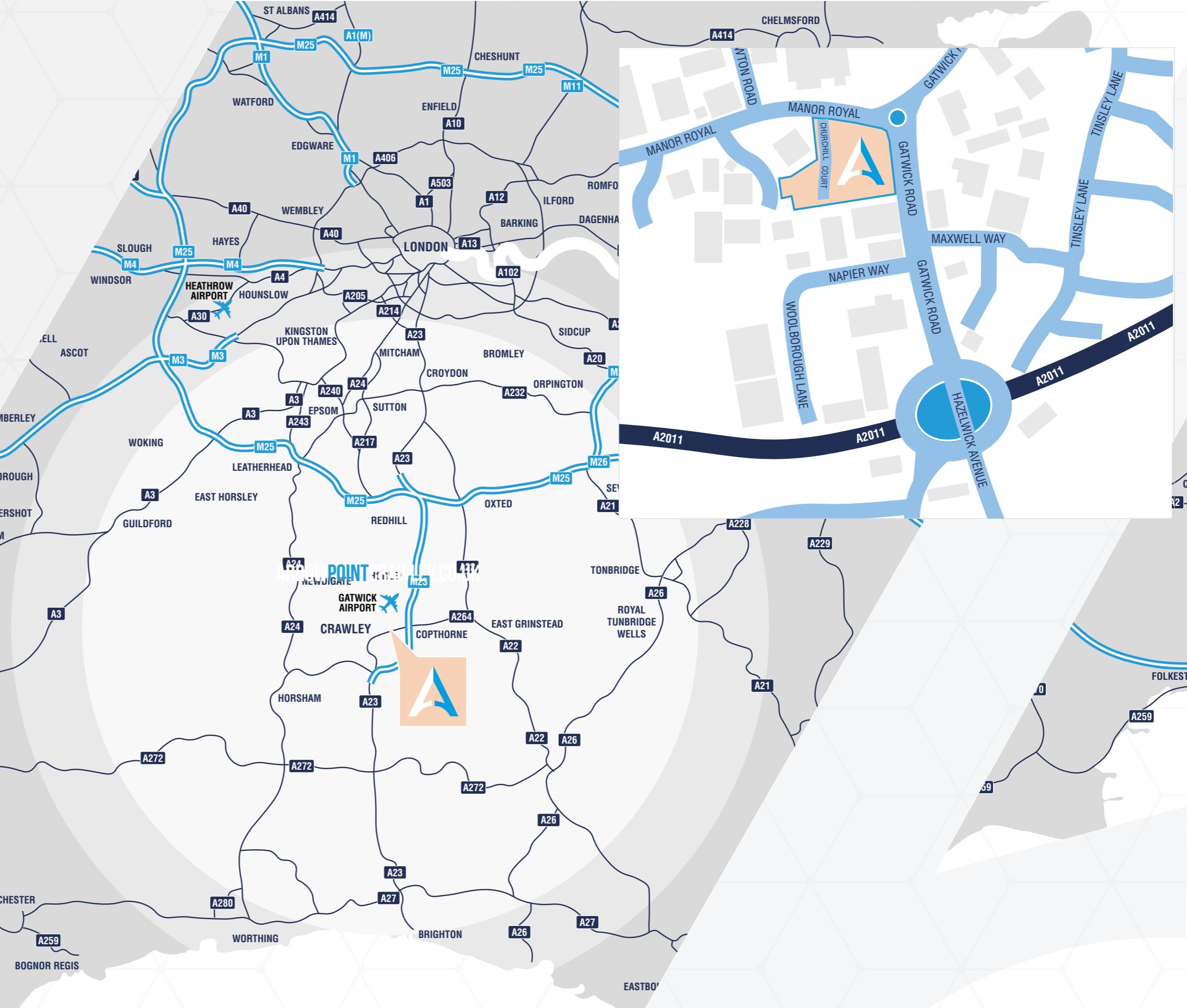
London Victoria 28 miles / 52 mins

## AIR

Gatwick 2 miles / 4 mins

Heathrow 41 miles / 37 mins

London City 42 miles / 60 mins



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# MANOR ROYAL BUSINESS DISTRICT

Manor Royal is a business improvement district and is the largest business park of the Gatwick Diamond area. The district is one of the south east's premier mixed activity employment hubs, covering an area of 240 acres and is home to over 700 businesses.



## FURTHER INFORMATION

For further information please contact the joint sole agents:



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## TERMS

The premises are available to let on new full repairing and insuring leases for terms to be agreed. Rent on application.

## A DEVELOPMENT BY:



Arrow Capital Partners are a private real estate company that specialises in delivering value add, repositioning and development opportunities, with a strong focus and established track record in the Industrial & Logistics sector.

[www.arrowcapital.co.uk](http://www.arrowcapital.co.uk)



Equation Properties is an established and experienced commercial property development company with the required skill and expertise to deliver industrial developments. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with a team of professional consultants whom have worked on numerous projects, Equation Properties employ a dynamic approach to development.

[www.equationproperties.com](http://www.equationproperties.com)

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