

PANATTONI PARK CRAWLEY

FLEMING WAY | CRAWLEY | RH10 9UH | UK

what3words /// candy.wings.admits

PLANNING SUBMITTED
ON-SITE JULY 2022
PC Q3 2023

Speculative development

63,000 SQ FT and 130,500 SQ FT units

panattoni.co.uk/crawley

THE SCHEME

THE OPPORTUNITY



PANATTONI PARK CRAWLEY



Only 5 minutes from Gatwick and J10 of the M23, Panattoni Park Crawley provides direct access to the affluent consumer markets of London and the South East.

Panattoni Park Crawley is a proven last mile and distribution location, with nearly 1.75 million consumers living within 45 minutes by van, and 7.3 million falling within 1.5 hours by HGV. Occupiers at Manor Royal include Amazon, DPD, Hermes, Parcelforce, Royal Mail, UPS and Yodel. Grocery occupiers include Ocado and Tesco.

Strong international access makes Panattoni Park Crawley the ideal consolidation point for e-fulfilment operations. Situated on the doorstep of London Gatwick Airport, London Heathrow Airport is also located 46 miles to the north west. The major ports of Tilbury, London Gateway and Southampton lay within easy reach.

Manor Royal also appeals to a broad range of industries including avionics, data centres, manufacturing and the biomedical sector. Major occupiers include Thales, Welland Medical, L3 Harris, Boeing, Electa, CAE and Rackspace.

Benefiting from an established location, Panattoni Park Crawley offers strong links to skilled labour. Amenities within easy walking distance of the park include Costa Coffee, M&S and Aldi. The Fastway bus route stops immediately adjacent to the site, while three railway stations within 2.5 miles link the site to outlying areas, with direct services to central London within 45 minutes.



THE SCHEME

THE OPPORTUNITY

MASTERPLAN



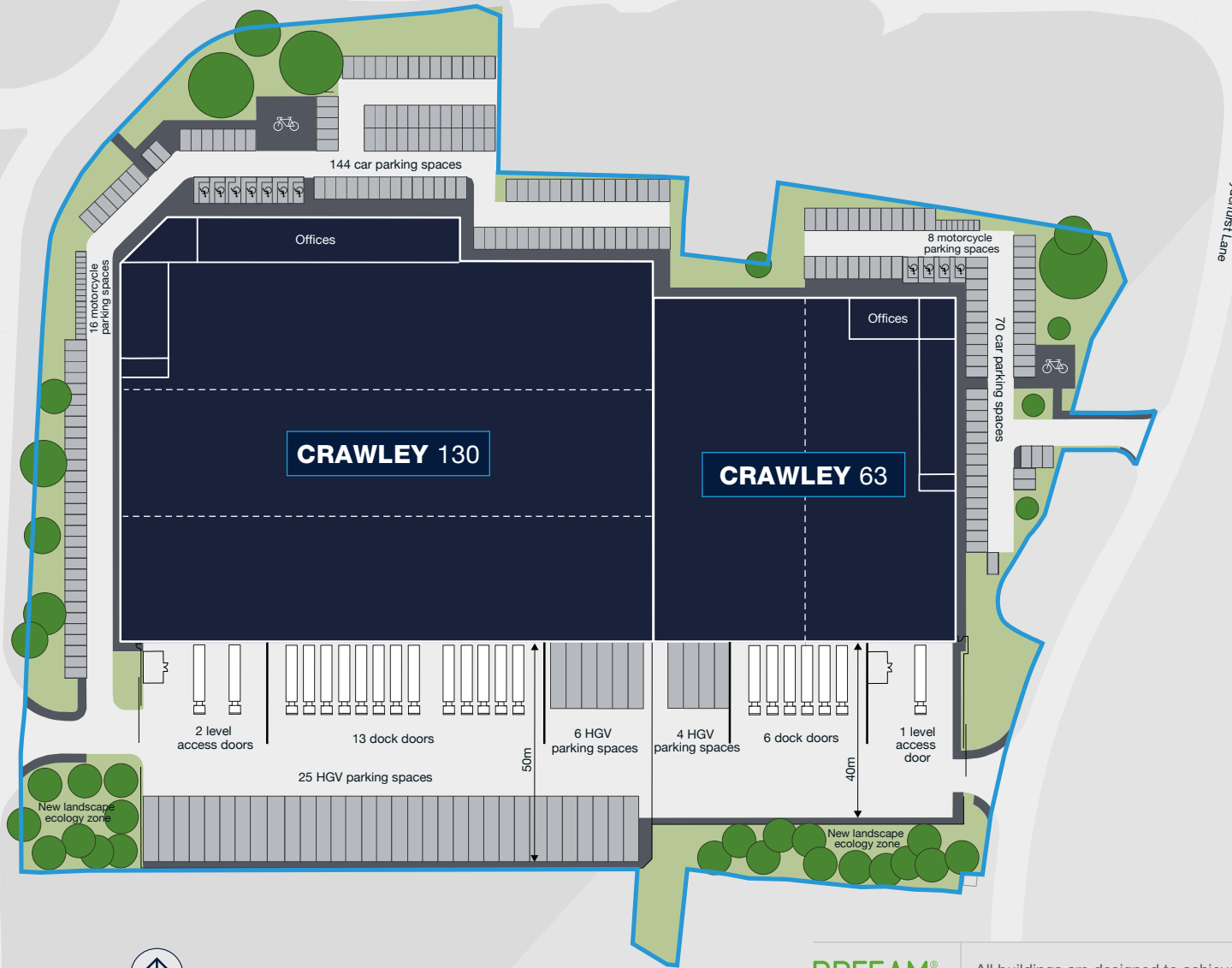
INDICATIVE IMAGE

INDIVIDUAL UNITS

READY TO OCCUPY Q3 2023

CAPABLE OF COMBINED UNIT
TOTALLING 193,000 SQ FT

A23 Fleming Way



BASE SPECIFICATION



15m
CLEAR INTERNAL
HEIGHT



15%
ROOF LIGHTS



50m
YARD DEPTH



UP TO
2.5 MVA
POWER



50kN/m2
FLOOR LOADING



EV
CHARGING POINTS

CRAWLEY 130 ACCOMMODATION

Warehouse	117,450 sq ft	10,911 sq m
Mezzanine office inc. ground floor core	13,050 sq ft	1,212 sq m
TOTAL	130,500 sq ft	12,124 sq m



38
HGV TRAILER
SPACES



144
CAR PARKING
SPACES



2
LEVEL ACCESS
DOORS



13
DOCK
DOORS

CRAWLEY 63 ACCOMMODATION

Warehouse	56,700 sq ft	5,268 sq m
Mezzanine office inc. ground floor core	6,300 sq ft	585 sq m
TOTAL	63,000 sq ft	5,853 sq m



4
HGV TRAILER
SPACES



70
CAR PARKING
SPACES



1
LEVEL ACCESS
DOORS



6
DOCK
DOORS

BREEAM®

All buildings are designed to achieve BREEAM 'Excellent'

EPC rating of 'A'

A 0-25



THE OPPORTUNITY

MASTERPLAN
TERRACED UNITS

DEMOGRAPHICS



NORTH

UNRIVALLED ACCESS COMPETITIVE LABOUR

Panattoni Park Crawley offers strong last mile reach within one of the UK's largest and most affluent consumer markets.

Both Brighton and South London can be accessed within a 45 minute drive time by van, while Central London lies within an hour.

The site also offers excellent connectivity to major cargo seaports and airports, making Panattoni Park Crawley the ideal consolidation point for the importation and distribution of consumer goods.

West Sussex offers a skilled pool of labour within logistics and manufacturing, with the percentages of people employed in both sectors well ahead of both regional and UK averages.

LAST MILE / DRIVE TO WORK

3,846,441
ADDRESSES WITHIN 30 MILES

18.9 million
POPULATION WITHIN 120 MINS

11.2 million
PEOPLE WITHIN 80 MINS

1.4 million
PEOPLE WITHIN 40 MINS



EMPLOYED IN TRANSPORT AND STORAGE

West Sussex **8%**

South East **4.5%**

UK **4.9%**



19,200 PEOPLE

want a job in West Sussex

Source: NOMIS 2020

Source: www.drivetimemaps.co.uk, Royal Mail

HGV drive times

	miles	time
M23 Junction 10	3	5 mins
M25 Junction 7	19	28 mins
Brighton	24	39 mins
South London	26	42 mins
Central London	42	1h 2 mins
Birmingham	147	3h 40 mins
Norwich	160	3h 40 mins
Cardiff	169	4h 14 mins

Source: Lorry Route Planner

	miles	time
Gatwick Airport	3	4 mins
Heathrow Airport	46	1h 8 mins

	miles	time
Port of Tilbury	50	1h 14 mins
London Gateway	52	1h 17 mins
Port of Southampton	71	1h 45 mins
Port of Dover	83	2h 4 mins
Port of Felixstowe	116	2h 53 mins



53% OF THE UK
CAN BE REACHED WITHIN
4.5 hours



35 million
POPULATION WITHIN
4.5 hours



20.9 million
POPULATION WITHIN
3 hours



7.3 million
POPULATION WITHIN
1.5 hours

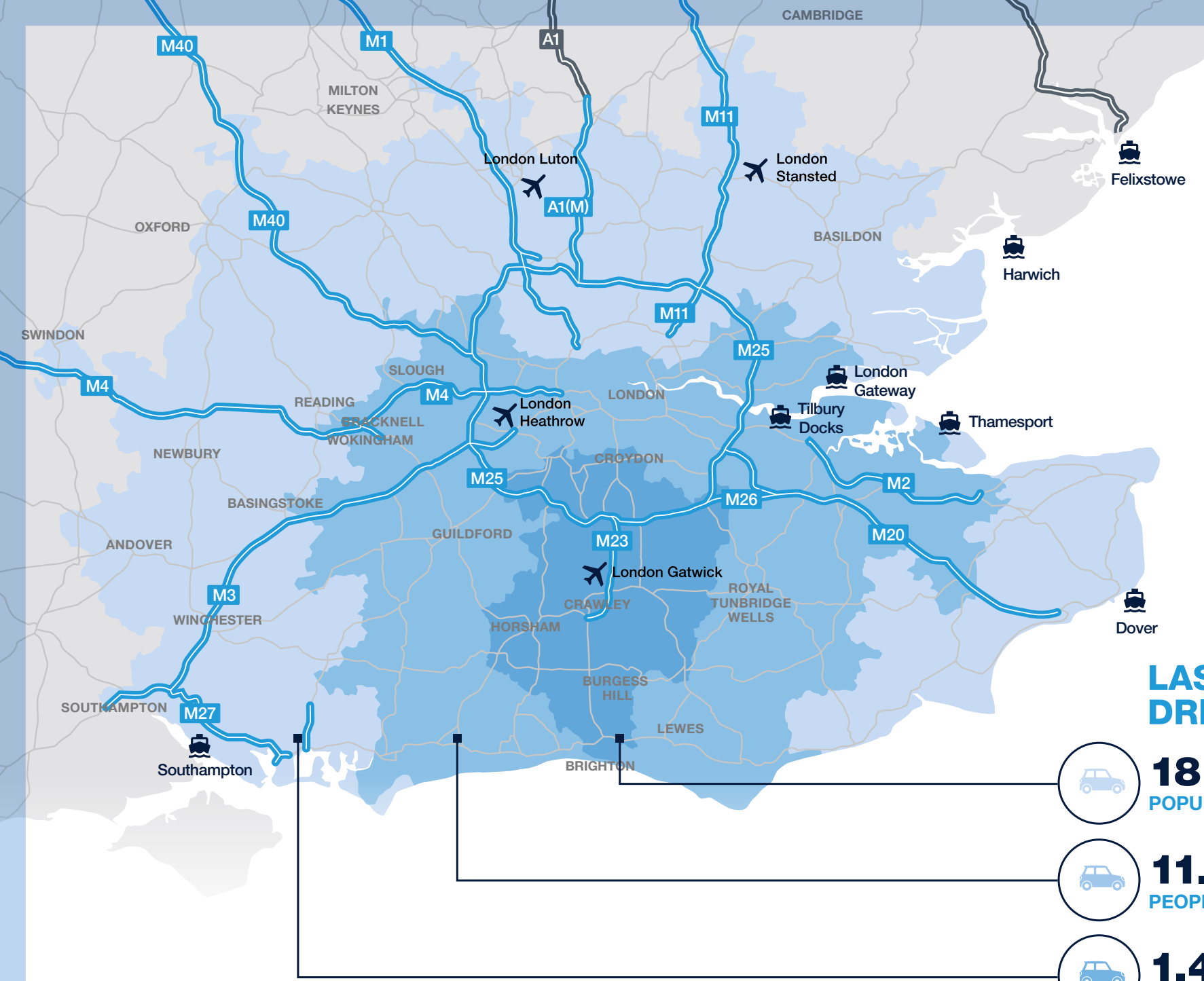


MASTERPLAN

DEMOGRAPHICS

SUSTAINABILITY





LAST MILE DRIVE TO WORK

- 
18.9 million
 POPULATION WITHIN 120 MINS
- 
11.2 million
 PEOPLE WITHIN 80 MINS
- 
1.4 million
 PEOPLE WITHIN 40 MINS



CLOSE

SUSTAINABLE BUILDS



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

- BREEAM 'Excellent' target rating
- EV charging points to 10% of car park spaces
- High level of natural daylight via 15% roof lights
- Glazing providing excellent thermal performance and optimum reflectance, minimising solar heat gain
- 'Supertight' air tightness of 2.5m³/m²/hr @ 50Pa
- Internal and external high efficiency LED lighting with daylight sensors and auto dimming
- High efficiency zoned office ventilation with hybrid heat recovery and low energy mechanicals
- Rainwater harvesting systems
- Variable speed pumps and fans, minimising energy usage in low draw situations compared to single speed systems
- Utilising efficient, modularised off-site manufacturing processes where appropriate
- Specifying recycled components and aggregates
- Recycling of all construction waste where possible
- Provision of recycling facilities during occupation
- Use of unbonded materials to facilitate end of life recycling
- Bicycle parking shelters

BREEAM®

Built to BREEAM rating of 'Excellent'
EPC rating of 'A'

A 0-25

 PANATTONI



DEMOGRAPHICS

SUSTAINABILITY

ABOUT PANATTONI



PANATTONI SPEC BUILD

MEETING THE UK'S DEMAND FOR FLEXIBLE, HIGH QUALITY LOGISTICS SPACE

PANATTONI CONTINUES TO BE THE LARGEST SPECULATIVE DEVELOPER IN THE UK AND HAS, TO DATE, COMMITTED TO MORE THAN 20 MILLION SQ FT OF NEW INDUSTRIAL SPACE.

We speculatively build in strategic locations that offer easy access to major trunk roads, connecting occupiers effortlessly to both labour supply and customers.



Indicative images only



SUSTAINABILITY

ABOUT PANATTONI

CONTINUED...



PANATTONI IN NUMBERS

PANATTONI IS THE WORLD'S LARGEST PRIVATELY OWNED INDUSTRIAL DEVELOPER, HAVING DEVELOPED 516 MILLION SQ FT TO DATE, WITH 43 OFFICES ACROSS THE GLOBE.

The Panattoni client list includes more than 2,500 international, national and regional companies, many of whom have completed multiple projects with Panattoni, a testament to our determination to always exceed our client expectations.

Find out more about Panattoni at www.panattoni.co.uk



HIGH QUALITY CURTAIN WALLING AND GLAZING SYSTEM



STEELWORK PRE-FINISHED WITH FACTORY APPLIED TWO PART EPOXY COATING

43

Offices worldwide

516 million +

sq ft developed by Panattoni worldwide

2,500 +

customers across Europe

120 million +

sq ft developed by Panattoni across Europe



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LOCATION & CONTACT



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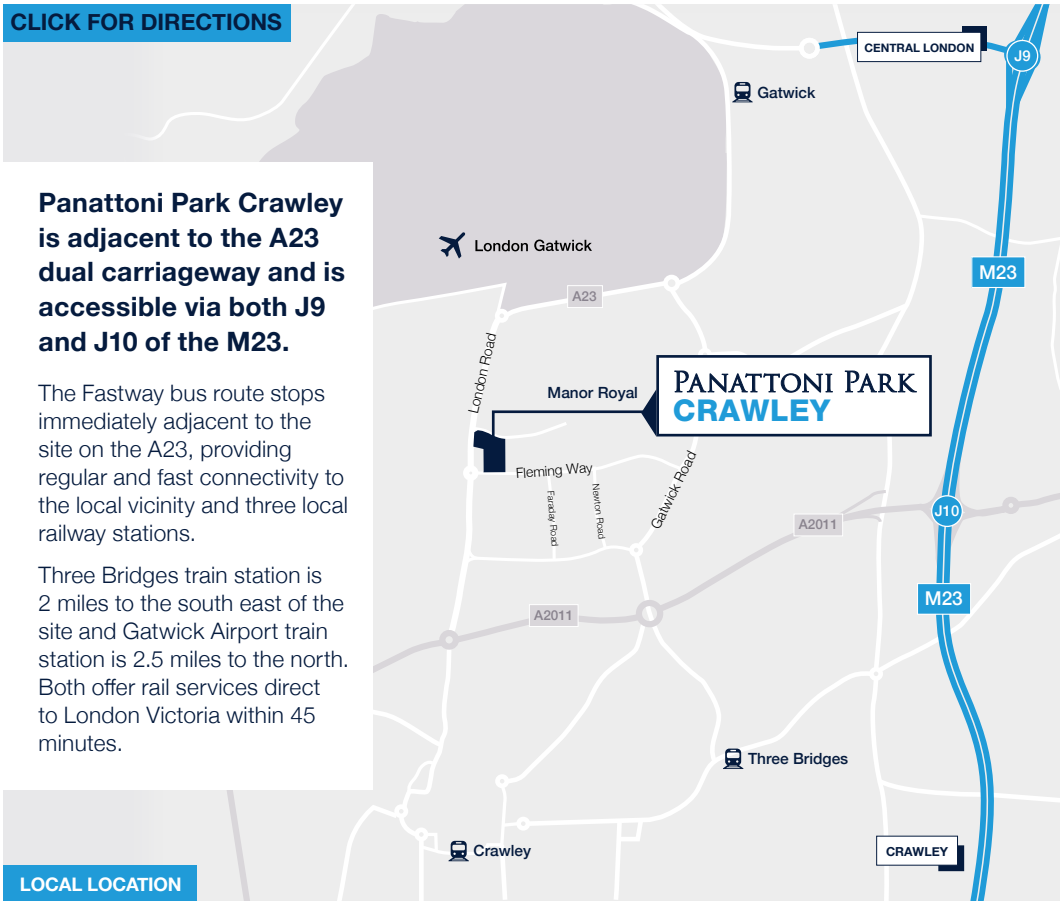
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[CLICK FOR DIRECTIONS](#)

Panattoni Park Crawley is adjacent to the A23 dual carriageway and is accessible via both J9 and J10 of the M23.

The Fastway bus route stops immediately adjacent to the site on the A23, providing regular and fast connectivity to the local vicinity and three local railway stations.

Three Bridges train station is 2 miles to the south east of the site and Gatwick Airport train station is 2.5 miles to the north. Both offer rail services direct to London Victoria within 45 minutes.



LOCAL LOCATION

REGIONAL LOCATION



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