

THE ATRIUM

London Road, Crawley RH10 9TB



Prime Freehold Site of Interest to Investors, Developers & Owner Occupiers

1.33 Acres / 0.54 Hectares

Opportunity Summary

- Opportunity to acquire **1.33 acres** in one of the South East's premier business and industrial locations. Excellent redevelopment opportunity.
- Headline industrial rents in Crawley are now **c.£18.50 psf**
- **29,364 sq. ft** existing office building located in a core logistics location less than a mile from Gatwick Airport.
- Strategically situated on Manor Royal Business Park, which provides quick access to the A23 and to the M23 motorway.
- Significant options for alternative uses including, subject to planning: **Trade counter, Self-Storage, Hotel, Healthcare and Education.**
- Offered with vacant possession.
- Subject to Contract and exclusive of VAT
- Freehold



Plot Size
1.33 Acres



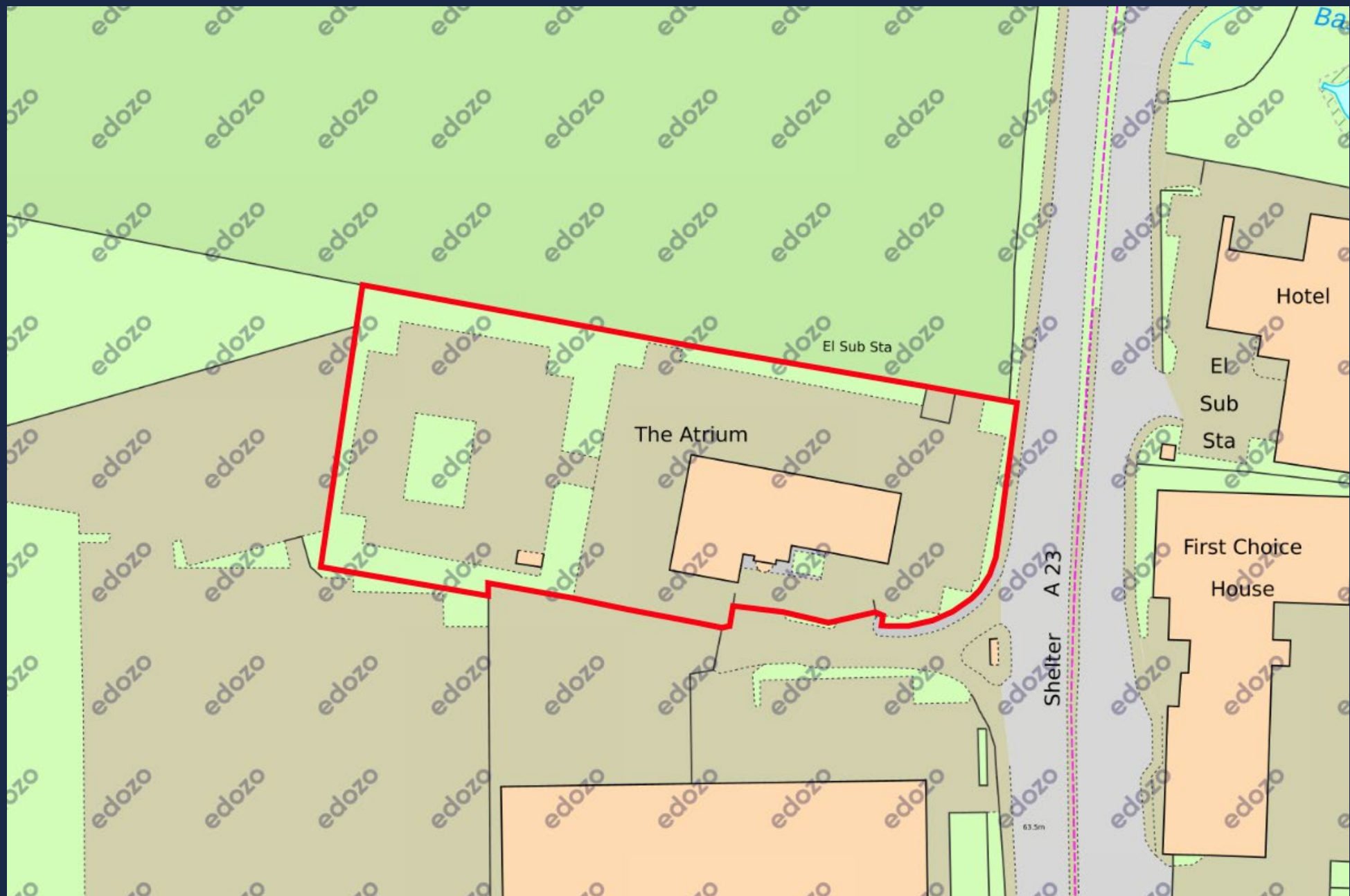
Use class:
Commercial, Business &
Service (E), Office (B1)

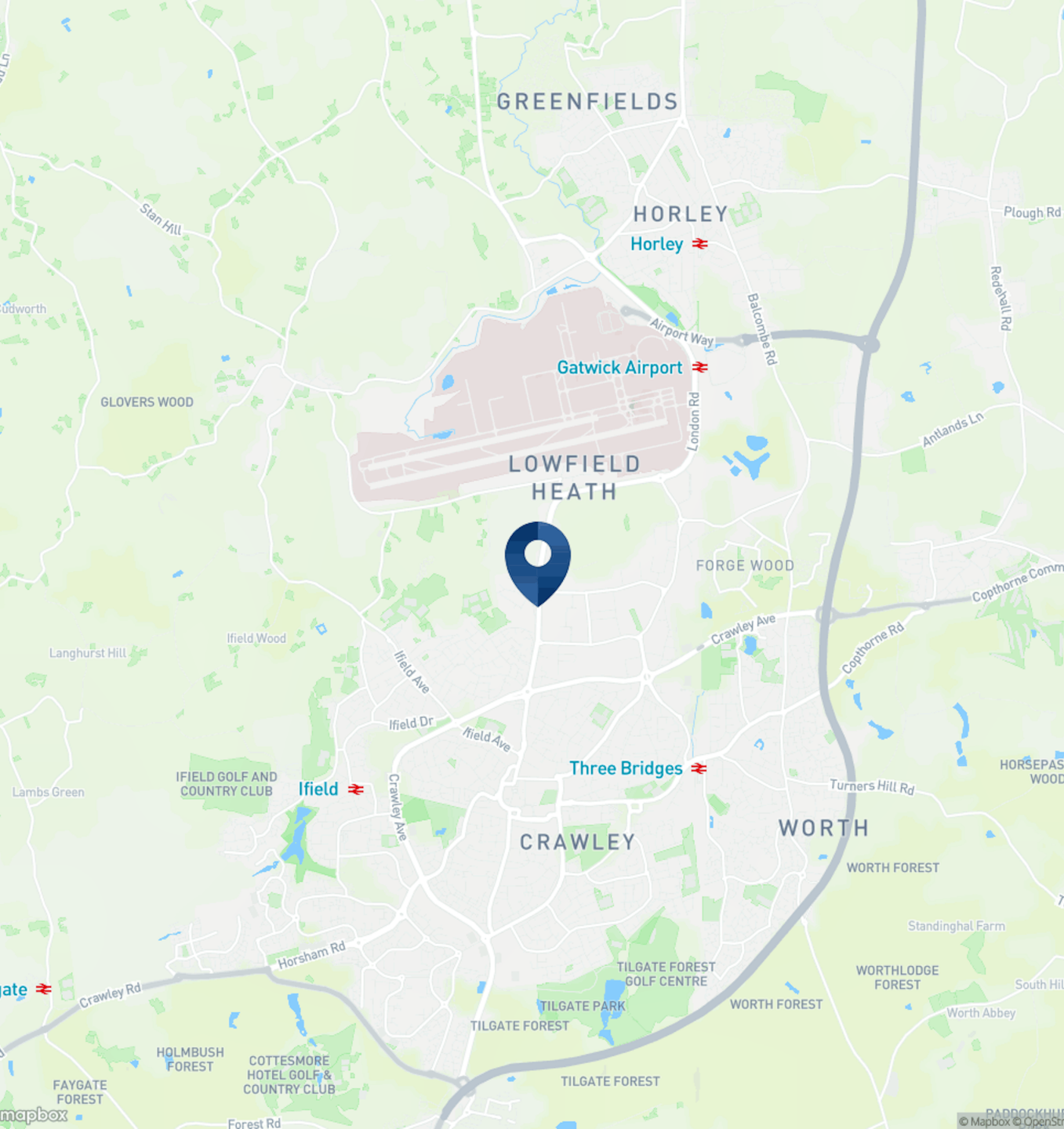


Prominent
Location



Headline Industrial Rents
£18.50





Location

- The site is located within the Manor Royal business district, 2.3 miles north of Crawley town centre. The location benefits from excellent transport connections, with Gatwick Airport situated less than a mile to the north.
- Gatwick Airport is the UK's second largest airport serving over 220 locations around the world and generating approximately 23,000 airport jobs and a further 13,000 related jobs.
- The town also benefits from proximity to the UK Motorway network with Junction 10 of the M23 Motorway 2.5 miles away. The M23 Motorway offers direct access to Junction 7 of the M25 Orbital Motorway within 15 minutes, providing access to Central London and the M3, M4 and M1 Motorways. The M23 also offers good connections to the wider A-road network to the south and Home Counties.
- The Fastway bus route stops immediately opposite to the Property, while three railway stations are located within 2.1 miles of the site to outlying areas, with direct services to Central London within 45 minutes.
- Manor Royal is predominately employment uses; however, Acorn and County Oak Retail parks are both located in close proximity to the site.



Point of Interest	Distance (Miles)
London Gatwick Airport	3.25



M23	6.5
M25	15



Three Bridges Station	3.4
Crawley Station	3.1



Crawley	3.2
Croydon	20



M23

Gatwick Airport

A23

Royal Mail

THE ATRIUM

Tesco

Hyundai

The Base Industrial Park

Panattoni Park

DPD

Virgin Atlantic

Ocado

Acorn Retail Park

A23

Yodel

DUALIT

County Oak Retail Park

CCF Crawley

Description

The site extends to approximately 1.33 acres and includes an existing office building of 29,364 sq. ft across 5 floors. The building is situated in a prime South East logistics location and will therefore be suitable for potential redevelopment to industrial /warehousing opportunities.

Rateable Value

Current rateable value (1 April 2023 to present) £360,000.

VAT

The property is elected for VAT.

Surveys

Available upon request..

Proposal

We are instructed to seek offers for the freehold interest.

Subject to contract and exclusive of VAT

Contact

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