CAMINO PARK

UNIT A GATWICK ROAD CRAWLEY RH10 9RN



TO LET: 27,306 sq ft

PRIME DISTRIBUTION WAREHOUSE

BEING EXTENSIVELY REFURBISHED

caminopark.co.uk

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DESCRIPTION

The property comprises a modern detached warehouse of steel portal frame construction with first floor offices to the front of the building.

The building benefits from 7.4m min / 8.4 max eaves. There is car parking to the front for 36 cars and a large, self contained, 50m deep, secure yard to the rear. There are 5 dock-level loading doors and 3 surface-level loading doors.

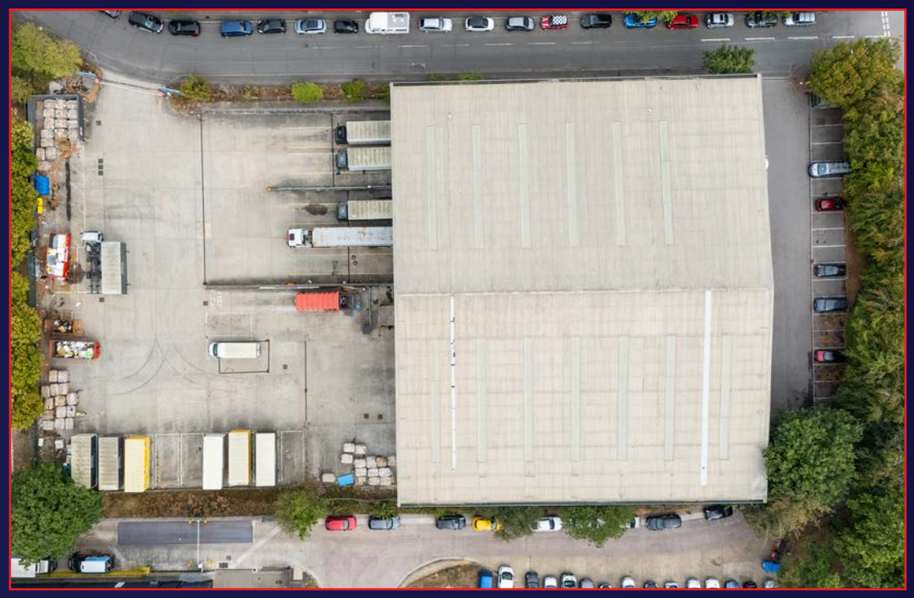
BEING EXTENSIVELY REFURBISHED THROUGHOUT

- Being completely refurbished
- 3 Surface level loading doors
- 5 dock level loading doors
- 7.4m min/8.4m max eaves heights
- 50m Deep yard
- Self contained site of 1.68 acres
- Secure yard
- First floor offices
- 36 Car parking spaces
- Close to J9/10 M23
- Close to Gatwick airport

	SQ FT	SQ M
WAREHOUSE	25,339	2,354.07
FIRST FLOOR OFFICE	1,967	182.74
TOTAL	**27,306**	**2,536.81**




THE SOFA DELIVERY CO
Installation Experts






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LOCATION

Unit A is located on Whittle Way, just off, and fronting, Gatwick Road, to the north of Manor Royal. Access to the southern perimeter road of Gatwick Airport is within 0.5 miles (0.8 km) Junction 10 of the M23 motorway is 2 miles (3.2km) away.

Manor Royal is well established as the prime logistics/industrial area of the Gatwick Diamond.

Click here to view 360 panorama.

GATWICK ROAD



YOU'LL BE IN GREAT COMPANY

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120K

people are living within a 5-mile radius of RH10 9RN, based on credible official census and local authority sources.

24K

people within 5 miles of the Manor Royal Industrial Estate are employed in Logistics

27.5%

of people in Crawley educated to Level 4+

65.6%

of people locally are of working age 16 - 64.



ROAD

M23 J10	2.6 miles	7 mins
M23 J9	4.8 miles	8 mins
M23/M25 J7	11.0 miles	14 mins
Gatwick Airport	3.5 miles	8 mins
Three Bridges Station	1.8 miles	6 mins
Crawley Town Centre	2.6 miles	9 mins

RAIL

Three Bridges	4 mins
East Croydon	15 mins
Brighton	26 mins
London Bridge	29 mins
London Victoria	31 mins
London St Pancras	56 mins

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Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.

All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

Anti Money Laundering: The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. September 2026