

forgewood 
GATWICK ROAD CRAWLEY RH10 9PG



UNITS TO LET

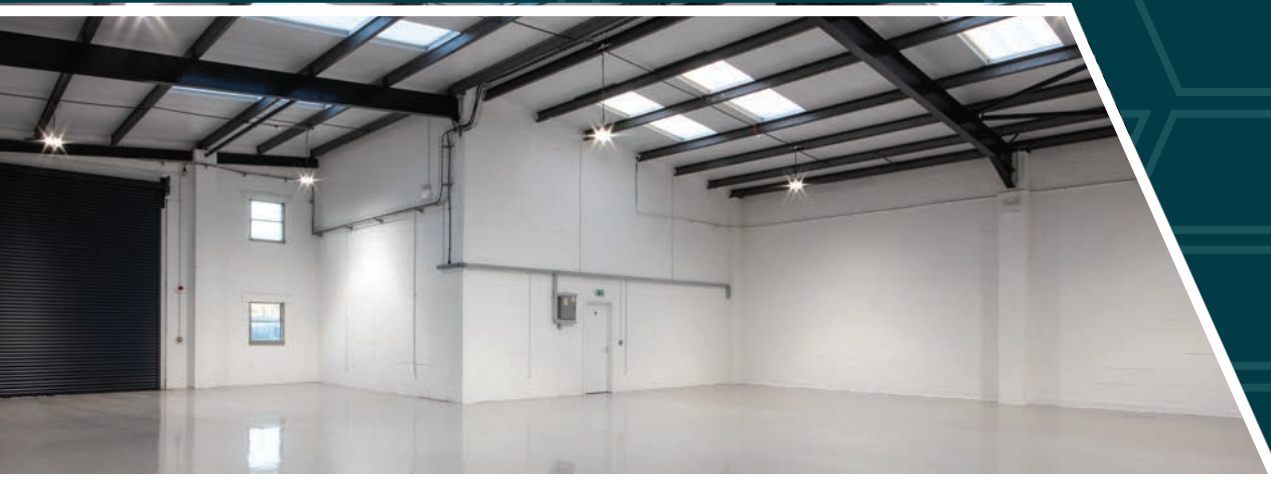


Description

Forgewood Industrial Estate comprises of 13 units of steel portal frame with offices at first floor level.

Units 1 and 2 have been fully refurbished throughout with new roofs, LED lighting and redecoration throughout and benefits from a self-contained, secure yard. The units can be taken separately or together.

Unit 3 and Unit 12 are also available and are to be refurbished.



Specification

- New roofs
- New roof lights
- New PV installation
- Fully Refurbished
- LED lighting
- Surface level loading door(s)
- 5.2m maximum eaves height





FULLY REFURBISHED



NEW ROOFS



PV

PV SOLAR PANELS



ROOF LIGHTS



SMART LED LIGHTING



5.2m EAVES(MAX)



SURFACE LEVEL LOADING





UNIT 1	DESCRIPTION	SIZE SQ FT	EPC RATING
	Warehouse	2,774	
	Office	432	
	TOTAL	3,176	TBC
UNIT 2	DESCRIPTION	SIZE SQ FT	EPC RATING
	Warehouse	3,621	
	Office	634	
	TOTAL	4,255	TBC
UNITS 1 AND 2 CAN BE COMBINED			
COMBINED TOTAL		7,431	

UNIT 3	DESCRIPTION	SIZE SQ FT	EPC RATING
	Warehouse	4,170	
	Office	529	
	TOTAL	4,699	D

UNIT12	DESCRIPTION	SIZE SQ FT	EPC RATING
	Warehouse	2,556	
	Office	433	
	TOTAL	2,978	D81



Gatwick Airport

M25 - J7 London ↑

M23

forgewood

M23 J10

A2011

A2011

A2004

M23

A23 ↓
South Coast

Ocado

Acorn Retail Park

Aldi

M&S

Wickes

Currys

Costa

Country Oak Retail Park

TK Maxx

Next

MARTYRS AVE

A23

LONDON ROAD

Ibis Hotel

Welland Medical

Tesco Distribution

DPD UK

FLEMING WAY

Elekta

Premier Inn

Virgin Atlantic

Boeing

MANOR ROYAL

ROYAL

Aerotron Ltd

Sussex Manor Business Park

Vent-Axia

Crawter's Brook

GATWICK ROAD

TINSLEY WANE N

MAXWELL WAY

HAZELWICK AVE

Crawley Town Centre









Location


Forgewood Industrial Estate commands a prominent position fronting Gatwick Road. The site is located within the Manor Royal Business District which is the biggest business park of the Gatwick Diamond areas and one of the south-east's premier mixed activity employment hubs. It benefits from excellent transport links, strategically located just two miles south of Gatwick Airport and the M23. Manor Royal benefits from the metrobus service providing a 24-hour service between Gatwick, Redhill, Horley and Horsham.

Manor Royal's proximity to Gatwick Airport, and its position in the south-east has attracted a wide range of national, international and logistics companies including; Amazon, Boeing, Royal Mail, EVRi, UPS, Ocado, Tesco and Thales.

[Click here to see 360° panorama.](#)



	M23 J10	2.3 miles	
	M23 J9	3.7 miles	
	M25 J7	11.2 miles	
	Gatwick	3.3 miles	

	London Victoria	31 mins	
	London Bridge	29 mins	
	Brighton	33 mins	
	East Croydon	15 mins	

 amazon.co.uk

 BOEING

 Royal Mail

 EVRi  TESCO

 ocado

 THALES

 ups



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IMPORTANT INFORMATION

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. impactcmw.co.uk

February 2025

forgewood.co.uk

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