



**LAST REMAINING UNIT TO LET** LINE 3



## Description

Unit 3 is part of an estate of thirteen industrial and warehouse units.

The unit is of steel portal frame construction and brick elevations under a pitched corrugated roof with roof lights. There is a surface level loading door and offices at first floor level. The unit is under refurbishment, with works to complete in April.



SIMILAR LANDLORD REFURBISHED WAREHOUSE

## Specification

- Surface level loading door
- New roof
- PV panels
- 4.5m minimum eaves
- 5.2m maximum eaves
- First floor office
- Kitchenette
- 7 allocated car parking spaces

# TO LET UNIT 3



FULLY REFURBISHED



NEW ROOFS



PV SOLAR PANELS



ROOF LIGHTS



SMART LED LIGHTING



5.2m EAVES(MAX)



SURFACE LEVEL LOADING



**SIMILAR LANDLORD REFURBISHED WAREHOUSE**



**SIMILAR LANDLORD REFURBISHED SPACE**



**SIMILAR LANDLORD REFURBISHED SPACE**



**SIMILAR LANDLORD REFURBISHED WAREHOUSE**



# EPC

The refurbishment is targeting an EPC A rating.

UNIT 3	DESCRIPTION	SIZE SQ FT	EPC RATING
	Warehouse	4,170	
	Office	529	
	<b>TOTAL</b>	<b>4,699</b>	<b>Targeting A</b>



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

MANOR ROYAL

Crawley  
Town Centre

Gatwick Airport

Ibis Hotel

Welland Medical

Tesco Distribution

DPD UK

FLEMING WAY

Elekta

Premier Inn

Virgin Atlantic

Boeing

Vent-Axia

Sussex Manor  
Business Park

Crawter's  
Brook

GATWICK ROAD

TINSLEY WANE N

GATWICK ROAD

MAXWELL WAY

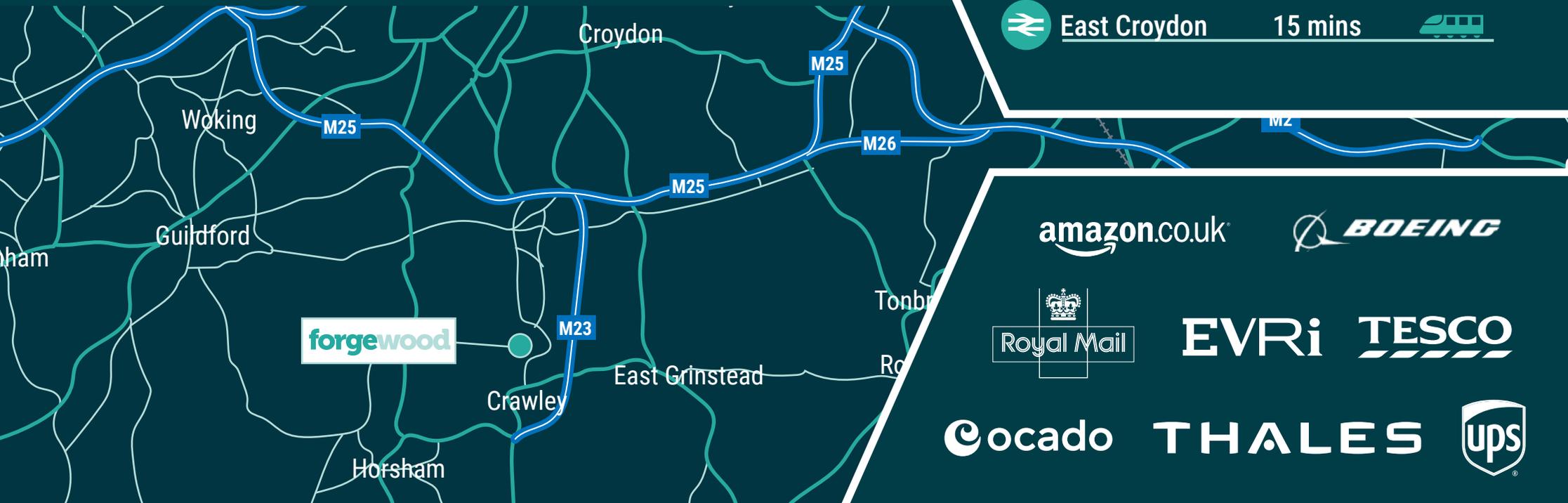
HAZELWICK AVE

# 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.](#)



	<b>M23 J10</b>	<b>2.3 miles</b>	
	<b>M23 J9</b>	<b>3.7 miles</b>	
	<b>M25 J7</b>	<b>11.2 miles</b>	
	<b>Gatwick</b>	<b>3.3 miles</b>	

	<b>London Victoria</b>	<b>31 mins</b>	
	<b>London Bridge</b>	<b>29 mins</b>	
	<b>Brighton</b>	<b>33 mins</b>	
	<b>East Croydon</b>	<b>15 mins</b>	

 amazon.co.uk

 BOEING

 Royal Mail

 EVRi TESCO

 ocado

 THALES

 ups



**forgewood**   
GATWICK ROAD CRAWLEY RH10 9 PG

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](http://impactcmw.co.uk) March 2026

[forgewood.co.uk](http://forgewood.co.uk)

**FTDJOHNS**  
01293 552721  
[www.ftdjohns.co.uk](http://www.ftdjohns.co.uk)

Michael Deacon-Jackson  
E: [mdj@ftdjohns.co.uk](mailto:mdj@ftdjohns.co.uk)  
T: 07939 136 295  
Harry Deacon-Jackson  
E: [hdj@ftdjohns.co.uk](mailto:hdj@ftdjohns.co.uk)  
T: 07907 483 182

**SHW** [shw.co.uk](http://shw.co.uk)  
01293 441300

James Clement  
[jclement@shw.co.uk](mailto:jclement@shw.co.uk)  
07961 231 286

[///owner.rail.highs](http://owner.rail.highs)