



# ST. MODWEN PARK GATWICK



**BUILD TO SUIT - INDUSTRIAL & LOGISTICS WAREHOUSE OPPORTUNITY**  
**UP TO 120,911 SQ FT (11,233 SQ M)**





## ST. MODWEN PARK GATWICK

St. Modwen Park Gatwick will provide industrial and logistics warehousing, superbly located for airport related and UK businesses.

The development provides a cross-docked unit of 100,008 sq ft which was pre let to Gatwick Airport Limited. Phase 2 comprises a speculatively developed unit of 64,752 sq ft and phase 3 offers a build to suit opportunity of up to 120,911 sq ft. The unit will be built to a Grade A specification and boast a range of bespoke options.

St. Modwen Park Gatwick offers a prime location and sits adjacent to junction 10 of the M23, the principle link road between London and Brighton. The M23 offers a direct route to London Gatwick International Airport in under 5 miles. The unit will also benefit from transport links to the southern M25 and the national motorway network via the M25 (J7).

St. Modwen is passionate about creating spaces for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

**Changing places. Creating better futures.**



*Image for illustrative purposes only.*



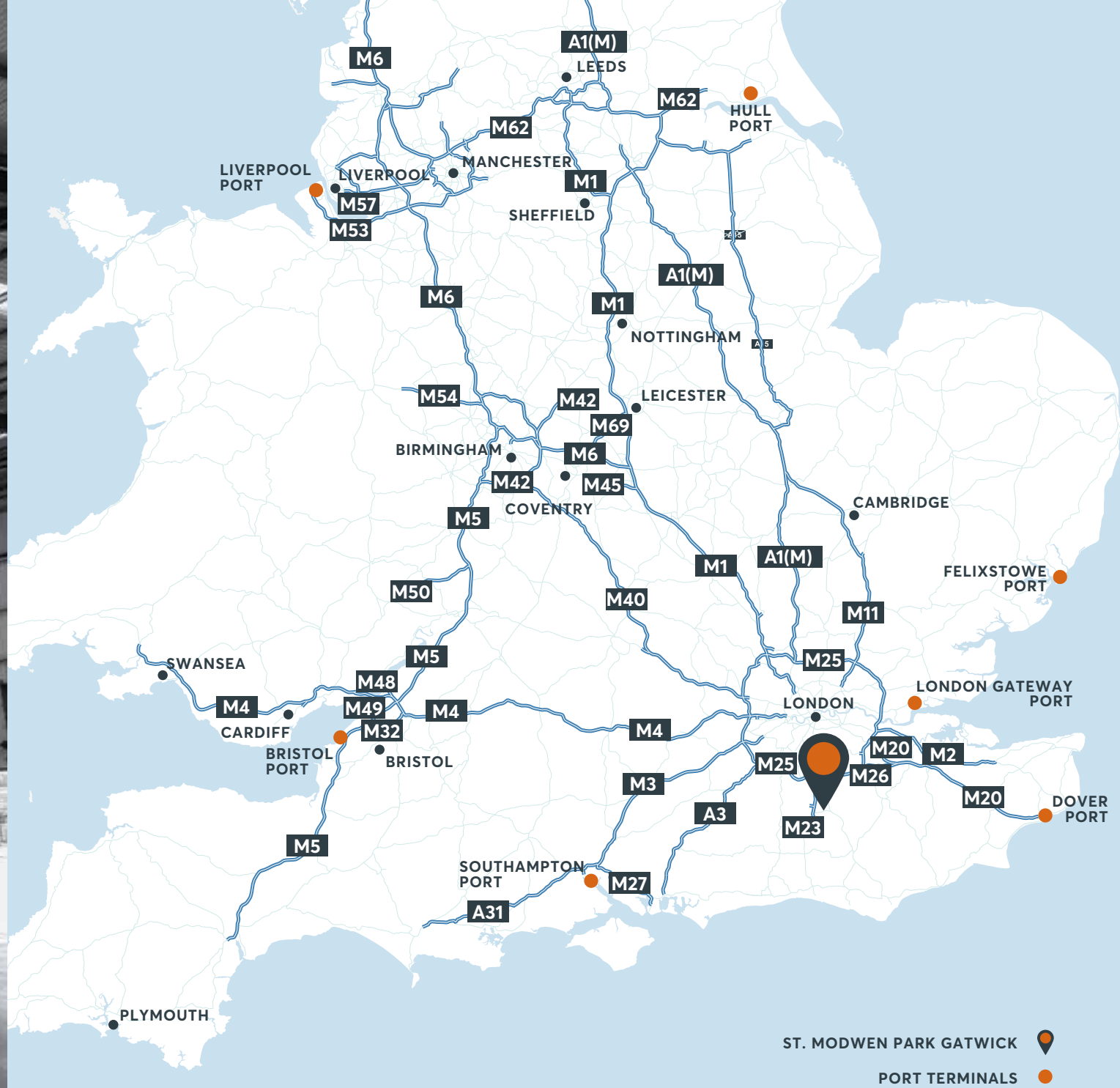


ST. MODWEN  
PARK  
GATWICK

## WHY GATWICK?

- The entire population of London and the South East can be reached within a 2.5 hour HGV drive from the site, while over 60% of the UK population (40.5 million people) live within a 4.5 hour HGV drive time
- Under 5 miles from one of Europe's busiest international airports, making it a hotbed for logistics employment, with 24.5% of the labour pool already employed in the transportation and storage industry
- Crawley has an unemployment rate of 3.7%, higher than average for the South East (3.1%) September 2020
- 41,500 people employed in manufacturing or transportation and storage within a 30 minute drive time from the site
- Labour costs in Crawley are competitive by South East standards. Average salaries for Warehouse Operatives (£9.10 per hour) and Warehouse Managers (£28,500 per annum) are lower than other South East logistics hubs such as Milton Keynes and Reading

Source: BNP Paribas Real Estate Labour Market Analysis



## TRAVEL DISTANCES

CITIES	
Brighton	26 miles
London	29 miles
Portsmouth	78 miles
Dover	81 miles

PORTS	
Dover Port	79 miles
Southampton	90 miles
Felixstowe	111 miles

AIRPORTS	
Gatwick	4 miles
Heathrow	40 miles
Stansted	72 miles

MOTORWAYS	
M23, Junction 10	1 mile
M25, Junction 7	10 miles
M3, Junction 2	33 miles
M20, Junction 1	38 miles

Source: Google Maps



MASTER PLANS

St. Modwen Park Gatwick provides a high quality warehouse opportunity up to 120,911 sq ft. Adjacent is an indicative unit which can be tailored to suit specific occupier requirements.

A range of bespoke fit out options are available.

All floor areas are approximate gross internal areas:

BUILD TO SUIT OPPORTUNITY - G120

WAREHOUSE AREA	108,591 sq ft	10,088 sq m
GROUND FLOOR CORE	899 sq ft	84 sq m
ESCAPE CORE	301 sq ft	28 sq m
FIRST FLOOR OFFICE	5,560 sq ft	516 sq m
PLANT DECK / MEZZANINE	5,560 sq ft	516 sq m
TOTAL	120,911 sq ft	11,233 sq m
Yard depth	50m	
Clear internal height	12.5m	
Surface level loading doors	2	
Dock level loading doors (inc 2 Euro docks)	10	
Floor loading	50 KN/m2	
HGV parking spaces	28	
Car parking spaces	148	



Site plan is indicative.



Indicative images.





**ST. MODWEN  
PARK  
GATWICK**

# ESTATE INFRASTRUCTURE

The development benefits from new highways infrastructure, offering serviced plots ready for development.



  
Serviced development  
plot ready

Able to provide up to  
**120,911**  
sq ft within a single unit

Part of the wider  
**32 acre**  
Industrial development

  
Located within 0.5 miles of  
**J10, M23**

**ST. MODWEN  
PARK  
GATWICK**

# SPECIFICATION

We are able to provide high quality accommodation with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor.

Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



## First floor office

- Open plan office accommodation
- Feature reception area
- Suspended ceiling
- Raised access floors
- Comfort cooling



## Warehouse

- Up to 12.5m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- Dock and ground level loading
- 2 surface level loading doors



## External

- Bespoke designs available
- Landscaped environment
- Electric vehicle charging points
- Park amenities and welfare area

## Service charge

An estate service charge will be levied to cover costs incurred in maintaining the estate.

## Terms

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

## Planning

The plot is currently in the process of being allocated within the emerging local plan. A detailed planning submission will be prepared and submitted within the local plan.

## Warranties

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

## EPC

Building will have a rating of 'A'

## BREEAM rating

Excellent (2014) target accreditation



## THE SWAN STANDARD: DELIVERING RESPONSIBLY

St. Modwen Parks embody our core purpose - to change places and create better futures.

The Swan Standard is a new approach to delivering improved quality, sustainable and consistent developments across the St. Modwen portfolio that impact positively on both environment and local communities. This is to ensure we keep at the forefront of our industry and deliver spaces that not only satisfy the needs of our occupiers and their employees, but also exceeds them.



SCAN ME  
FOR FULL  
SPECIFICATION



SOLAR PV ROOFS,  
WALLS AND WINDOWS



BREEAM



ELECTRIC VEHICLE  
CHARGING



LED LIGHTING



SMART METERS



SOFT LANDINGS  
AND GREEN ENERGY



RAINWATER  
HARVESTING



SUSTAINABLE  
DRAINAGE SYSTEM  
(SUDS)



RECYCLED  
MATERIALS



LANDSCAPING



GREEN TRAVEL  
PLAN



COMMUNITY  
PARTNERSHIPS

St. Modwen Logistics designs, builds, owns and manages high-quality Industrial & logistics assets in the UK.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises. As one of the UK's most active developers of speculative and built-to-suit industrial & logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and build to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.

### St. Modwen's Responsible Business Ambitions

We have chosen to focus on six core areas where we can make a sustained difference to society and the environment:



1.2m sq ft  
Space delivered in 2020



30+  
Years of  
experience

94%  
of logistics space  
to be retained

1.6m sq ft  
Committed logistics  
pipeline delivery

c19m sq ft  
Logistics pipeline

A dedicated team of  
60 skilled professionals



Net carbon  
reduction



Biodiversity & sustainable  
environments ambition



Diversity  
& inclusion



Education &  
future skills



Health &  
wellbeing



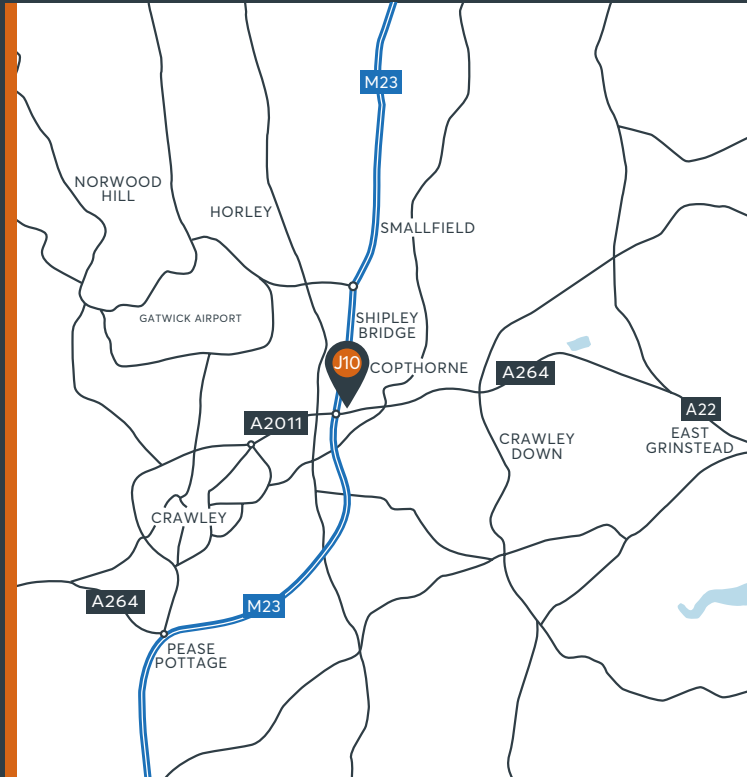
Responsible operating  
practices & partnerships



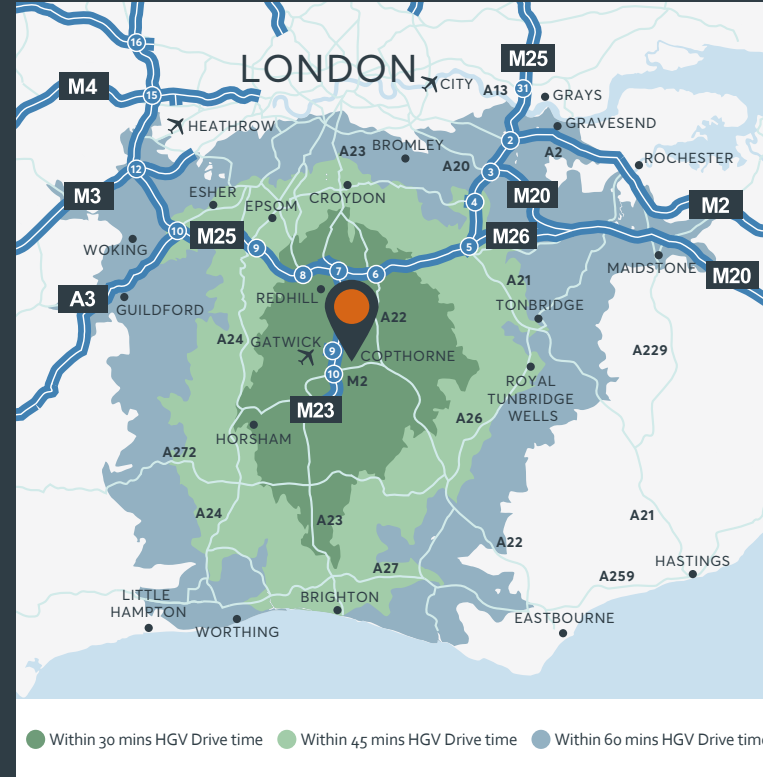


# ST. MODWEN PARK GATWICK

RH10 3RX



Maps not to scale.



## LOCATION:

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Crawley  
RH10 3RX



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