

# Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**



## Valor Park, Gatwick 43, Fleming Way, Crawley, RH10 9DF

Prime Urban Logistics unit on the established Manor Royal Business District. Available To Let - To be Refurbished. 8 loading doors.

### Summary

|                       |                              |
|-----------------------|------------------------------|
| <b>Tenure</b>         | To Let                       |
| <b>Available Size</b> | 43,138 sq ft / 4,007.65 sq m |
| <b>Rent</b>           | Rent on application          |
| <b>Service Charge</b> | £0.25 per sq ft              |
| <b>Rateable Value</b> | £430,000<br>Upon Application |
| <b>EPC Rating</b>     | Upon enquiry                 |

### Key Points

- 40m secure loading yard
- 64 car parking spaces
- 5 level access loading doors  
incl. 2 to side elevation
- 68 car parking spaces
- 8.1m clear internal height,  
rising to 9.6m
- 3 dock level loading doors
- Ground & 1st floor offices
- To undergo refurbishment

# Valor Park, Gatwick 43, Fleming Way, Crawley, RH10 9DF

## DESCRIPTION

Valor Park Gatwick 40 is a detached, self-contained building with a secure 40m deep rear yard and 68 parking spaces. There are 8 loading doors, with 3 dock level doors and 3 ground level doors to the main service yard and a further 2 surface level doors to the side elevation.

The building will undergo an extensive Grade A refurbishment, featuring contemporary first-floor offices, upgraded WCs, and energy-efficient enhancements targeting an EPC A rating, making it an excellent choice for logistics operations.

## LOCATION

Valor Park occupies a prime location on Fleming Way within the Manor Royal Business District, one of the South East's leading employment hubs and the largest business park in the Gatwick Diamond. Just two miles south of Gatwick Airport and the M23, it offers excellent transport links including strong bus and rail services.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name               | sq ft         | sq m            | Availability |
|--------------------|---------------|-----------------|--------------|
| Ground - Warehouse | 37,115        | 3,448.10        | Available    |
| Ground - Office    | 2,259         | 209.87          | Available    |
| 1st - Office       | 2,292         | 212.93          | Available    |
| <b>Total</b>       | <b>41,666</b> | <b>3,870.90</b> |              |

## VIEWINGS

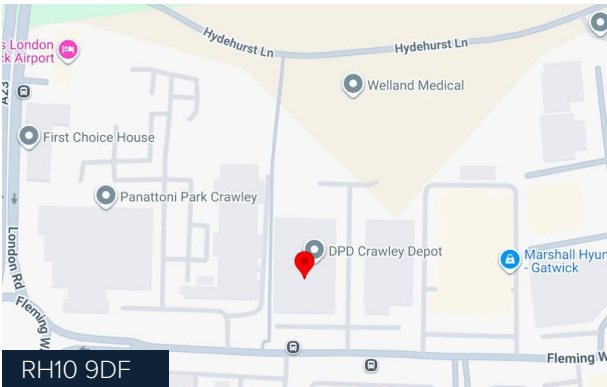
Strictly by appointment with the joint sole agents, FTD Johns and Hollis Hockley.

## TERMS

Available on a new FRI lease. Quoting terms are available upon application.

## AML

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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