

# THE NUTS

RH10 9XA



The  
**difference**  
 is in the  
**detail**



**THE NUTS**  
 RH10 9XA

9m eaves  
 Surface level loading doors  
 50kN/sq m floor loading capacity  
 Secure environment  
 Offices

## NEW INDUSTRIAL / WAREHOUSE FACILITY

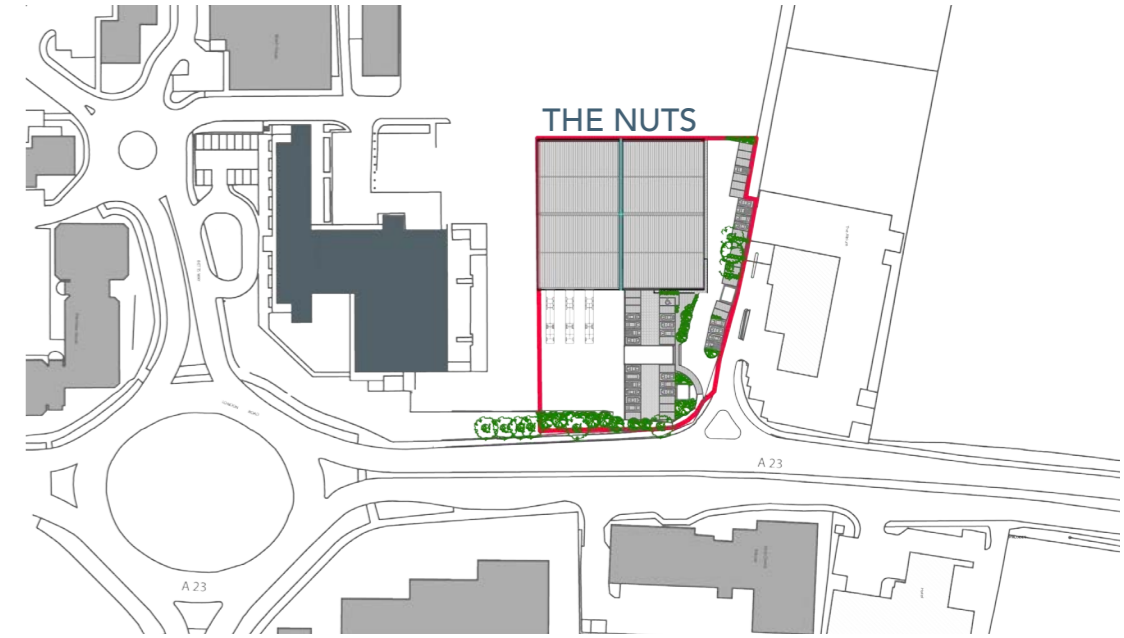
29,150 sq ft with 50 parking spaces

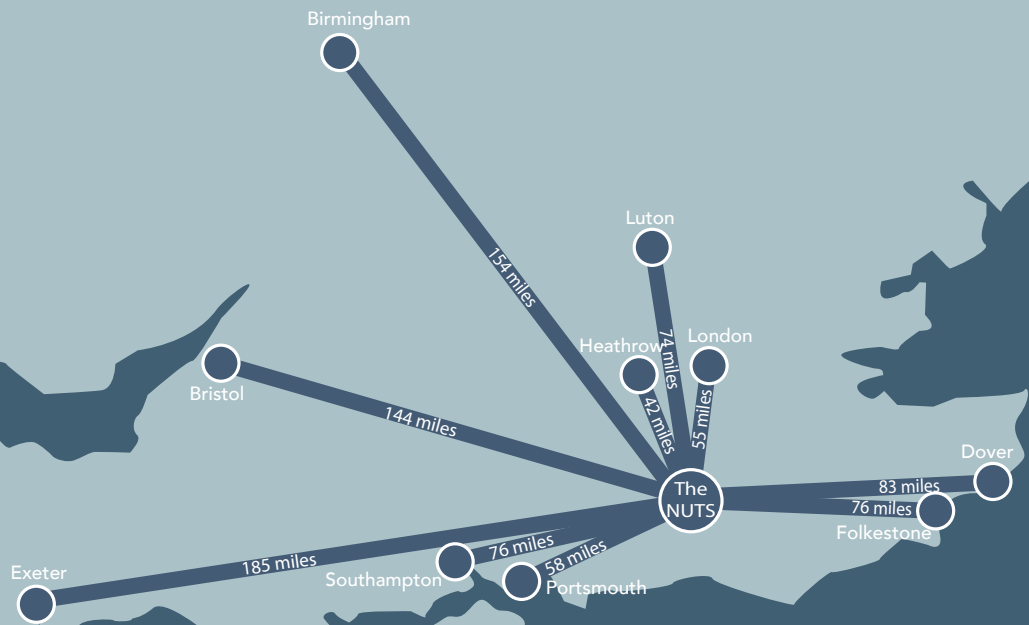
THE NUTS, LONDON ROAD, MANOR ROYAL  
 CRAWLEY, WEST SUSSEX RH10 9XA

The Nuts is situated on Manor Royal, an established logistics location close to Gatwick Airport. It will be built to a high specification and provide space to suit the occupier to include a self-contained yard, multiple surface level loading doors and fitted first floor offices.

### Gross External Area

Offices	3,150 sq ft	293 sq m
Warehouse	26,000 sq ft	2,415 sq m
<b>Total</b>	<b>29,150 sq ft</b>	<b>2,708 sq m</b>





November Act 1967. 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.

Compiled March 2017 : [www.impactcmw.co.uk](http://www.impactcmw.co.uk)

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

Hus Djevedet  
[hus@ftdjohns.co.uk](mailto:hus@ftdjohns.co.uk)  
 01293 590994

Another development by

