CAMINO PARK

UNIT 1 JAMES WATT WAY CRAWLEY RH10 9TZ



TO LET: 31,978 sq ft

PRIME DISTRIBUTION WAREHOUSE

BEING EXTENSIVELY REFURBISHED

unit1caminopark.co.uk

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DESCRIPTION

Unit 1 Camino Park is a modern detached warehouse of steel portal frame construction with first floor offices to the front of the building.

The unit, which is to be fully refurbished, is self-contained with 2 surface level loading doors, 8.3min / 9.5m max eaves height and a yard depth of 33m. There are 55 car parking spaces at the front and a further 31 spaces in the yard at the rear of the building. There is a spacious reception leading to air-conditioned offices at first floor level.

Click here to view video

BEING EXTENSIVELY REFURBISHED THROUGHOUT

- Being completely refurbished
- 2 Surface level loading doors
- Secure yard
- 8.3min/9.5m max eaves heights
- 33m Deep yard
- Self contained site of 1.58 acres
- Air conditioned offices
- First floor offices
- 86 Car parking spaces
- Close to J9/10 M23
- Close to Gatwick airport

	SQ FT	SQ M
WAREHOUSE	27,550	2,559.48
FIRST FLOOR OFFICE	4,428	411.37
TOTAL	**31,978**	**2,970.85**
















MARKOVITZ



CAMINO PARK

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LOCATION

Unit 1 is strategically located on James Watt Way off the Gatwick Road to the North of the Manor Royal Industrial Estate. Access to the southern perimeter road of Gatwick Airport is within 0.5 miles (0.8 km) Junction 10 of the M23 motorway is 2 miles (3.2km) away.

Manor Royal is well established as the prime logistics and industrial area of the Gatwick Diamond.

Click here to view 360 panorama.



YOU'LL BE IN GREAT COMPANY

CAMINO PARK
UNIT 1 JAMES WATT WAY CRAWLEY RH10 9TZ

120K

people are living within a 5-mile radius of RH10 9TZ, based on credible official census and local authority sources.

24K

people within 5 miles of the Manor Royal Industrial Estate are employed in Logistics

27.5%

of people in Crawley educated to Level 4+

65.6%

of people locally are of working age 16 - 64.



ROAD

M23 J10	2.6 miles	7 mins
M23 J9	4.8 miles	8 mins
M23/M25 J7	11.0 miles	14 mins
Gatwick Airport	3.5 miles	8 mins
Three Bridges Station	1.8 miles	6 mins
Crawley Town Centre	2.6 miles	9 mins

RAIL

Three Bridges	4 mins
East Croydon	15 mins
Brighton	26 mins
London Bridge	29 mins
London Victoria	31 mins
London St Pancras	56 mins

CAMINO PARK

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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.

Anti Money Laundering: The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. September 2026