



**GatwickGreen**

WHERE THE FUTURE WORKS



GatwickGreen

# Where the Future Works

Welcome To Gatwick Green

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For Growth & Recovery

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Perfectly Located

WHERE THE FUTURE WORKS

# Welcome to Gatwick Green

**One of the most significant commercial developments in the South East, Gatwick Green will be a brand-new logistics hub designed with the future in mind.**

A timely catalyst for diversification, investment and economic growth, Gatwick Green offers a unique opportunity for Crawley and the wider region; one that is perfectly placed to help power recovery with a next generation of logistics infrastructure, jobs, and training.





On the doorstep of Crawley and the UK's second largest airport, Gatwick Green will be a pioneering and sustainable place that offers forward-thinking occupiers and their staff a scale of brand-new logistics property and employment opportunities unavailable elsewhere south of the M25.

Its strategic location also offers both domestic and international businesses an exceptional quality of multi-modal connectivity, as well as direct access to a wide range of local skills and talent.

Designed to complement and enhance neighbouring economic anchors in and around Crawley, Gatwick Green will provide the essential foundations on which more productive, prosperous, and sustainable communities can be built.

Gatwick Green is being delivered by an experienced team whose long-term investment in the site, and record of successful property development and innovation across the UK, demonstrates their dedication to creating a brand-new place that will play a crucial role in Crawley's future success.



**47**

hectares allocated



**2,000+**

new jobs



**24.1**

hectares (minimum)



**£79m+**

GVA per annum



**77,800+**

(GIA) sq m total floor space



**£55 million**

business rates over 20 years

WHERE THE FUTURE WORKS



# Capacity to Deliver

**With the pandemic reinforcing the growing importance of the logistics sector to the U.K. economy, market evidence demonstrates there is continued and strong demand for a scale and quality of prime logistics space currently unavailable in Crawley and the wider region.**





WHERE THE FUTURE WORKS



## CAPACITY TO DELIVER

This lack of available supply, developable strategic sites of scale and current safeguarding restrictions, all mean this significant occupier demand is a lost opportunity for the local economy. Uniquely placed to meet this demand is Gatwick Green, which provides the perfect blank canvas upon which the increasing need for high-specification, sustainable and hyper-connected logistics infrastructure can be met.

Sitting outside the Greenbelt and offering an unconstrained quantum of shovel-ready opportunities, Gatwick Green is an early-mover that has the capacity to deliver over 77,800 (GIA) sq m of floor space and more than 2,000 jobs.



**630**

on and off-site construction jobs over 2 years



**£115 million**

estimated construction cost



**£30 million**

(GVA) generated during construction



**£127,000**

social value of apprenticeships during construction

# For Growth & Recovery

**Gatwick Green is part of a wider solution for Crawley and the surrounding region. Not only will it complement and enhance neighbouring economic anchors, including Manor Royal, Crawley Town Centre and a recovering Gatwick Airport, it will help diversify the local economy and provide the necessary foundations on which a range of commercial, employment-focussed, facilities can be successfully delivered.**





WHERE THE FUTURE V



Creating a minimum of 2,000 brand-new and well-paid logistics jobs within a high-growth sector, Gatwick Green will also open up the opportunity to reskill and upskill the local work force; helping address skills gaps and improving social mobility and inclusion in an area affected greatly by recent job losses.

The diverse business and employment activity planned on-site will also create a complementary offer to aviation, supporting future prosperity and resilience with little displacement for existing employers at Manor Royal and other industrial areas.



**1,470**

permanent on-site jobs (initial phase)

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**1,290**

permanent on and off-site jobs for residents of Crawley

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**£79 million**

GVA associated with the additional number of jobs per annum

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**645**

director, management, professional and technical jobs up to £48,230

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**454**

skilled trade occupations, process, plant, and machine operatives up to £31,712

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**367**

admin, sales, service, and elementary occupations up to £26,891

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# Sustainability Matters

Designed to support green growth and sustainable businesses, Gatwick Green will provide an exceptional quality of infrastructure and accommodation, all specified to achieve a BREEAM Excellent rating, as well as delivering Net Zero emissions and carbon neutrality by 2050.





Through the provision of future-proofed infrastructure in all its manifestations, sustainable transport connectivity, and renewable energy provision, Gatwick Green will become a leading logistics destination where green space and the natural environment are integral to its design.

This high-level of environmental specification, which is currently unavailable at this scale south of the M25, will provide forward-thinking occupiers a unique opportunity to locate in an area where a wider commitment to sustainability and a greener future is being embraced.



Net Zero by 2050



BREEAM Excellent



Sustainable transport connectivity



Renewable energy provision



EV charging and cycle facilities



Biodiverse green space

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a METROBUS service

Manor Royal London Road  
Barnet 10 free WiFi

free WiFi

89

fastway

BNI4 CVC

# Better Together

**Gatwick Green is being delivered by The Wilky Group, and their team of industry experts, whose long-term investment in the site, and over 70-year track record of successful development and property innovation across the UK, demonstrates their dedication to creating brand new places that help fulfil the true potential of those they serve.**





The Wilky Group is committed to engaging with local authorities and key stakeholders to unlock the extraordinary potential at Gatwick Green, at a time when public and private sector collaboration had never been more needed to drive forward economic recovery and diversification.

Ready and able to promote the site for development, as part of achieving a long-term vision for the area, The Wilky Group and their professional team have the capability and experience to harness our collective ambition to deliver a 21st Century logistics hub for the benefit of Crawley and the wider region.



**£4.3 million**

business rates income per annum



**£55 million**

business rates income over 20 years



**£15.8 million**

corporation tax per annum



**£49 million**

private tax per annum





# Perfectly Located

**On the doorstep of Crawley town centre and the UK's second largest airport, Gatwick Green will offer both domestic and international businesses an exceptional quality of multi-modal connectivity, as well as direct access to a wide range of local skills and talent.**







PERFECTLY LOCATED

One of the UK's best connected logistics hubs, Gatwick Green's strategic location will provide occupiers with seamless access to the M23 and wider M25 motorway network, as well as flights to over 230 international destinations.

Once complete, it will provide a truly unique opportunity for 21st Century businesses and their staff to prosper in a place where integrated transport networks, high-speed digital connectivity and futureproofed utilities come as standard.



**M23**

adjacent to junction 9



**15 mins**

to Crawley Town Centre



**27 mins**

to London



**2nd**

largest airport in UK next door



**230+**

international flights from Gatwick





For more information, please contact:

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GROUP