

**SEGR0 PARK
CROYDON
REDHOUSE ROAD**

SEGR0



**SEVEN NEW WAREHOUSE /
INDUSTRIAL UNITS TO LET**

**FROM 9,155 – 83,827 SQ FT
AVAILABLE NOW**

CR0 3AQ





WELCOME TO SEGRO PARK CROYDON REDHOUSE ROAD

**A SELECTION OF FIVE
REMAINING NEW
BUILD INDUSTRIAL
UNITS, AVAILABLE
TO OCCUPY NOW.**

With a premium specification
and contemporary design.

PREMIUM SPECIFICATION



9M-15M
EAVES HEIGHT



3-PHASE
POWER



GRADE A
OFFICES*



EPC A
(TARGET)



BREEAM
EXCELLENT
(TARGET)



ALLOCATED PARKING
PER UNIT



PV PANELS



EV CHARGING
POINTS



24/7 SECURITY
& GATED YARDS

CONTEMPORARY UNITS UP TO 83,827 SQ FT AVAILABLE NOW

UNIT 2
83,827 sq ft
(7,787 sq m)

UNIT 3.3
10,207 sq ft
(948 sq m)

UNIT 3.4
9,155 sq ft
(850 sq m)

UNIT 3.5
9,289 sq ft
(863 sq m)

UNITS 3.3 –
3.5 CAN BE
COMBINED
TO FORM
28,651 SQ FT
(2,662 SQ M)

UNIT 1
28,840 sq ft
(2,679 sq m)

LET

UNIT 3.1
6,502 sq ft
(604 sq m)

UNIT 3.2
6,569 sq ft
(610 sq m)

PERFECT FIT

A RANGE OF UNIT SIZES WITH THE OPPORTUNITY TO COMBINE



UNIT	SQ FT	SQ M	Eaves height	Parking Spaces	kVA
UNIT 1	28,840	2,679	12.5m	28	285
UNIT 2	83,827	7,787	15m	54	490

UNIT 3.1	6,502	604	8.7m	11	78
UNIT 3.2	6,569	610	8.7m	6	78
UNIT 3.3	10,207	948	10m	9	131
UNIT 3.4	9,155	850	10m	6	131
UNIT 3.5	9,289	863	10m	17	131

UNITS 3.3 – 3.5
CAN BE COMBINED
TO FORM 28,651 SQ FT
(2,662 SQ M)











UNIT 1

THE PERFECT OPPORTUNITY TO
BASE YOUR COMPANY IN A PRIME
SOUTH LONDON LOCATION.

28,840 SQ FT

SQ FT	SQ M	Warehouse (sq ft)	Ground floor office & ancillary areas (sq ft)	First floor office (sq ft)	Eaves height	Parking Spaces	kVA
28,840	2,679	23,753	973	4,114	12.5m	28	285



-  2 Level access doors
-  40m yard depth
-  12.5m eaves height
-  28 parking spaces
-  Cycle shelters
-  EV charging points
-  Solar PV panels for renewable energy
-  Secure, private yard
-  Kitchenette
-  Showers

[DISCOVER MORE](#)












UNIT 2

83,827 SQ FT

SQ FT	SQ M	Warehouse (sq ft)	Ground floor office & ancillary areas (sq ft)	First floor office (sq ft)	Second floor office (sq ft)	Eaves height	Parking Spaces	kVA
83,827	7,789	70,455	1,028	6,172	6172	15m	54	490



...JUST SOUTH OF THE CITY

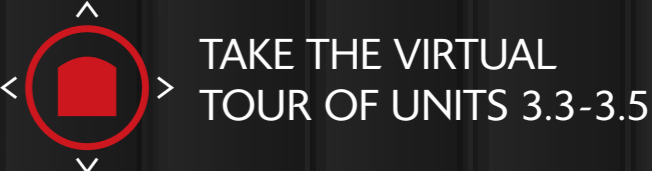
-  2 level access doors
-  6 dock loading doors
-  40m yard depth
-  15m eaves height
-  54 parking spaces
-  Cycle shelters
-  EV charging points
-  Solar PV panels for renewable energy
-  Secure, private yard with two gated entrance points
-  Kitchenette
-  Showers

[DISCOVER MORE](#)

UNITS 3.1-3.5








Unit	SQ FT	SQ M	Warehouse (sq ft)	Ground floor office (sq ft)	First floor office/mezzanine (sq ft)	Eaves height	Parking Spaces	kVA
3.1	6,502	604	4,718	434	1,350	8.7m	11	78
3.2	6,569	610	4,957	411	1,201	8.7m	6	78
3.3	10,207	948	8,154	429	1,624	10m	6	78
3.4	9,155	850	7,322	409	1,424	10m	6	131
3.5	9,289	863	7,407	422	1,460	10m	17	131

LET



UNITS 3.3 - 3.5 CAN BE COMBINED



-  1 level access door per unit
-  Shared, secure yard
-  Allocated parking per unit
-  EV charging points
-  Solar PV panels across each unit
-  8m eaves height (3.1 and 3.2)
-  10m eaves height (3.3, 3.4 and 3.5)

UNITS 3.1 & 3.2
[DISCOVER MORE](#)

UNITS 3.3 - 3.5
[DISCOVER MORE](#)

READY FOR EVERY REQUIREMENT



UNITS 3.3-3.5



UNIT 3.5



UNITS 3.3-3.5

WORKING TOWARDS A GREENER FUTURE



PV PANELS ON EACH UNIT
Providing a renewable energy source for you and your business to benefit from lowered carbon usage and energy costs (via PPA agreement).



EV CHARGING POINTS
Access to EV charging points at each unit enabling you to power your fleet whilst reducing your carbon footprint.



SUSTAINABILITY
The best in sustainability credentials to ensure your building and operations are as energy efficient and environmentally conscious as possible.

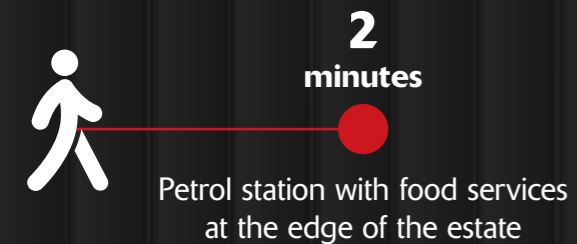
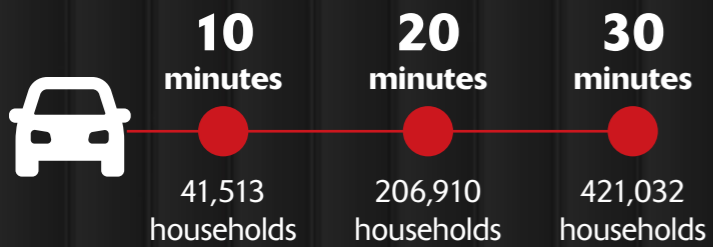
To find out more about how SEGRO are supporting customers on their sustainability journeys please visit [SEGRO.com/responsiblesegro](https://www.segro.com/responsiblesegro)

GREAT NEIGHBOURS & AMENITIES ON YOUR DOORSTEP

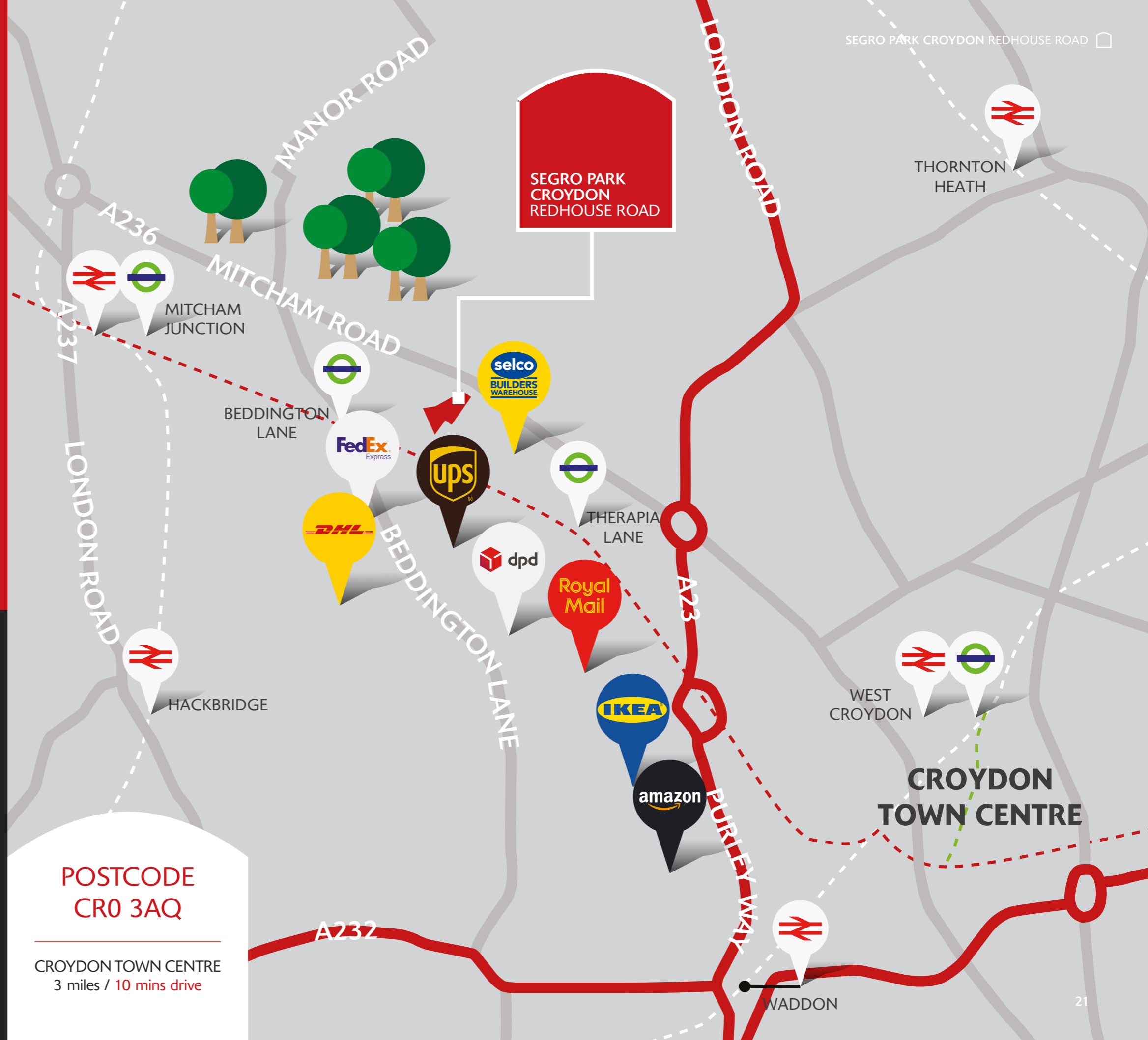
REACH CROYDON TOWN CENTRE IN JUST 10 MINS

Enjoy amenities including BOXPARK, Centrale shopping centre and an abundance of restaurants and bars.

JUST A STONES THROW AWAY...



Source: Nomis (Office for National Statistics), TravelTimePlatform









GETTING ABOUT

REACH YOUR CUSTOMERS MORE QUICKLY IN A HIGHLY ACCESSIBLE AND WELL CONNECTED LOCATION.

Central London is 10 miles to the north, and the M25 10 miles to the south, via the A23. SEGRO Park Croydon Redhouse Road occupies a prominent position with access to Croydon, Central London and the South East.

With road, rail and air links all within 30 minutes, SEGRO Park Croydon Redhouse Road allows you to reach local and national markets with ease.



 BEDDINGTON LANE TRAM Direct to Wimbledon	 A23 1.2 miles	 EAST CROYDON TRAIN STATION 3 miles	 M23 / M25 J8 INTERCHANGE 10 miles	 GATWICK AIRPORT 19 miles	 CENTRAL LONDON 11 miles
3 mins walk	5 mins drive	10 mins drive	25 mins drive	30 mins drive	60 mins drive

Source: Drive times. Google maps

TIME TO TALK

IF YOU WANT TO FIND OUT MORE ABOUT WHY SEGRO PARK CROYDON REDHOUSE ROAD COULD BE PERFECT FOR YOUR BUSINESS, GET IN TOUCH.

[SEGRO.COM/PARKREDHOUSEROAD](https://segro.com/parkredhouseroad)



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SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10.3 million square metres of space (110 million square feet) valued at £21.0 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.

Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company.

See [SEGRO.com](https://segro.com) for further information.



[SEGRO.COM/PARKREDHOUSEROAD](https://segro.com/parkredhouseroad)