

BRIDGE POINT CROYDON
56 FACTORY LANE, CROYDON, CR0 3RL
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BRIDGE POINT CROYDON

TO LET

62,924 SQ FT (5,845 SQ M)

PRIME LAST-MILE WAREHOUSE

COMPLETION

DUE MARCH 2024



DTRE

CBRE

Colliers

AN ESTABLISHED LOGISTICS LOCATION

Bridge Point Croydon is a strategically located, detached and self-contained distribution warehouse, totalling 62,924 Sq Ft.

Immediately linked to the A236 with direct access to the A23 Purley Way and linking to the M23 and M25 in half an hour, Croydon is an established industrial location, with a large population and excellent transport links. Some of the operators located in the immediate area include **Royal Mail, Amazon, Edmundson Electrical** and **Access Self Storage**.

*Source: Google Maps



ESG INITIATIVES

- **BREEAM – Excellent**
- **Net Zero Carbon** in Operation
- Roof mounted **Solar Photovoltaics**, generating more than **227,55kWp**
- On-site **cycle parking, electric car charging points**
- Optimising building orientation, glazing, and fabric to **reduce energy consumption** and associated emissions
- Low flow, **efficient water fittings** to **reduce water consumption**

Croydon's population of 384,800, **64.5%** of which are working age.

This is 1.6% higher than the national average



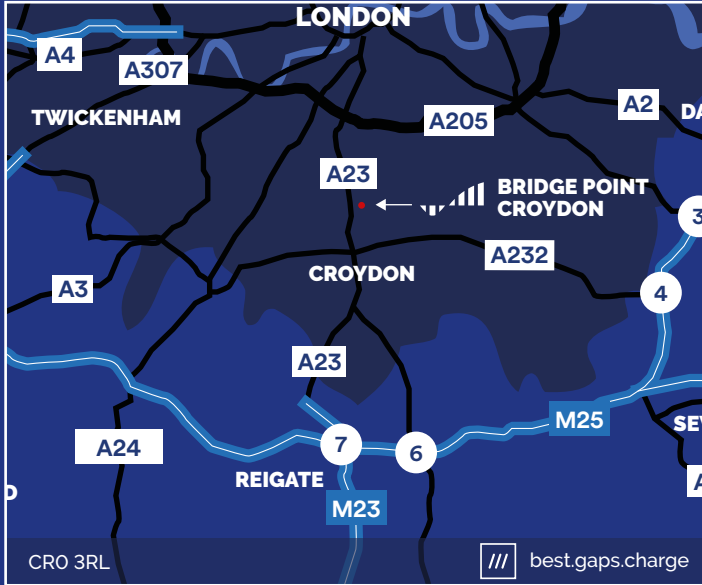
Nearby occupiers include:



BEST IN CLASS LOGISTICS UNIT

Area	Sq Ft	Sq M
Warehouse	53,436	4,964
Ground Floor Core	1,020	95
Escape Cores	844	78
Offices	7,624	708
Total GEA	62,924	5,845





PRIME CONNECTIVITY

2,250

The logistics sector in Croydon employs 2,250 people

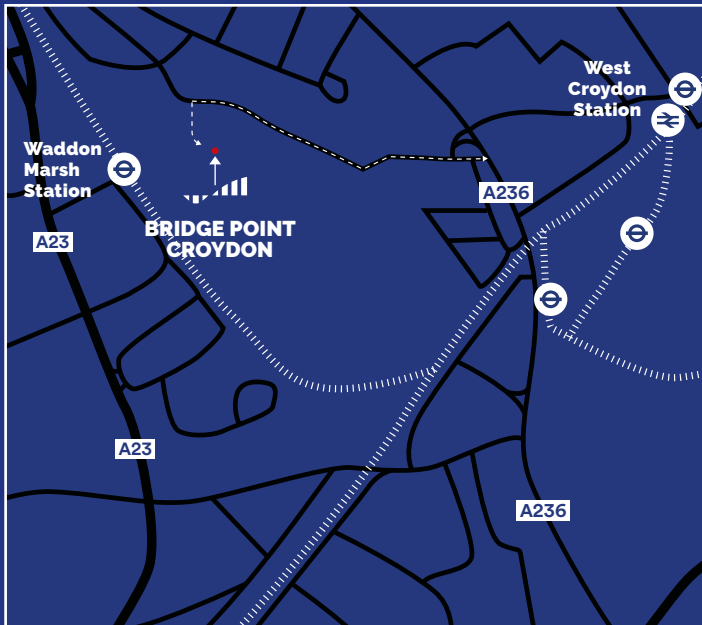
976,773

976,773 people within a 5 mile radius

15%

Hourly pay in Croydon is £18.51, 15% higher than national average

*Source: Nomis, Freemaptools



Road Miles

- East Croydon Station - 2.4
- A205 S Circular - 5.6
- J8 M25 - 9.3
- Central London - 10.1



Rail Minutes

- Redhill - 30
- London Bridge - 14
- Gatwick Airport - 15
- London Victoria - 19
- Brighton - 47



Airport Miles

- Gatwick - 19.2
- Heathrow - 32.1

EPC

Target EPC rating of A

Planning

The consented scheme will allow for the unit to be occupied for B2 and B8 uses

BREEAM

Target BREEAM Excellent.

Terms

The unit will be available by way of a new FR&I lease on terms to be agreed.

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES.



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