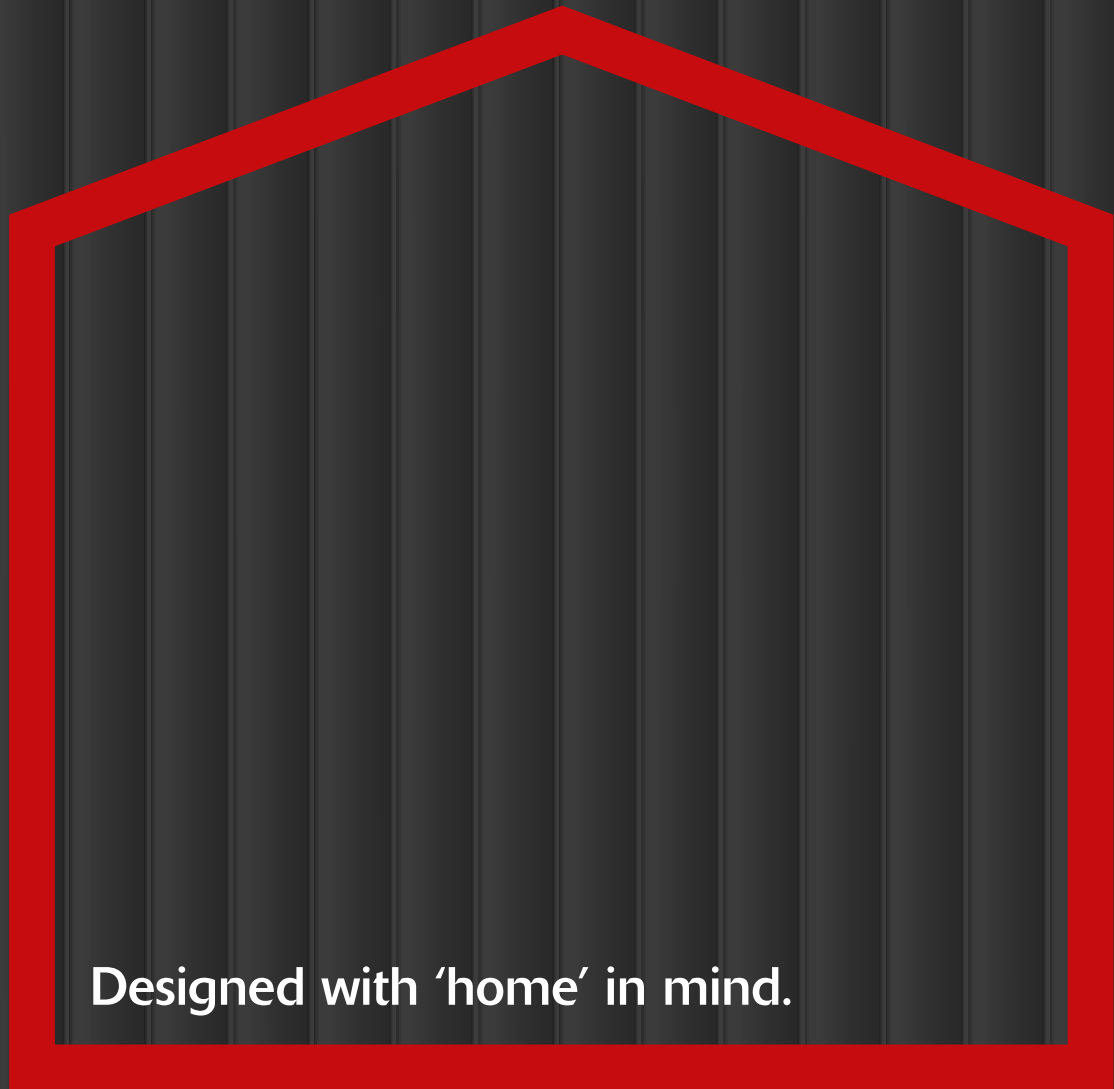


SEGRO PARK
CROYDON
REDHOUSE ROAD



Designed with 'home' in mind.

SEVEN NEW WAREHOUSE / INDUSTRIAL UNITS
5,000 - 85,000 SQ FT (465 - 7,897 SQ M)

AVAILABLE Q1 2023

POSTCODE: CR0 3AQ

INTRODUCING SEGRO PARK CROYDON REDHOUSE ROAD

A SELECTION OF SEVEN
NEW BUILD INDUSTRIAL
UNITS, READY TO
MOVE IN Q1 2023.

With a premium specification and
contemporary design, this development
has been built with 'home' in mind for
your business.

CGI for indicative purposes only

WELCOME HOME



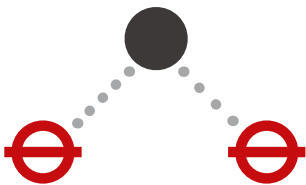
LOVE YOUR WORKPLACE

SEGRO Park Croydon Redhouse Road is strategically located and developed to support your business evolve in a new space.



STATE-OF-THE-ART

The modern units have all been developed with your operations and efficiency in mind. Providing the latest technology to allow your business to thrive in its new home.



A STONE'S THROW AWAY

Well connected, only a short walk to Beddington Lane and Therapia Lane Tramstop.



ALL THE OPTIONS

Multiple sizes and flexibility to combine units.



ON YOUR DOORSTEP

Prominent position in an established and densely populated area of South London. Close to Croydon Town Centre, a primary retail and leisure destination. Perfect for both your new and existing workforce.



AT THE HEART OF EVERYTHING

Highly accessible location, with Central London 10 miles to the north, and the M25 10 miles to the south, via the A23.



Indicative image

CONTEMPORARY UNITS AVAILABLE UP TO 85,000 SQ FT

SEGRO PARK CROYDON REDHOUSE ROAD

UNIT 2

82,708 sq ft
7,685 sq m

UNIT 5

10,215 sq ft
949 sq m

UNIT 6

9,117 sq ft
847 sq m

UNIT 7

9,225 sq ft
857 sq m

UNITS 5/6/7
CAN BE
COMBINED
TO FORM
28,557 SQ FT
2,653 SQ M

UNITS 3/4
CAN BE
COMBINED
TO FORM
13,121 SQ FT
1,219 SQ M

UNIT 3

6,512 sq ft
605 sq m

UNIT 4

6,609 sq ft
614 sq m

UNIT 1

29,000 sq ft
2,694 sq m

CGI for indicative purposes only

PERFECT FIT

A RANGE OF UNIT SIZES WITH THE OPTION TO COMBINE.



All areas are approximate and measured on a gross external basis.


UNIT 1	SQ FT	SQ M	Eaves height
Total	29,000	2,694	12.5m
UNIT 2	SQ FT	SQ M	Eaves height
Total	82,708	7,685	15m
UNIT 3	SQ FT	SQ M	Eaves height
Total	6,512	605	8.7m
UNIT 4	SQ FT	SQ M	Eaves height
Total	6,609	614	8.7m
UNIT 5	SQ FT	SQ M	Eaves height
Total	10,215	949	10m
UNIT 6	SQ FT	SQ M	Eaves height
Total	9,117	847	10m
UNIT 7	SQ FT	SQ M	Eaves height
Total	9,225	857	10m

UNITS 3/4
CAN BE
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UNITS 5/6/7
CAN BE
COMBINED
TO FORM
28,557 SQ FT
2,653 SQ M

EVERYTHING YOU NEED UNDER ONE ROOF

PREMIUM SPECIFICATION

-  9M-15M EAVES HEIGHTS
-  3-PHASE POWER
-  GRADE A OFFICES
-  EPC A (TARGET)
-  ALLOCATED PARKING PER UNIT
-  PV PANELS
-  EV CHARGING POINTS



Indicative image



Indicative image

SUPPORTING YOU TO LIVE GREEN

EXCEPTIONAL SUSTAINABILITY FEATURES
ACROSS THE ESTATE INCLUDING PV
PANELS AND EV CHARGING POINTS.



PV PANELS

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.



EPC A
TARGETED

SUSTAINABILITY

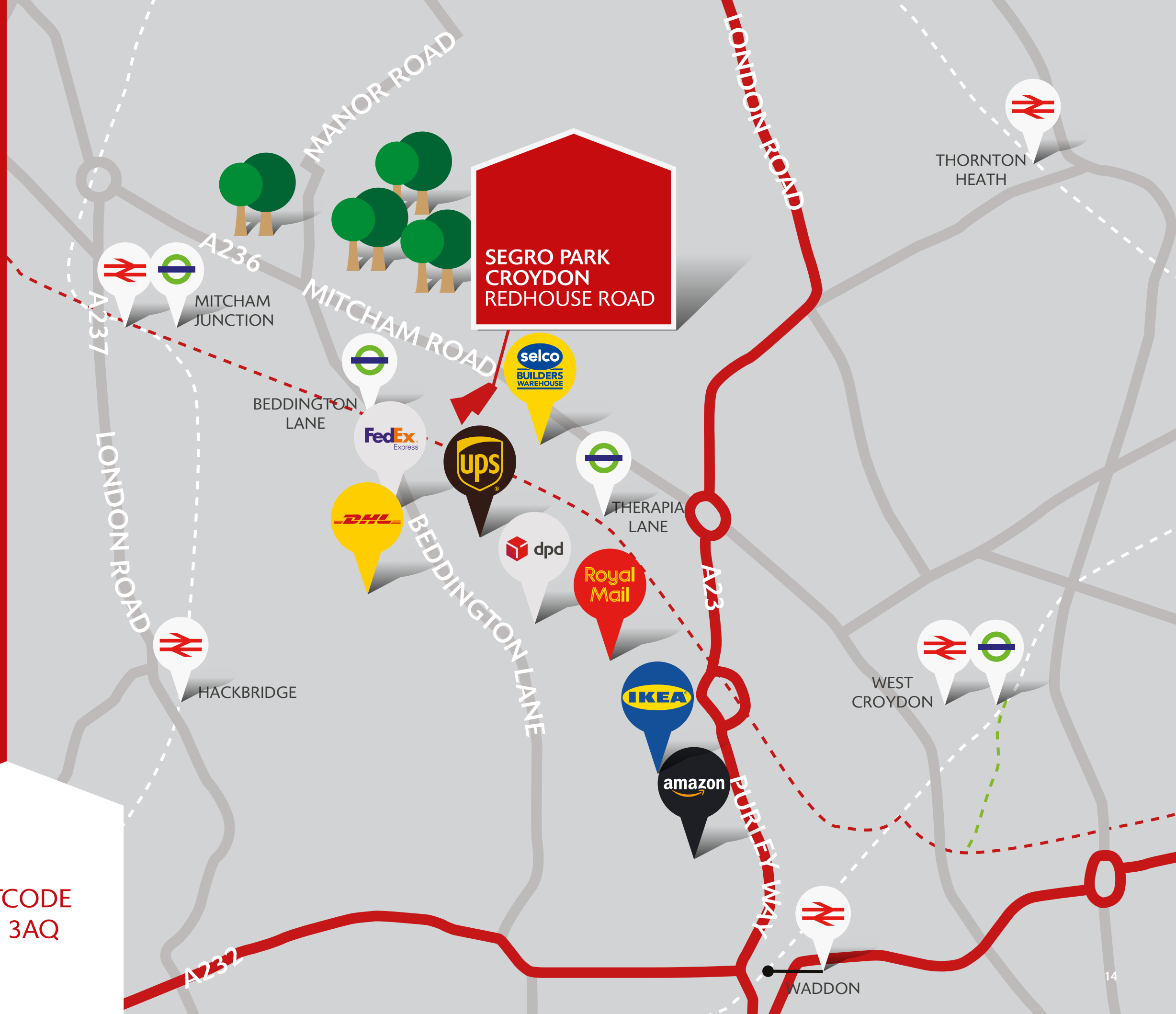
Targeting the best in sustainability credentials to ensure your building and operations are as energy efficient and environmentally conscious as possible.

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

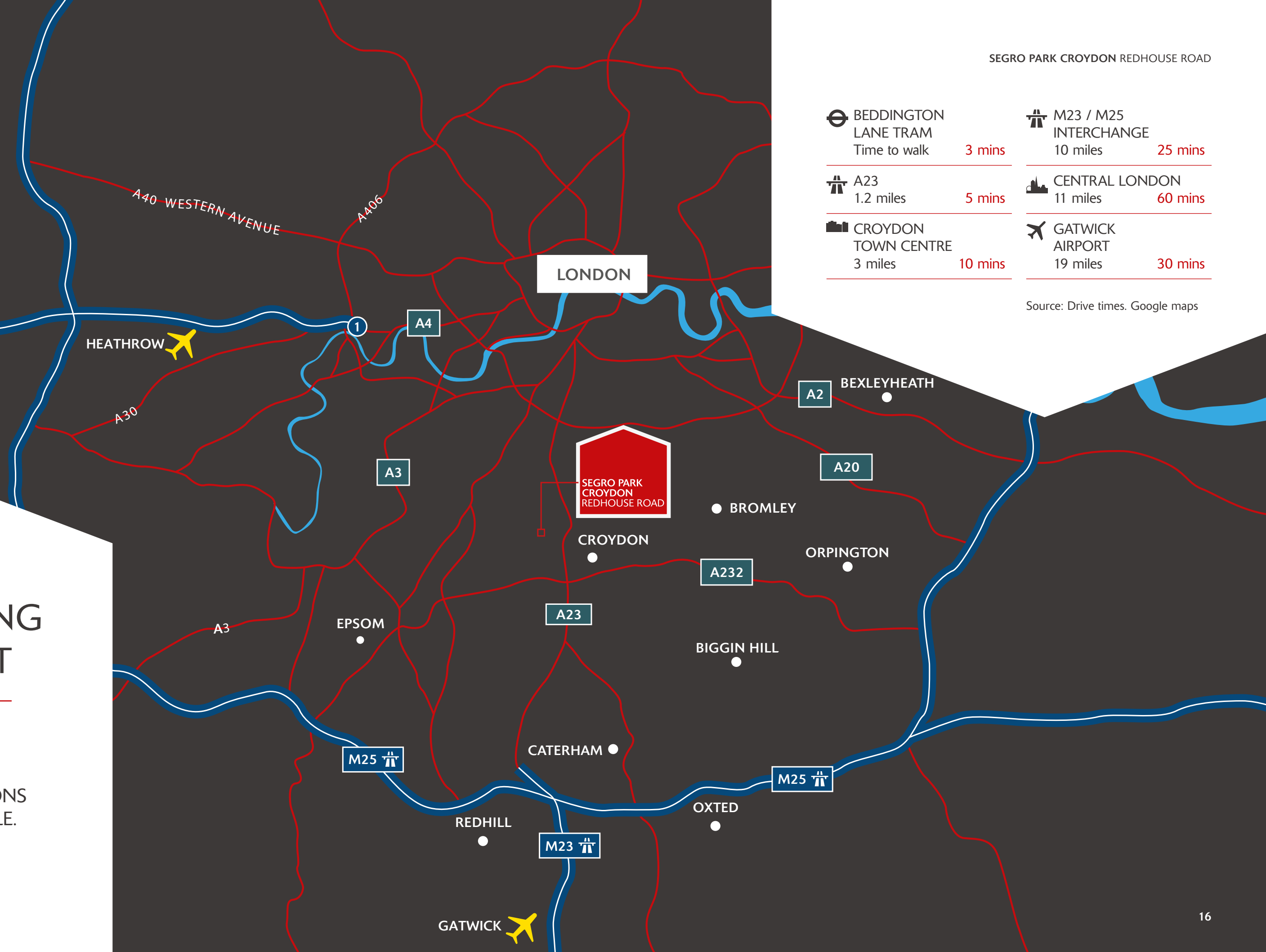
Reach your customers more quickly, a highly accessible location, with Central London 10 miles to the north, and the M25 10 miles to the south, via the A23. SEGRO Park Croydon Redhouse Road occupies a prominent position with access to Croydon, central London and the South East.

POSTCODE
CR0 3AQ



GETTING ABOUT

LOCAL OR NATIONAL CONNECTIONS MADE SIMPLE.



SEGRO PARK CROYDON REDHOUSE ROAD

BEDDINGTON LANE TRAM Time to walk	3 mins	M23 / M25 INTERCHANGE 10 miles	25 mins
A23 1.2 miles	5 mins	CENTRAL LONDON 11 miles	60 mins
CROYDON TOWN CENTRE 3 miles	10 mins	GATWICK AIRPORT 19 miles	30 mins

Source: Drive times. Google maps

TIME TO TALK

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

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



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Particulars contained within this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability in negligence or otherwise arising from use of these particulars are hereby excluded. January 2023.



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 9.7 million square metres of space (104 million square feet) valued at £23.8 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.



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