

SEGRO PARK REDHOUSE RD.

WAREHOUSE / INDUSTRIAL UNITS TO LET

10,207 – 83,827 SQ FT

AVAILABLE NOW

SEGRO

→ SEGRO.COM/PARKREDHOUSEROAD

ACCELERATE YOUR POTENTIAL

The Road to Possibility starts here. At SEGRO Park Redhouse Road, you can choose between brand new units ranging from 10,207 to 83,827 sq ft in a prime South London location packed with famous neighbours like FedEx, UPS, DHL, DPD, Royal Mail, IKEA, and Amazon.

Each BREEAM 'Excellent' space comes complete with the latest sustainable innovations and on site SEGRO expertise for accelerated efficiency.

Offering unrivalled connections to central London, the M25, and Croydon town centre, Redhouse Road puts you in the fast lane to real growth.



GROW AT YOUR OWN SPEED

At SEGRO Park Redhouse Road, you'll join an inspiring community of businesses from local startups to international giants.

Choose from modern, sustainable units in a range of sizes from 10,207 to 83,827 sq ft to ensure you get prime South London space tailored to your exact requirements.

Unit	SQ FT	SQ M	
Unit 1	28,840	2,679	— LET
Unit 2	83,827	7,787	
Unit 3.1	6,502	604	— LET
Unit 3.2	6,569	610	— LET
Unit 3.3	10,207	948	
Unit 3.4	9,155	850	— LET
Unit 3.5	9,289	863	— LET



UNIT 2

83,827 SQ FT (7,789 SQ M)

VIRTUAL TOUR

Unit 2	SQ FT	SQ M
Warehouse	70,455	6,546
GF Office	1,028	97
LV 1 Office	6,172	573
LV 2 Office	6,172	573
Total	**83,827**	**7,789**

- 2 X LEVEL ACCESS DOORS
- 2 X DOCK LOADING DOORS
- 15M EAVES HEIGHT
- 54 X PARKING SPACES
- BICYCLES SHELTERS
- 40M YARD DEPTH
- SECURE, PRIVATE YARD
- KITCHENETTE FACILITIES
- SHOWER FACILITIES



UNITS 3.1–3.5

VIRTUAL TOUR

1 X LEVEL ACCESS DOORS (PER UNIT)

SHARED SECURE YARD

ALLOCATED PARKING PER UNIT

EAVES HEIGHT 8M (3.1 & 3.2)

EAVES HEIGHT 10M (3.3 – 3.5)

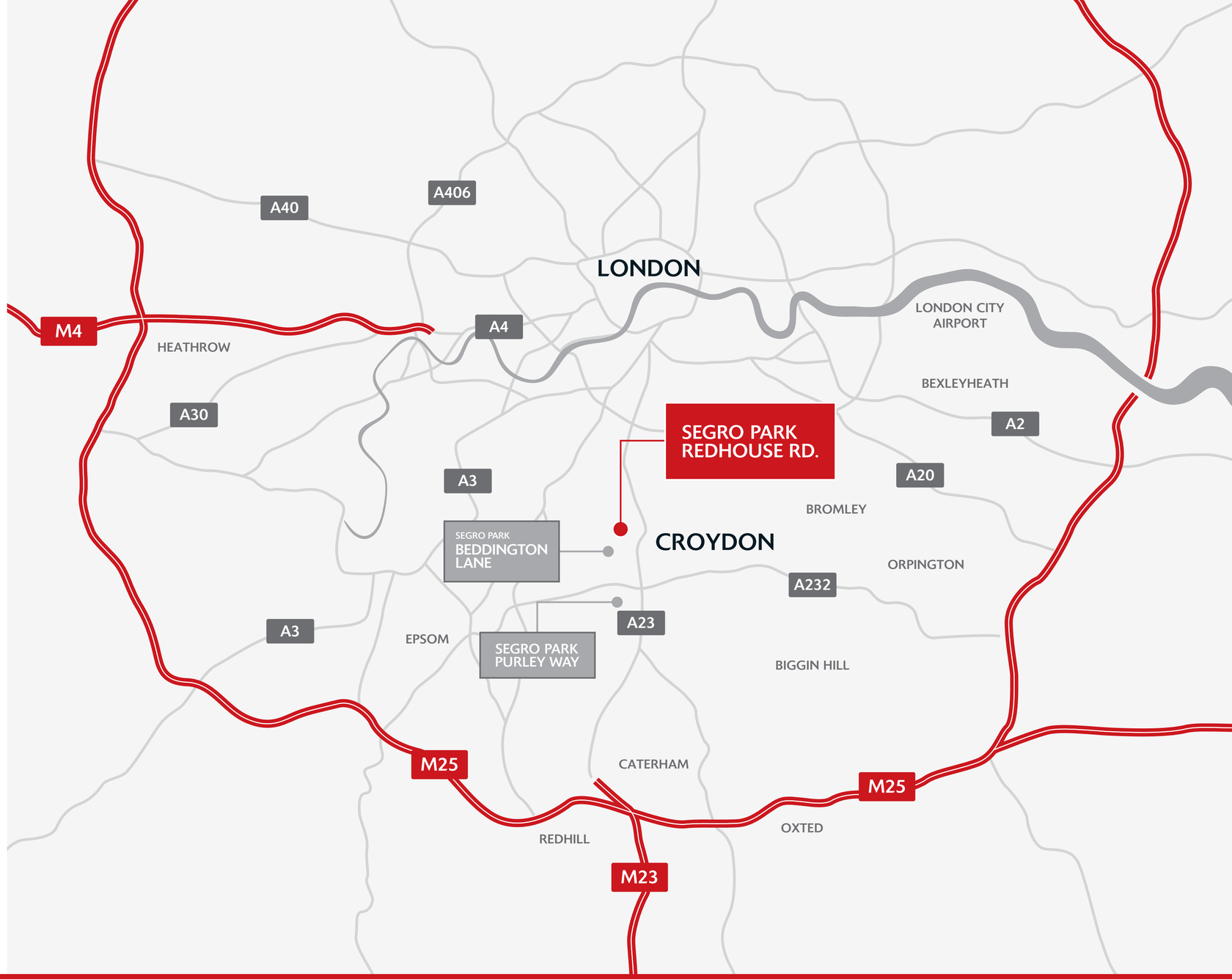
	SQ FT	SQ M	Warehouse (SQ FT)	GF Office (SQ FT)	LV 1 Mezzanine (SQ FT)
Unit 3.1	6,502	604	4,718	2207	1,350
Unit 3.2	6,569	610	4,957	90	1,201
Unit 3.3	10,207	948	8,154	429	1,624
Unit 3.4	9,155	850	7,322	409	1,424
Unit 3.5	9,289	863	7,407	422	1,460
Total	**41,722**	**3,875**	**28,840**	**1,260**	**4,508**



TAKE THE FAST LANE

Unrivalled rail, road, and air connections in a prime location just 10 miles from central London and the M25, and 10 minutes from the ever increasing amenities of Croydon.

	Miles	Minutes
Beddington Lane Tram		3
A23	1.2	5
East Croydon Train Station	3	10
M23/M25 Interchange	10	25
Gatwick Airport	19	30
Central London	11	60



THE ROAD TO TOMORROW

Accelerate your business sustainably with BREEAM 'Excellent', EPC A space with LED lighting and more PV panels for generating your own reliable, affordable energy.

BREEAM 'EXCELLENT'

EPC A

PV PANELS ON EACH UNIT

EV CHARGING POINTS



SEGRO PARK
REDHOUSE RD.

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion. SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com

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