

# SEGRO PARK CROYDON

PURLEY WAY

UNITS A2 & A3-4: AVAILABLE NOW  
**25,211–50,892 SQ FT**

CRO 4BD  
///TRULY.EXIST.BUCK

SEGRO

→ [SEGRO.COM/PARKPURLEYWAY](https://www.segro.com/parkpurleyway)



# LEAD THE WAY

→ *at Purley Way*

Take the lead and stay ahead of the competition with sleek, sustainable space in the industrial heart of a prime South London location.

For those who want to deliver faster than ever before, SEGRO Park Croydon Purley Way is now offering two extensively refurbished units ranging from 25,211 to 50,892 sq ft.

Designed to help hit your sustainability goals, these net-zero warehouses are situated in the industrial heart of South London. This is your chance to lead the way like never before.

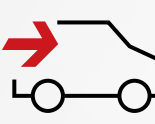

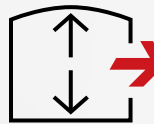





# INDUSTRY- LEADING DESIGN

Get in front of the competition with a choice of two fully refurbished logistics units featuring a cutting edge design, sustainable innovation and taller eaves for increased operational efficiency.

| UNIT A2               | SQ FT  | SQ M  |
|-----------------------|--------|-------|
| Warehouse             | 21,072 | 1,958 |
| Reception & Ancillary | 1,395  | 130   |
| Office & Ancillary    | 2,744  | 254   |
| TOTAL                 | 25,211 | 2,342 |




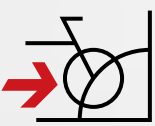


3 x Level access doors

10m eaves height

676 sq m yard

13 car parking spaces



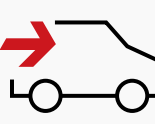

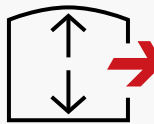

Cycle parking

1st floor offices

Shower facilities

Modern kitchenette

| UNIT A3-4             | SQ FT  | SQ M  |
|-----------------------|--------|-------|
| Warehouse             | 43,778 | 4,067 |
| Reception & Ancillary | 1,576  | 146   |
| Office & Ancillary    | 5,538  | 515   |
| TOTAL                 | 50,892 | 4,728 |



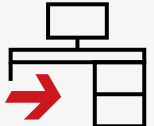
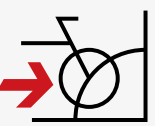


6 x Level access doors

10m eaves height

1,315 sq m yard

28 car parking spaces

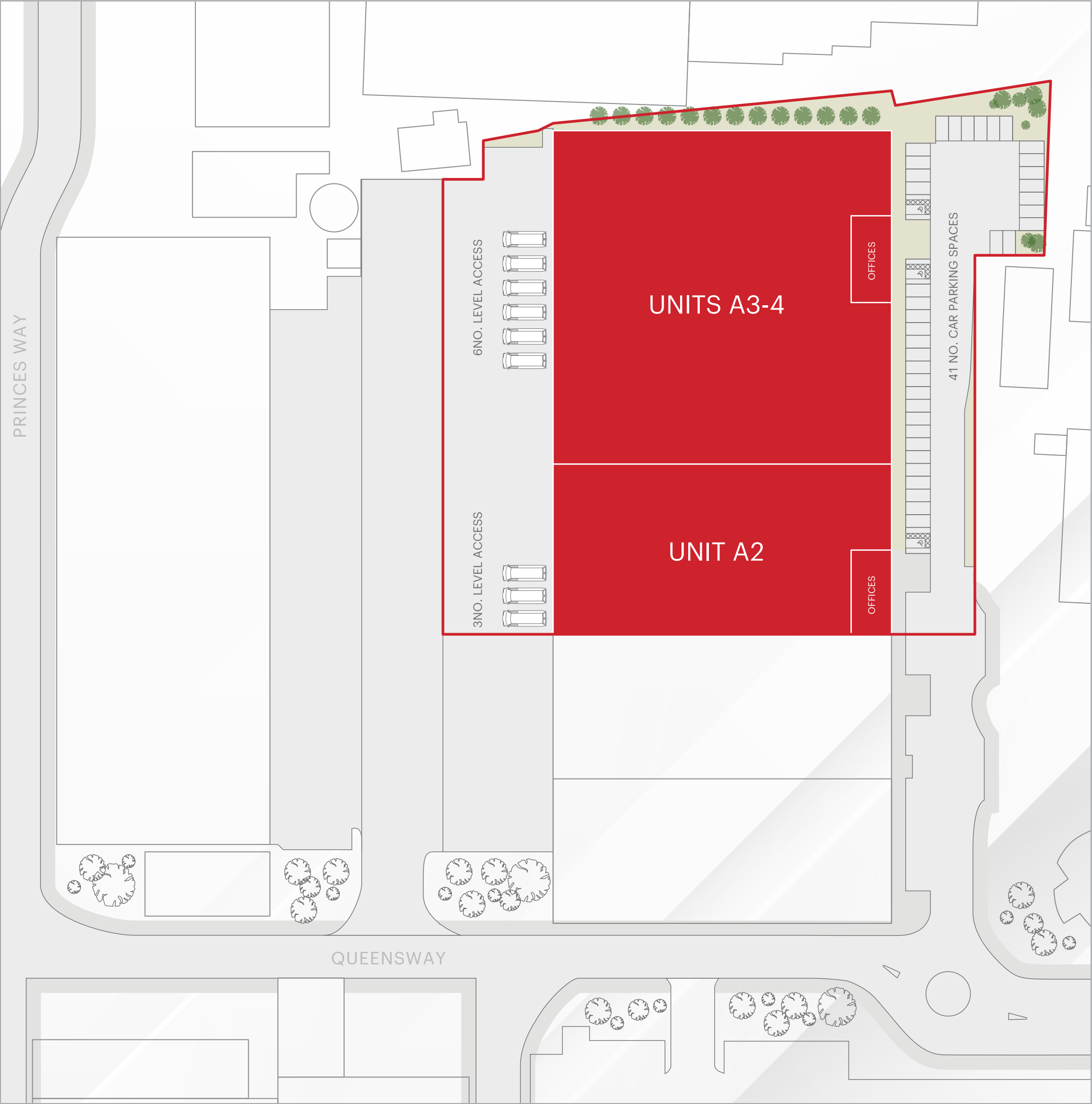


Cycle parking

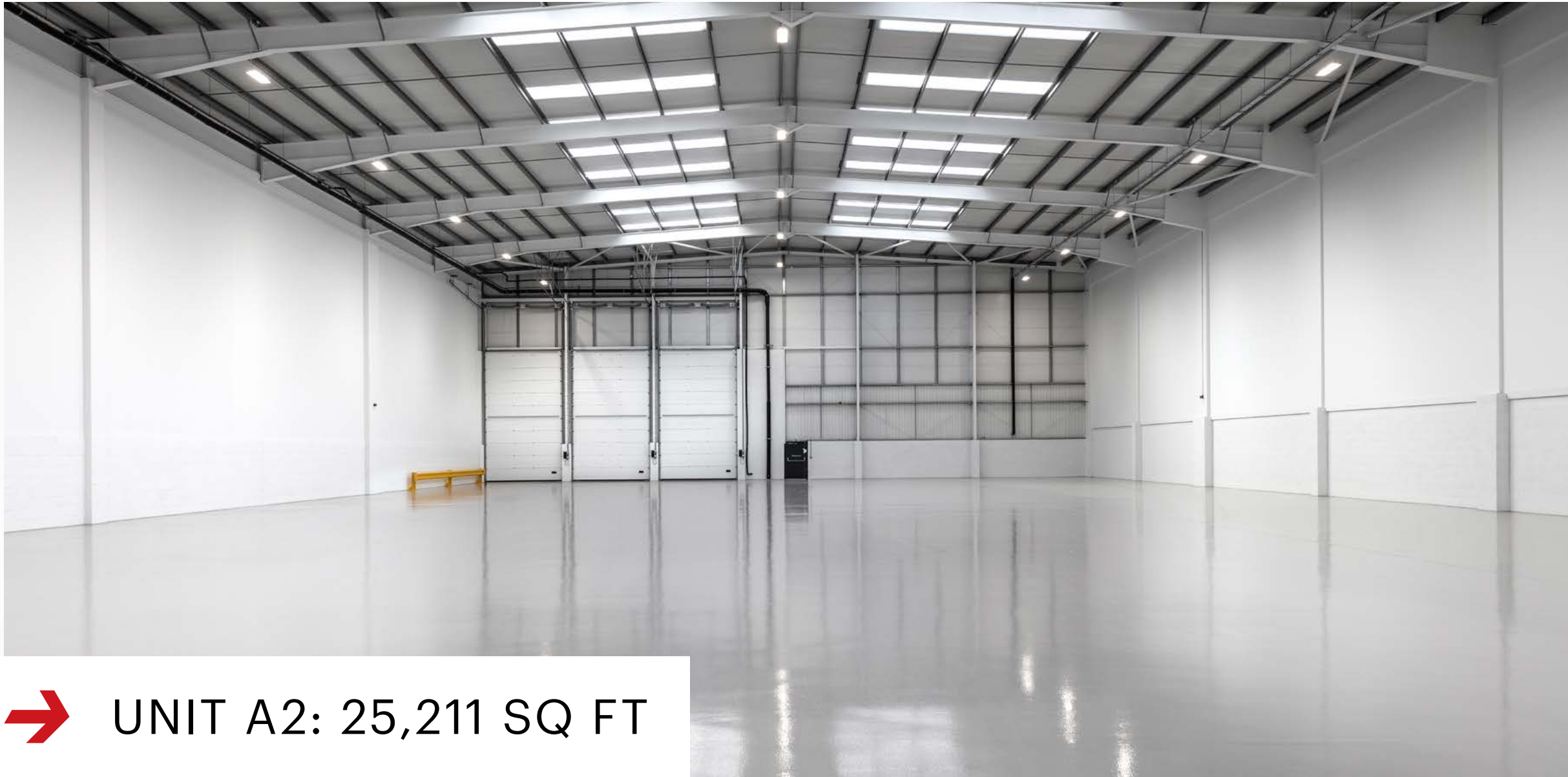
1st floor offices

Shower facilities

Modern kitchenette



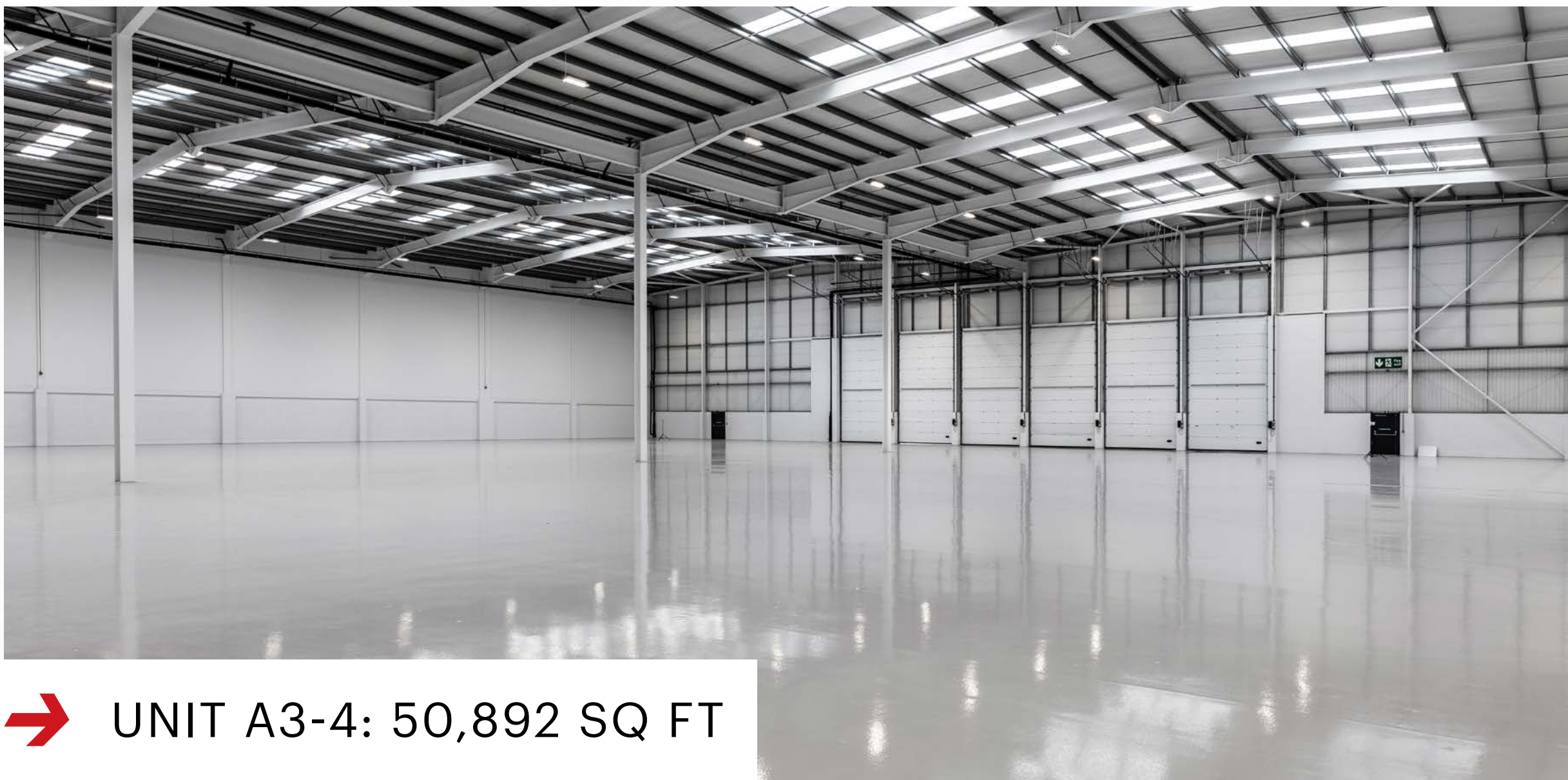




→ UNIT A2: 25,211 SQ FT







→ UNIT A3-4: 50,892 SQ FT





# PUTTING THE → PLANET FIRST

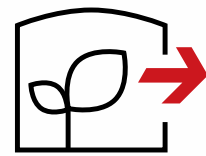
SEGRO Park Croydon Purley Way marks SEGRO's most sustainable refurbishment to date with a BREEAM 'Outstanding' certification and EPC A+ rating.

Designed to help you hit your sustainability targets these net-zero units feature EV chargers, air source heat pumps with an MVHR system and an increased number of roof mounted photovoltaic panels so that you can generate your own reliable, affordable energy.

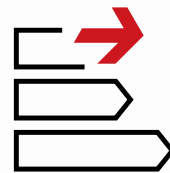
*\*Unit A2 – Up to 183 kWph, Unit A3-4 – Up to 375 kWph)*



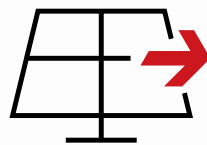
Net-zero carbon



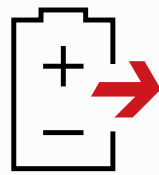
BREEAM 'Outstanding'



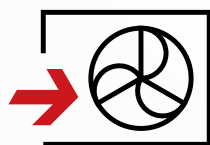
EPC A+



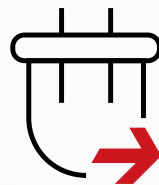
PV panels\*



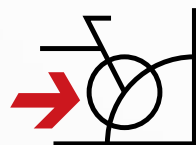
EV charging points



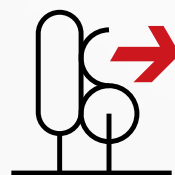
Air source heat pump & MVHR system



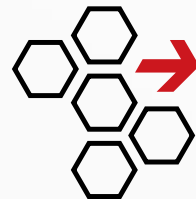
LED lighting



Cycle parking storage



External landscaped areas



Increased estate biodiversity





# DELIVER FASTER THAN EVER

Lead the way on delivery times and access to talent with prime space under 12 miles from central London and 10 minutes from central Croydon.

Offering excellent rail, road, and air connections, SEGRO Park Croydon Purley Way gives you quick connections to the M25 and easy access to the talent and amenities of Croydon – an area on the rise in more ways than one.

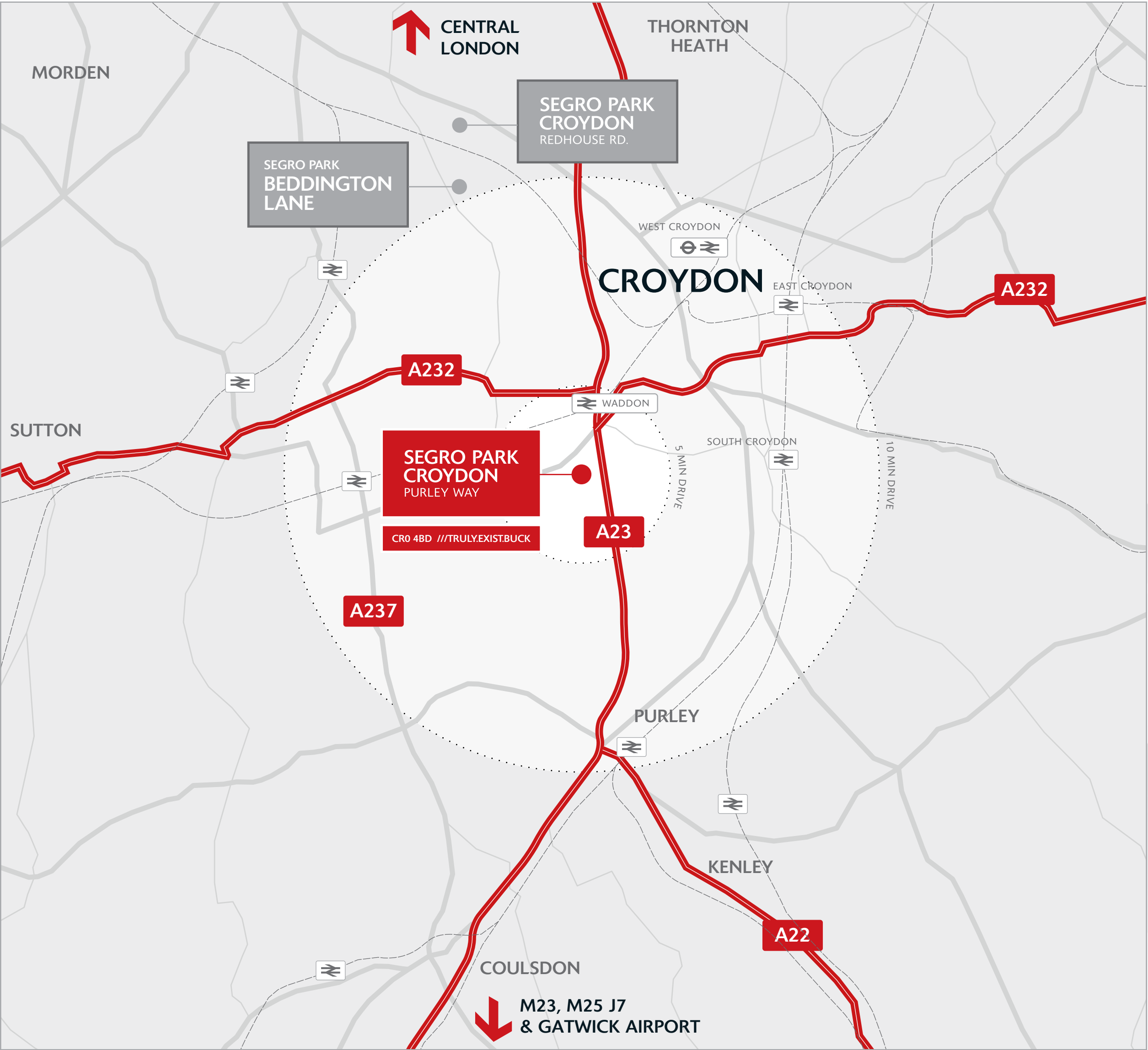
### DRIVE TIMES

|                     | Miles | Mins |
|---------------------|-------|------|
| M25 (J7)            | 8.0   | 14   |
| Gatwick Airport     | 16.4  | 22   |
| Central London      | 11.8  | 35   |
| Heathrow Airport    | 41.9  | 45   |
| London City Airport | 20.4  | 45   |
| Tilbury Docks       | 41.2  | 50   |
| London Gateway Port | 43.4  | 55   |
| Dover Port          | 76.6  | 90   |
| Port of Southampton | 88.3  | 100  |

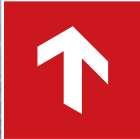
### TRAIN TIMES

From Waddon Station (10min walk)

|                  |     | Mins |
|------------------|-----|------|
| West Croydon     | 🚆 ➡ | 04   |
| Epsom            | ➡   | 20   |
| London Bridge    | 🚆   | 32   |
| Bank             | 🚆   | 37   |
| Gatwick Airport  | ➡   | 47   |
| Liverpool Street | 🚆 ➡ | 48   |
| Wimbledon        | 🚆 ➡ | 50   |
| Canary Wharf     | 🚆 ➡ | 50   |







CENTRAL LONDON

CROYDON TOWN CENTRE

SEGRO PARK  
CROYDON  
PURLEY WAY

A23

A232

A23



M23 / M25 J7



# TAKE POLE→ POSITION

From industry leaders to trailblazers, some of the biggest names have logistics hubs in Croydon.

As an established location for industrial space, the area is currently undergoing a transformation into one of South London’s hotspots.

Give your talent a more inspiring place to work with a landscaped environment just moments away from green space, restaurants and cafes in Croydon town centre, as well as the Colonnades and Waddon Leisure Centre.



1



2



3



4



5



6



7



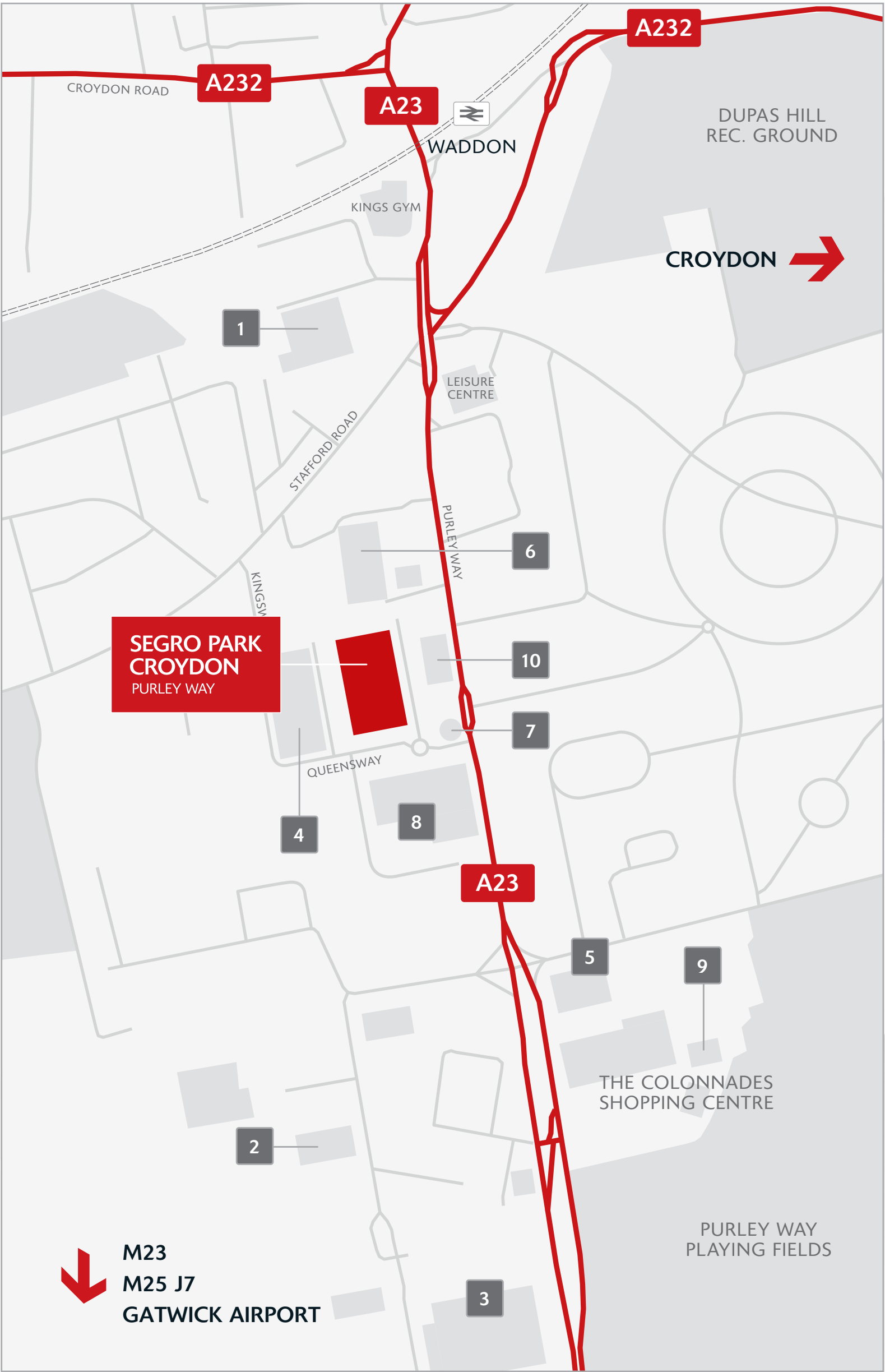
8



9



10









# SEGRO PARK CROYDON PURLEY WAY

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 10.4 million square metres of space (112 million square feet) valued at £20.7 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.

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



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## SEGRO.COM/PARKPURLEYWAY

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