



# SEGRO PARK REDHOUSE RD.

WAREHOUSE / INDUSTRIAL UNITS TO LET  
9,155 – 83,827 SQ FT  
AVAILABLE NOW

→ [SEGRO.COM/PARKREDHouseroad](http://SEGRO.COM/PARKREDHouseroad)

SEGRO

# ACCELERATE YOUR ➤➤➤ POTENTIAL

The Road to Possibility starts here. At SEGRO Park Redhouse Road, you can choose between brand new units ranging from 9,155 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 9,155 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
Unit 2	83,827	7,787
Unit 3.1	6,502	604
Unit 3.2	6,569	610
Unit 3.3	10,207	948
Unit 3.4	9,155	850
Unit 3.5	9,289	863

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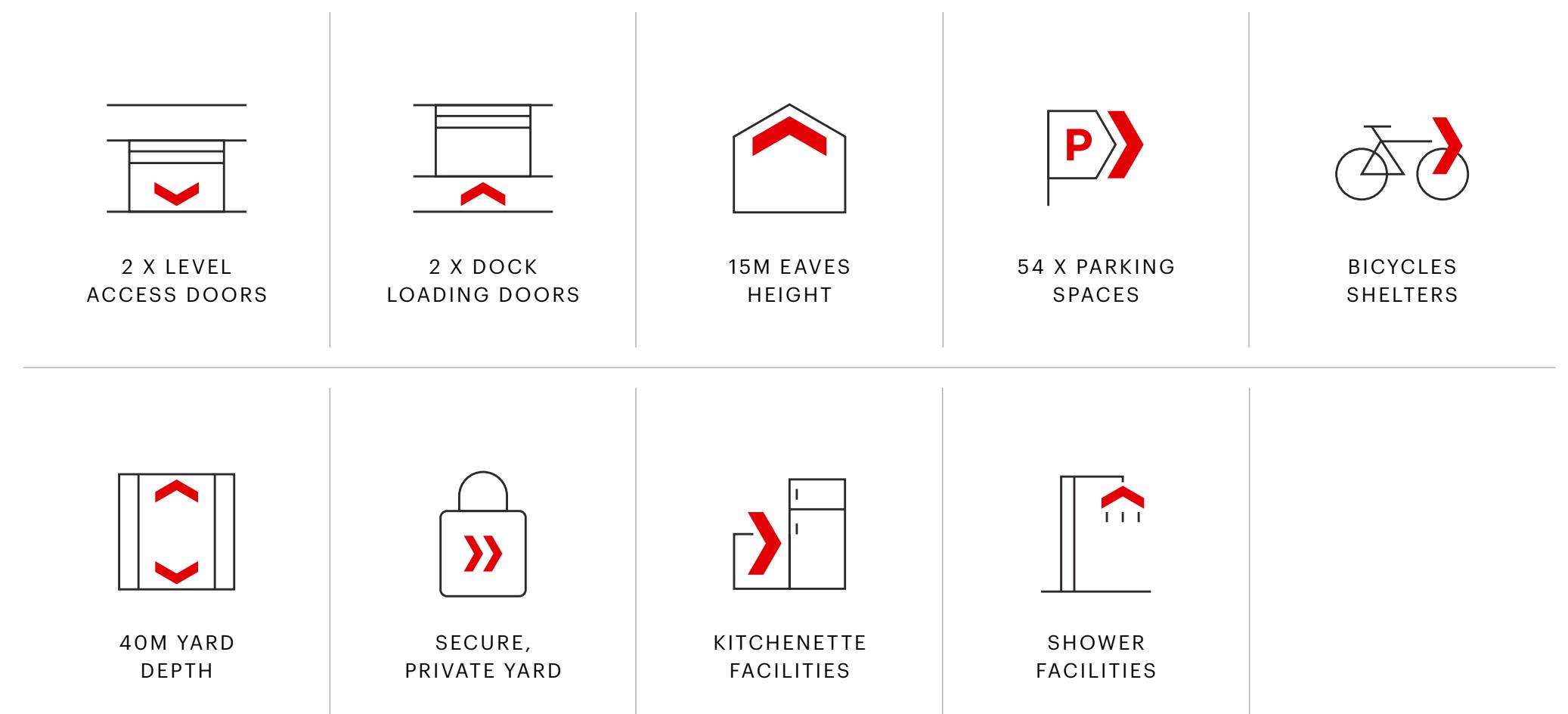
Can be combined:  
28,651 SQ FT  
(2,662 SQ M)



# UNIT 2

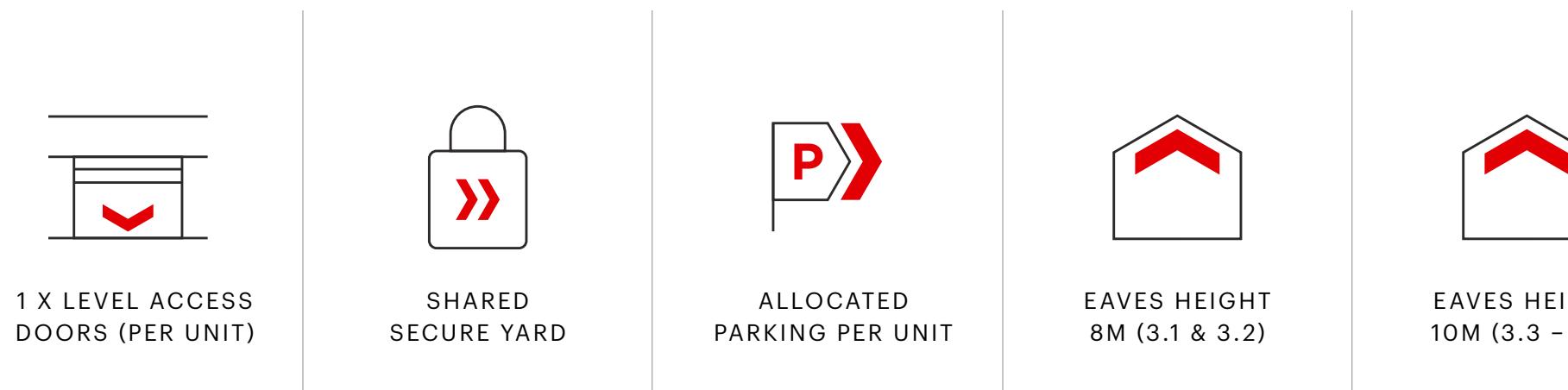
83,827 SQ FT (7,789 SQ M)

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
<b>Total</b>	<b>83,827</b>	<b>7,789</b>



# UNITS 3.1 – 3.5

28,561 SQ FT (2,662 SQ M)



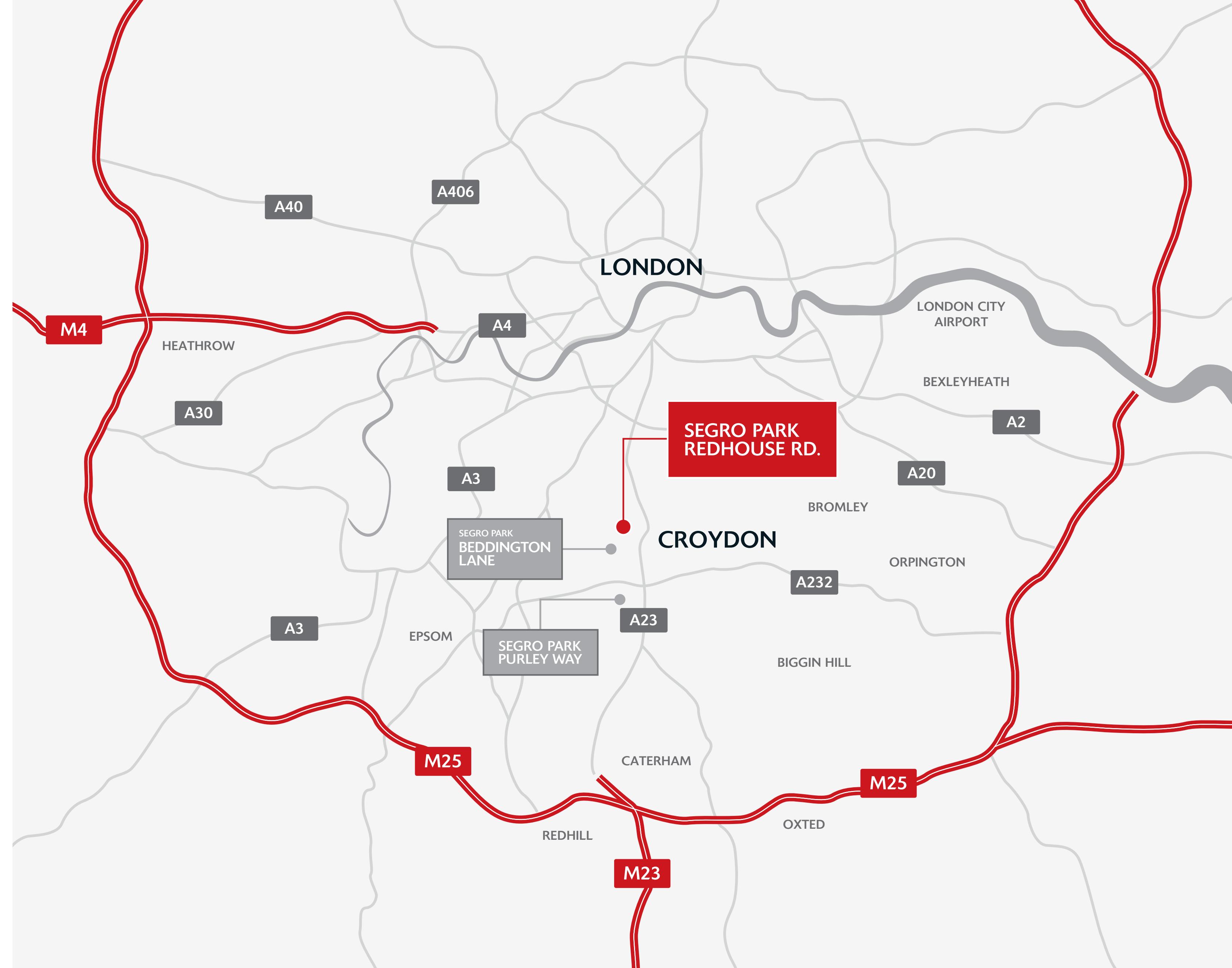
	SQ FT	SQ M	Warehouse (SQ FT)	GF Office (SQ FT)	LV 1 Mezzanine (SQ FT)
Unit 3.1	6,502	604	4,718	2207	1,350
Unit 3.2	6,569	610	4,957	90	1,201
Unit 3.3	10,207	948	8,154	429	1,624
Unit 3.4	9,155	850	7,322	409	1,424
Unit 3.5	9,289	863	7,407	422	1,460
<b>Total</b>	<b>41,722</b>	<b>3,875</b>	<b>28,840</b>	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



# 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

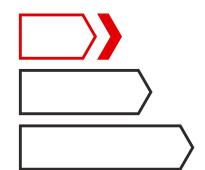


# THE ROAD TO TOMORROW >>>

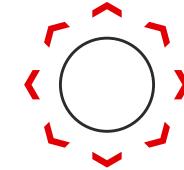
Accelerate your business sustainably with BREEAM 'Excellent', EPC A space with LED lighting and more PV panels for generating your own reliable, affordable energy.



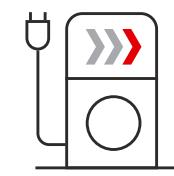
BREEAM  
'EXCELLENT'



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, 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](http://SEGRO.com) for further information.



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