

**SEGR0 PARK  
CROYDON  
REDHOUSE ROAD**

**SEGR0**



**SEVEN NEW WAREHOUSE /  
INDUSTRIAL UNITS TO LET**

**FROM 6,512 – 82,708 SQ FT  
AVAILABLE NOW**

**CR0 3AQ**





# WELCOME TO SEGRO PARK CROYDON REDHOUSE ROAD

**A SELECTION OF SEVEN  
NEW BUILD INDUSTRIAL  
UNITS, AVAILABLE TO  
OCCUPY NOW.**

With a premium specification  
and contemporary design.

## PREMIUM SPECIFICATION



9M-15M  
EAVES HEIGHT



3-PHASE  
POWER



GRADE A  
OFFICES\*



EPC A  
(TARGET)



BREEAM  
EXCELLENT  
(TARGET)



ALLOCATED PARKING  
PER UNIT



PV PANELS



EV CHARGING  
POINTS



24/7 SECURITY  
& GATED YARDS

# CONTEMPORARY UNITS UP TO 82,708 SQ FT AVAILABLE NOW

**UNIT 2**  
82,708 sq ft  
(7,685 sq m)

**UNIT 3.3**  
9,225 sq ft  
(857 sq m)

**UNIT 3.4**  
6,512 sq ft  
(605 sq m)

**UNIT 3.5**  
6,609 sq ft  
(614 sq m)

UNITS 3.1 –  
3.3 CAN BE  
COMBINED  
TO FORM  
28,557 SQ FT  
(2,653 SQ M)

**UNIT 1**  
29,000 sq ft  
(2,694 sq m)

UNITS 3.4 &  
3.5 CAN BE  
COMBINED  
TO FORM  
13,121 SQ FT  
(1,219 SQ M)

**UNIT 3.1**  
10,215 sq ft  
(949 sq m)

**UNIT 3.2**  
9,117 sq ft  
(847 sq m)

# PERFECT FIT

A RANGE OF UNIT SIZES  
WITH THE OPPORTUNITY  
TO COMBINE



UNIT	SQ FT	SQ M	Eaves height	Parking Spaces	kVA
UNIT 1	29,000	2,694	12.5m	28	285
UNIT 2	82,708	7,685	15m	54	490

UNITS 3.1 & 3.2  
CAN BE COMBINED  
TO FORM 13,121SQ FT  
(1,219 SQ M)

UNITS 3.3 – 3.5  
CAN BE COMBINED  
TO FORM 28,557 SQ FT  
(2,653 SQ M)

UNIT 3.1	6,512	605	8.7m	11	78
UNIT 3.2	6,609	614	8.7m	6	78
UNIT 3.3	10,215	949	10m	9	131
UNIT 3.4	9,117	847	10m	6	131
UNIT 3.5	9,225	857	10m	17	131











# UNIT 1

THE PERFECT OPPORTUNITY TO  
BASE YOUR COMPANY IN A PRIME  
SOUTH LONDON LOCATION.

28,840 SQ FT

SQ FT	SQ M	Warehouse (sq ft)	Ground floor office & ancillary areas (sq ft)	First floor office (sq ft)	Eaves height	Parking Spaces	kVA
83,827	7,789	23,753	973	4,114	15m	54	285



-  2 Level access doors
-  40m yard depth
-  12.5m eaves height
-  28 parking spaces
-  Cycle shelters
-  EV charging points
-  Solar PV panels for renewable energy
-  Secure, private yard
-  Kitchenette
-  Showers

[DISCOVER MORE](#)












# UNIT 2

83,827 SQ FT

SQ FT	SQ M	Warehouse (sq ft)	Ground floor office & ancillary areas (sq ft)	First floor office (sq ft)	Second floor office (sq ft)	Eaves height	Parking Spaces	kVA
83,827	7,789	70,455	1,028	6,172	6172	15m	54	490



...JUST SOUTH OF THE CITY


-  2 level access doors
-  6 dock loading doors
-  40m yard depth
-  15m eaves height
-  54 parking spaces
-  Cycle shelters
-  EV charging points
-  Solar PV panels for renewable energy
-  Secure, private yard with two gated entrance points
-  Kitchenette
-  Showers


[DISCOVER MORE](#)

# UNITS 3.1-3.5








Unit	SQ FT	SQ M	Warehouse (sq ft)	Ground floor office (sq ft)	First floor office/mezzanine (sq ft)	Eaves height	Parking Spaces	kVA
3.1	6,502	604	4,718	434	1,350	8.7m	11	78
3.2	6,569	610	4,957	411	1,201	8.7m	6	78
3.3	10,207	610	8,154	429	1,624	8.7m	6	78
3.4	9,155	851	7,322	409	1,424	10m	6	131
3.5	9,289	857	7,407	422	1,460	10m	17	131

UNITS 3.1 - 3.2 CAN BE COMBINED, UNITS 3.3 - 3.5 CAN BE COMBINED

 TAKE THE VIRTUAL TOUR OF UNITS 3.1-3.2

 TAKE THE VIRTUAL TOUR OF UNITS 3.3-3.5



-  1 level access door per unit
-  Shared, secure yard
-  Allocated parking per unit
-  EV charging points
-  Solar PV panels across each unit
-  8m eaves height (3.1 and 3.2)
-  10m eaves height (3.3, 3.4 and 3.5)

UNITS 3.1 & 3.2

[DISCOVER MORE](#)

UNITS 3.3 - 3.5

[DISCOVER MORE](#)



# READY FOR EVERY REQUIREMENT



# WORKING TOWARDS A GREENER FUTURE



**PV PANELS ON EACH UNIT**  
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.



**BREEAM**  
Excellent

**SUSTAINABILITY**  
The best in sustainability credentials to ensure your building and operations are as energy efficient and environmentally conscious as possible.

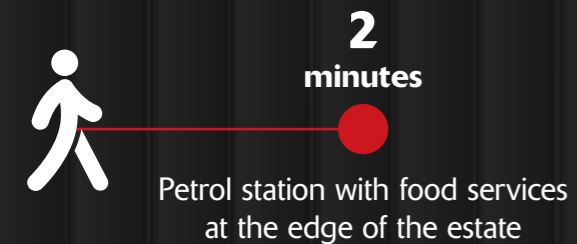
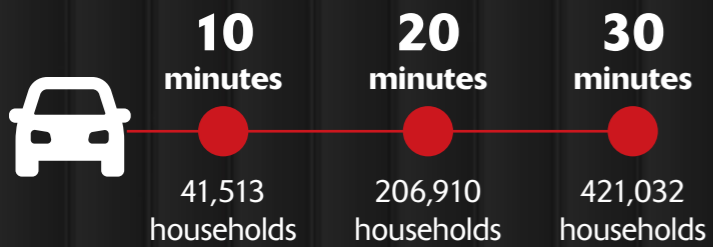
To find out more about how SEGRO are supporting customers on their sustainability journeys please visit [SEGRO.com/responsiblesegro](https://www.segro.com/responsiblesegro)

# GREAT NEIGHBOURS & AMENITIES ON YOUR DOORSTEP

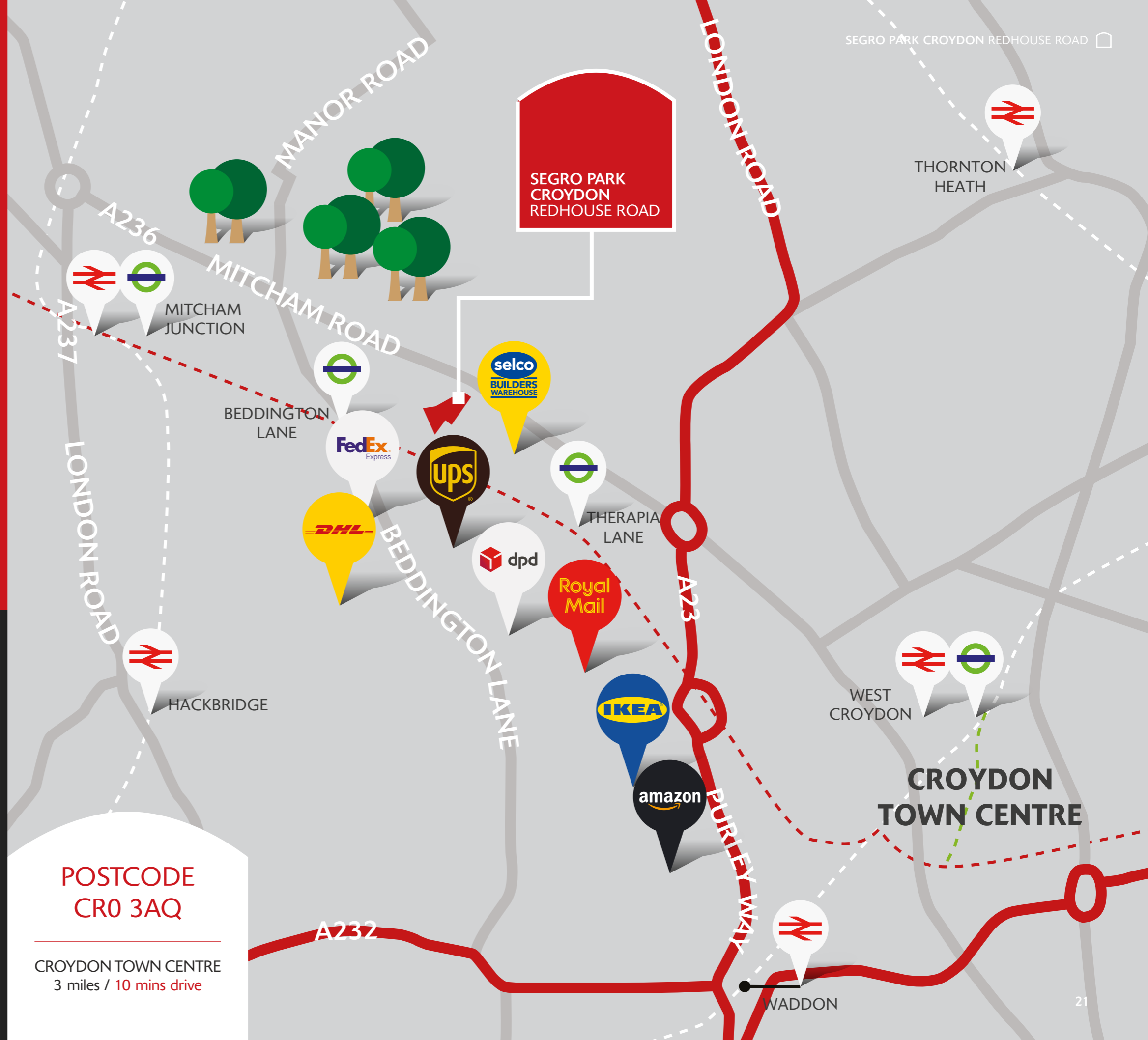
REACH CROYDON TOWN CENTRE IN JUST 10 MINS

Enjoy amenities including BOXPARK, Centrale shopping centre and an abundance of restaurants and bars.

## JUST A STONES THROW AWAY...



Source: Nomis (Office for National Statistics), TravelTimePlatform









# GETTING ABOUT

REACH YOUR CUSTOMERS MORE QUICKLY IN A HIGHLY ACCESSIBLE AND WELL CONNECTED LOCATION.

Central London is 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.

With road, rail and air links all within 30 minutes, SEGRO Park Croydon Redhouse Road allows you to reach local and national markets with ease.



 <b>BEDDINGTON LANE TRAM</b> Direct to Wimbledon	 <b>A23</b> 1.2 miles	 <b>EAST CROYDON TRAIN STATION</b> 3 miles	 <b>M23 / M25 J8 INTERCHANGE</b> 10 miles	 <b>GATWICK AIRPORT</b> 19 miles	 <b>CENTRAL LONDON</b> 11 miles
3 mins walk	5 mins drive	10 mins drive	25 mins drive	30 mins drive	60 mins drive

Source: Drive times. Google maps

# TIME TO TALK

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

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



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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 9.9 million square metres of space (106 million square feet) valued at £20.9 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.

Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company.

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



[SEGRO.COM/PARKREDHOUSEROAD](https://SEGRO.COM/PARKREDHOUSEROAD)