

SEGRO PARK CROYDON PURLEY WAY.

CRO 4BD

UNITS A2 & A3/4

AVAILABLE TO LET Q4 2024

25,211–50,892 SQ FT



CGI, SEGRO Park Croydon Purley Way

If you're looking for ways to power your business growth, from an exceptional and sustainable warehouse space, with excellent access, distribution and storage solutions, all from a central location with superb, London, UK and International connections, there is a way.
SEGRO Park Croydon Purley Way

ALL WAYS HERE FOR YOU AND YOUR BUSINESS



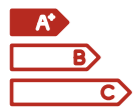
THE SMART WAY.

We understand that being smarter and more efficient in business is a priority and the two newly refurbished units at SEGRO Park Purley Way Croydon have been designed to support you to be exactly that.

Each unit will boast a specification to enable you to drive costs down and efficiency up and create an environment that enhances staff performance.

Whether it is the roof mounted PV panels, providing access to renewable energy, or the carefully constructed building spec, enabling smarter uses of space with generous eaves height and plentiful yard space, the units are perfectly equipped for making your operations slick and seamless.

All ways here for smarter choices



ECP rating A+
(targeting)



Net Zero Carbon
(targeting)



BREEAM
Outstanding
(targeting)



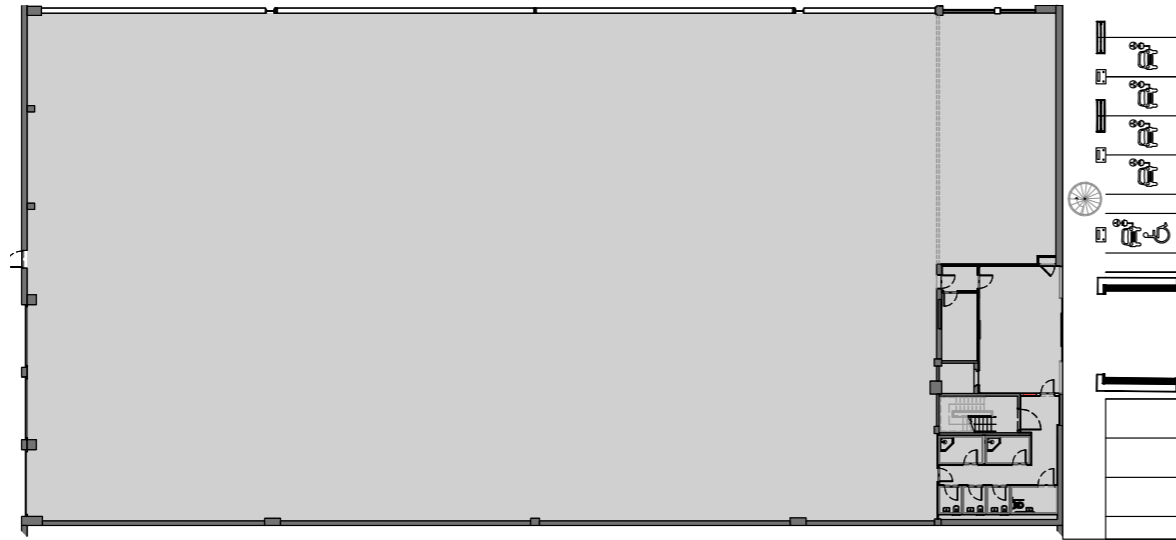
EXTENSIVE OFFICE
ACCOMMODATION

25,211-50,892 SQ FT

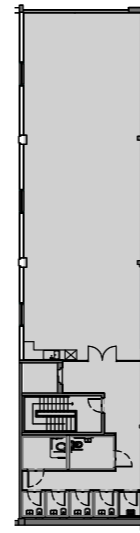
13M EAVES HEIGHT

FLEXIBLE STORAGE
OPTIONS

UNIT A2
GROUND FLOOR



1ST FLOOR

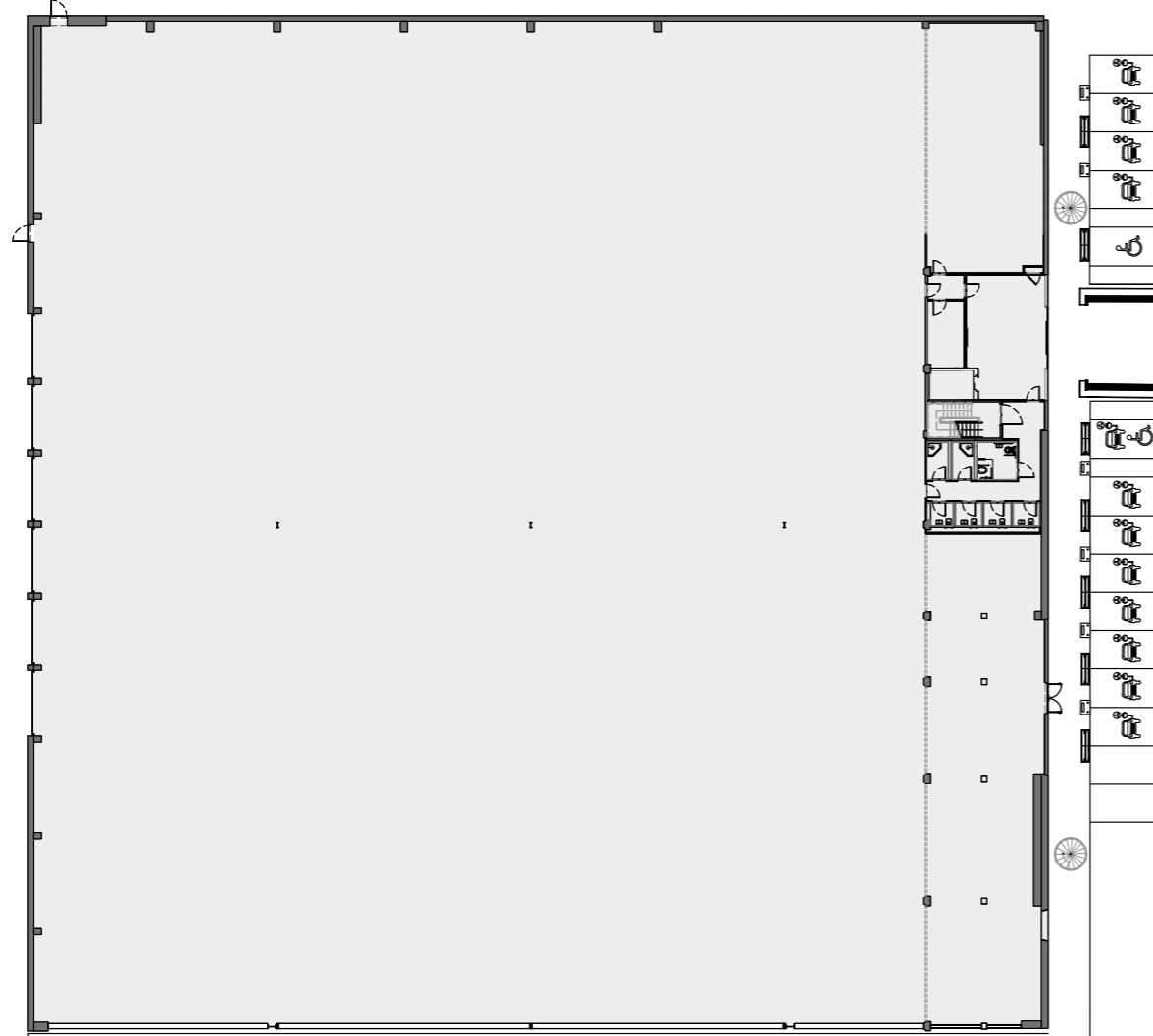


UNIT A2

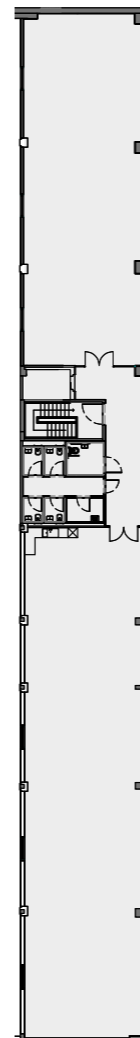
	SQ FT	SQ M
Warehouse	21,072	1,957.6
Reception & ancillary	1,395	129.5
Office & ancillary	2,744	254.9
TOTAL	25,211	2,342.1

- 3 Level Access Doors
- 12 Car Parking Spaces
4 including EV
- 13m Eaves Height
- 676 sq m yard
- PV panels providing access to renewable energy up to 183 kWph
- First floor office accommodation
- Shower facilities
- Modern kitchenette facilities

UNIT A3/4
GROUND FLOOR



1ST FLOOR



UNIT A3/4

	SQ FT	SQ M
Warehouse	43,778	4,067.1
Reception & ancillary	1,576	146.4
Office & ancillary	5,538	514.4
TOTAL	50,892	4,728

- 6 Level Access Doors
- 29 Car Parking Spaces
12 including EV
- 13m Eaves Height
- 1,315 sq m yard
- PV panels providing access to renewable energy up to 375 kWph
- First floor office accommodation
- Shower facilities
- Modern kitchenette facilities

DELIVERING
BUSINESS
SUSTAINABILITY,
ALL WAYS

THE SUSTAINABLE WAY.

Much more than just an eco-friendly space, your working environment should enhance your day-to-day, by increasing staff morale, productivity and look out for their well-being.

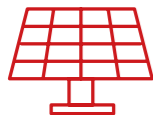
SEGRO Park Croydon Purley Way has everything in place to target Net Carbon Zero, BREEAM Outstanding and EPC A+.

Both units have been designed to let in maximum natural light, from the roof lights and large windows in the office areas, creating better work area visibility and to lower energy usage.

Outside is as important as inside, and we have created carefully considered garden areas for quiet, landscaped break-out sessions amongst biodiverse plantings to attract pollinating insects.

We know we are well connected for travel, but we encourage low carbon options by installing EV charging points and cycle storage areas, as well as being a short walk from Croydon's zero emission tram stations.

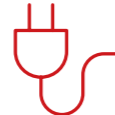
All ways here for the planet and your people ●



PV roof panels



Heat pumps/cooling & MVHR systems



EV charging



LED lighting



Cycle parking storage



External Landscaped areas



Increased Estate biodiversity

Targeting **Net Zero Carbon**
EPC A+ & **BREAM Outstanding**



If you're looking for a warehouse building that is central to your business needs, in every way, There is a way -

SEGRO PARK CROYDON PURLEY WAY.





THE CONNECTED WAY.

It's important that you can reach your customers quickly and efficiently, so that they and you feel connected at all times.

SEGRO Park Croydon Purley Way is located in the most connected industrial area in south London, with multi-travel options, meaning easier journeys which remove the commuting and logistics grind.

The Croydon area boasts 6 tram and mainline stations within reach. East Croydon station is the busiest railway station in the borough, with direct trains to London Bridge, London Victoria, and Gatwick Airport.

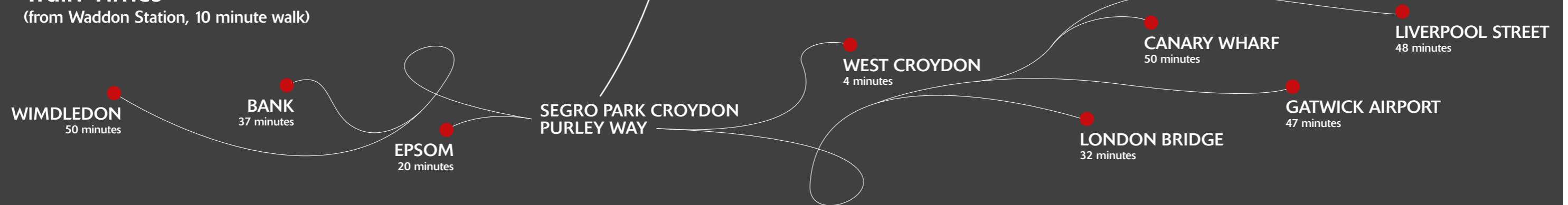
Trams provide easy access to many destinations, West as far as Wimbledon and East to Beckenham Junction.

Be in the best connected central hub for London, the main motorway network and Gatwick airport.

All ways here for better connections

Train Times

(from Waddon Station, 10 minute walk)



SEGRO PARK CROYDON PURLEY WAY



- Waddon Station
- Canary Wharf
- Croydon Town Centre

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



ALL WAYS CONNECTED TO THE COMMUNITY



THE COMMUNITY WAY.

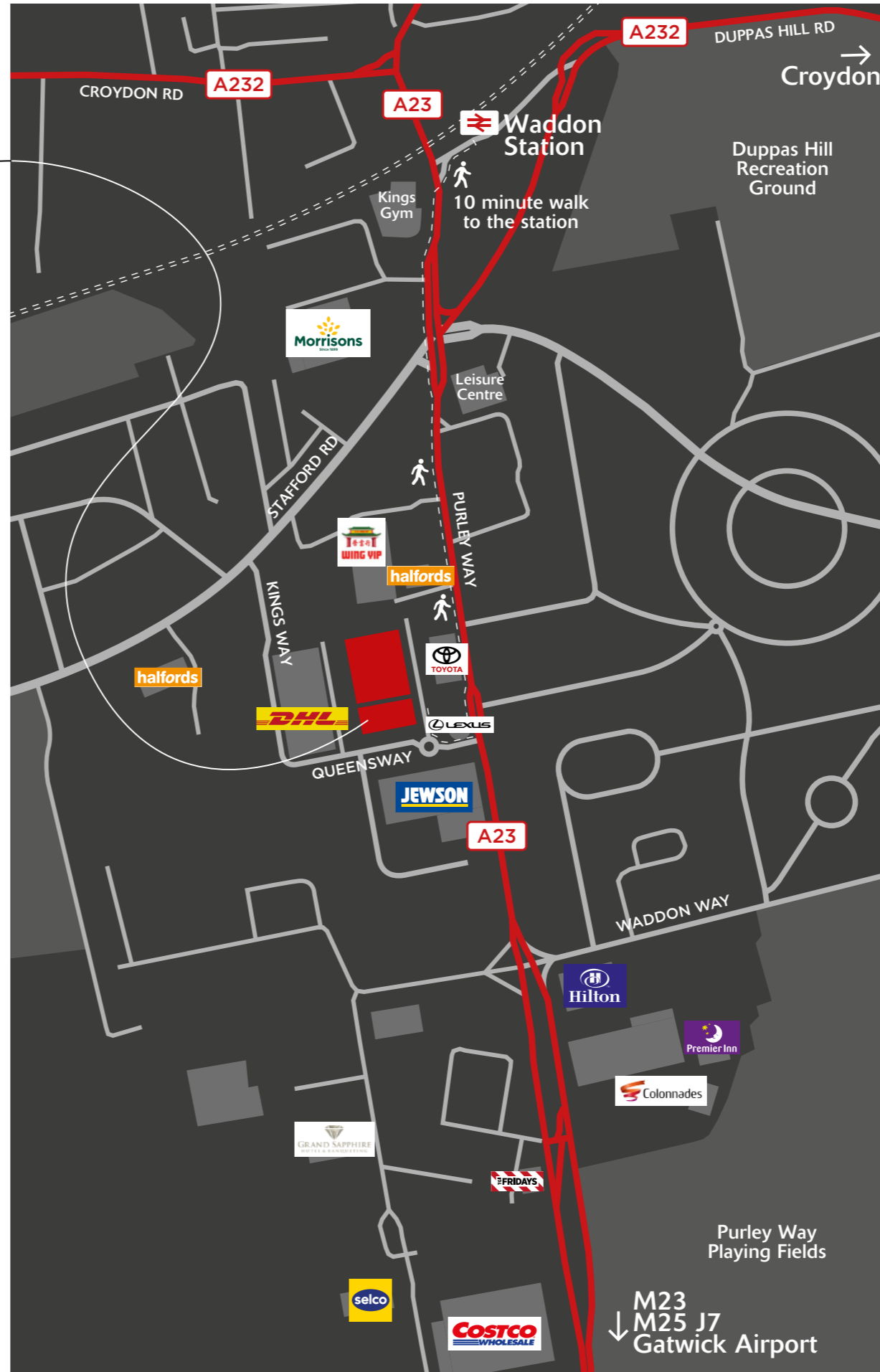
It's not all work here, you're joining a destination with an excellent community of neighbours, amongst some of the most diverse, exciting and vibrant local business amenity choices.

Set in the bustling heart of The London Borough of Culture (2023), SEGRO Park Croydon Purley Way is never far from working out, eating out, getting outdoors, or going out for some retail therapy or an arts and culture fix.

Croydon Town Centre offers a fantastic range of exercise, shopping, dining and entertainment choices for every taste. The Whitgift and Central Shopping centres for a huge range of retail brands, Boxpark for a cool social and dining experience and Fairfield Halls for concerts, shows and theatre productions.

There are many parks and green spaces for a huge selection of sports and outdoor activities as well as fitness centres, gymnasiums and yoga studios to fit in a lunch-time workout.

All ways here to be part of the neighbourhood



ALL WAYS HERE FOR YOU & YOUR BUSINESS.

To discover more please visit:
SEGRO.COM/PARKPURLEYWAY

Or, alternatively, get in contact
with one our joint agents:



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