

# SEGRO PARK CROYDON REDHOUSE RD.

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

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

SEGRO

# ACCELERATE YOUR >>> POTENTIAL

The Road to Possibility starts here.  
At SEGRO Park Croydon Redhouse Road, you can choose between seven 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.

All recently refurbished to the highest industry standard, 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 city centre, Redhouse Road puts you in the fast lane to real growth.



# GROW AT YOUR OWN SPEED >>>

At SEGRO Park Croydon 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	— LET
Unit 3.2	6,569	610	— LET
Unit 3.3	10,207	948	} Can be combined: 28,651 SQ FT (2,662 SQ M)
Unit 3.4	9,155	850	
Unit 3.5	9,289	863	

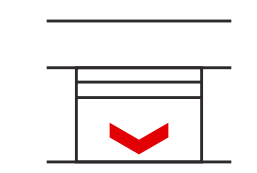




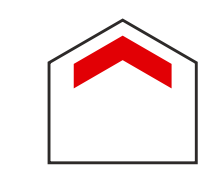
# UNIT 1

28,840 SQ FT (2,679 SQ M)

Unit 1	SQ FT	SQ M
Warehouse	23,753	2,207
GF Office	973	90
LV 1 Office	4,114	382
<b>Total</b>	<b>28,840</b>	<b>2,679</b>



2 X LEVEL  
ACCESS DOORS



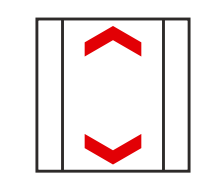
12.5M EAVES  
HEIGHT



28 X PARKING  
SPACES



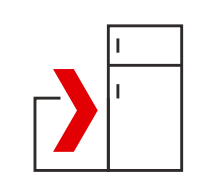
BICYCLES  
SHELTERS



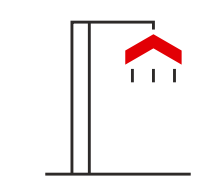
40M YARD  
DEPTH



SECURE,  
PRIVATE YARD



KITCHENETTE  
FACILITIES

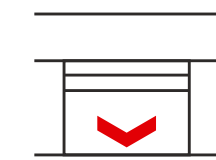


SHOWER  
FACILITIES

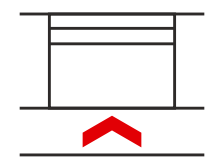
# UNIT 2

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

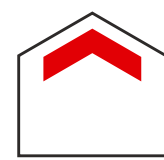
Unit 2	SQ FT	SQ M
Warehouse	70,455	6,546
GF Office	1,028	97
LV 1 Office	6,172	573
LV 2 Office	6,172	573
<b>Total</b>	<b>83,827</b>	<b>7,789</b>



2 X LEVEL  
ACCESS DOORS



2 X DOCK  
LOADING DOORS



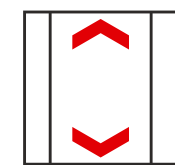
15M EAVES  
HEIGHT



54 X PARKING  
SPACES



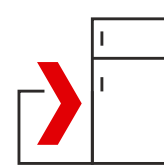
BICYCLES  
SHELTERS



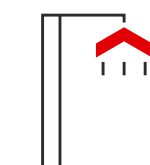
40M YARD  
DEPTH



SECURE,  
PRIVATE YARD



KITCHENETTE  
FACILITIES

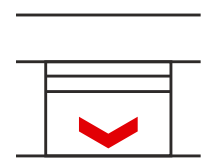


SHOWER  
FACILITIES



# UNITS 3.1–3.5

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



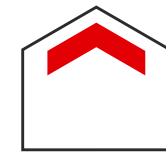
1 X LEVEL ACCESS  
DOORS (PER UNIT)



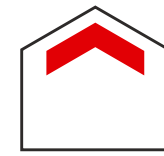
SHARED  
SECURE YARD



ALLOCATED  
PARKING PER UNIT



EAVES HEIGHT  
8M (3.1 & 3.2)



EAVES HEIGHT  
10M (3.3 – 3.5)

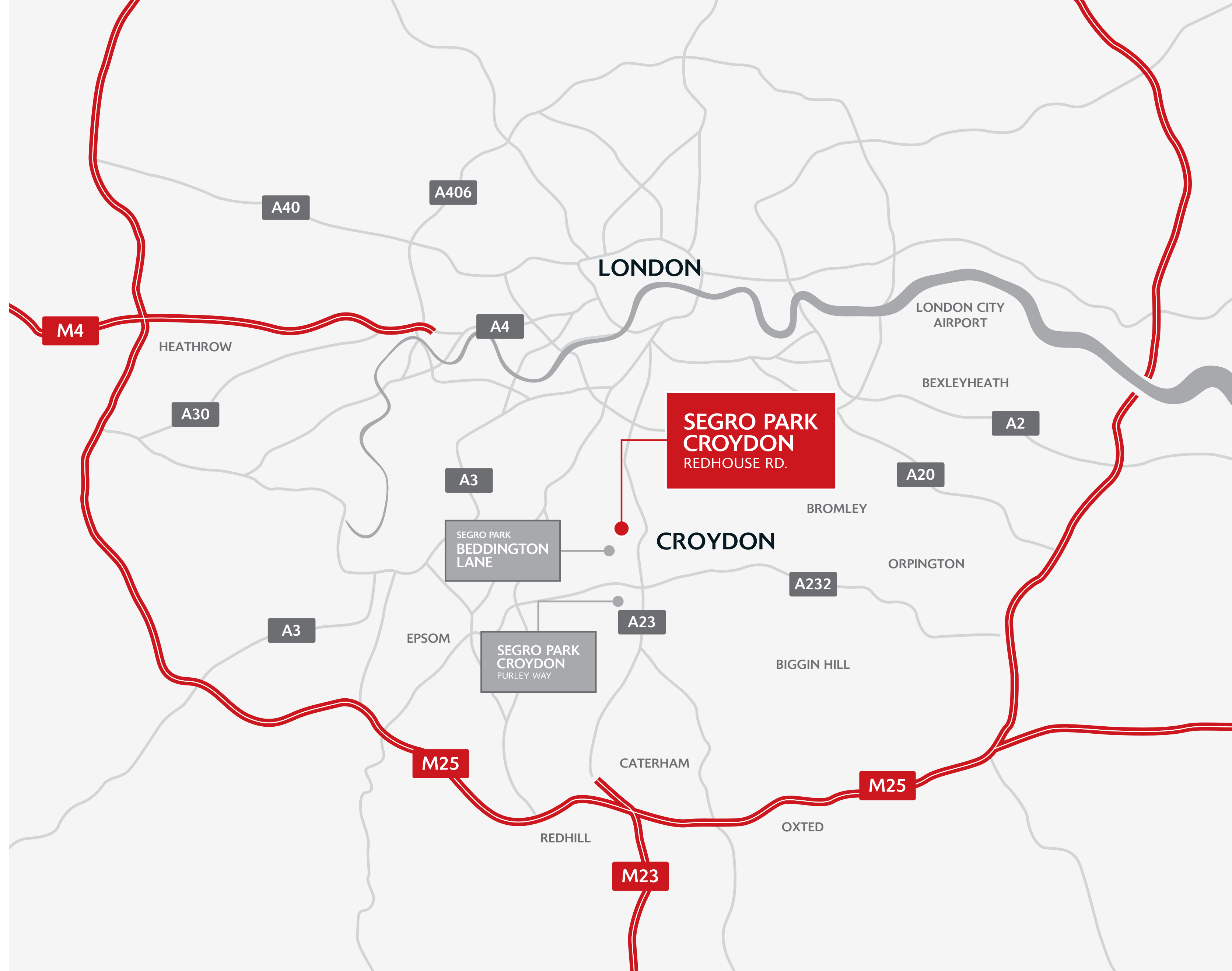
	SQ FT	SQ M	Warehouse (SQ FT)	GF Office (SQ FT)	LV 1 Mezzanine (SQ FT)
Unit 3.1	6,502	604	4,718	2207	1,350
Unit 3.2	6,569	610	4,957	90	1,201
<b>Unit 3.3</b>	10,207	948	8,154	429	1,624
<b>Unit 3.4</b>	9,155	850	7,322	409	1,424
<b>Unit 3.5</b>	9,289	863	7,407	422	1,460
<b>Total</b>	<b>41,722</b>	<b>3,875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

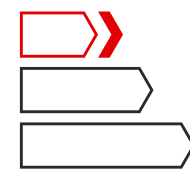


# THE ROAD TO TOMORROW >>>

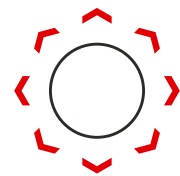
Accelerate your business sustainably with BREEAM 'Excellent', EPC A space with LED lighting and more PV panels for generating your own reliable, affordable energy.



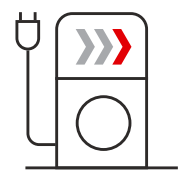
BREEAM  
'EXCELLENT'



EPC A



PV PANELS ON  
EACH UNIT



EV CHARGING  
POINTS





# SEGRO PARK CROYDON 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](https://www.segro.com) for further information.



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