THE WORKS

Croydon CR0 3RL

To let

15 new industrial/warehouse units

2,418 - 42,051 sq ft



Chancerygate a dream company

CBRE Investment Management

Strategic locations.
Sustainable buildings.

The Works is a brand new industrial/warehouse scheme featuring 15 high quality, eco-efficient units situated in a carefully considered landscaped environment. The development is located in one of the largest commercial districts in Greater London, with easy access to the M25 and Greater London by road and rail.




Royal Mail
EDMUNDSON ELECTRICAL
TESCO
A23
Wimbledon
Waddon Marsh
Beckenham



Units 10-15

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total	Minimum Cubic Area
1	2,118	896	**3,014**	1,368m³
2	1,869	793	**2,662**	1,242m³
3	1,698	720	**2,418**	1,127m³
4	1,698	721	**2,419**	1,127m³
5	1,867	790	**2,657**	1,242m³
6	2,110	891	**3,001**	1,368m³
7	10,447	2,765	**13,212**	9,568m³
8	9,955	2,646	**12,601**	9,216m³
9	12,843	3,395	**16,238**	11,808m³
10	3,267	1,876	**5,143**	2,839m³
11	4,364	1,341	**5,705**	3,907m³
12	4,618	1,426	**6,044**	4,171m³
13	4,333	1,343	**5,676**	3,907m³
14	4,605	1,422	**6,027**	4,171m³
15	5,033	1,558	**6,591**	4,461m³
		Total	**93,408**	



Largest combined area: 42,051 sq ft (units 7-9)

Industrial & warehouse
2,418 - 42,051 sq ft

The Works is a scheme of 15 high quality, flexible units with fully fitted first floor offices. The ground floor space features a fitted reception and warehouse space with electric loading doors and generous natural light. On the first floor, the fitted offices include comfort heating/cooling, WCs and shower facilities.

Available now


37.5kN sq m floor loading


6-8.4m minimum clear internal height


Ability to combine units


Electric loading doors


Up to 17.6m yard depths


Fitted first floor offices


Lift units 7-9


Comfort cooling/ heating


Fitted reception


WCs and shower facilities


Secure business park


24/7 access available



Unit 1-5



Unit 8 warehouse



Unit 15 office



Unit 3 warehouse



Unit 9



Unit 8



Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

The wellbeing of people and the local eco-system is central to the design of The Works.

Extensively landscaped areas including the planting of 61 new semi-mature trees, improving the surroundings for visitors as well as providing wildlife habitats.

The estate features grassed areas, deciduous trees, shrub planting, bird boxes and bat boxes. There is also a dedicated landscaped amenity space including outdoor seating in pleasant urban garden surroundings.

Green initiatives at The Works include:

- Photovoltaic panels on all units*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Air source heat pumps
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- 76 secure bicycle parking spaces with living-roof shelters
- External wellbeing areas
- Targeting BREEAM 'Excellent'
- Targeting EPC A+ rating

*Savings of up to £0.81 per sq ft per annum through use of PVs

Based on using current energy prices as of October 2026 and assuming 100% PV generation is used.



Right spaces.
Right places.

Factory Lane, Croydon CR0 3RL



Road	Distance (miles)
A23	0.7
J7 M25	9
J2 M4	15
J1 M3	20
Central London	10

Town

Beckenham	5
Wimbledon	8
Epsom	10
Central London	10

Airport	Distance (miles)
Gatwick Airport	18
London City	20
Heathrow Airport	32

Rail

West Croydon Rail Station	0.3
Wandle Park Tram Station	0.5
Waddon Marsh Tram Stop	0.6
East Croydon Rail Station	2.2

theworkscroydon.co.uk

Contact agents to find out more

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