SEGRO PARK
CROYDON
PURLEY WAY

UNITS A2 & A3-4: AVAILABLE NOW
25,211–50,892 SQ FT

CRO 4BD
///TRULY.EXIST.BUCK



SEGRO.COM/PARKPURLEYWAY

SEGRO

LEAD THE WAY *at Purley Way*

Take the lead and stay ahead of the competition with sleek, sustainable space in the industrial heart of a prime South London location.

For those who want to deliver faster than ever before, SEGRO Park Croydon Purley Way is now offering two extensively refurbished units ranging from 25,211 to 50,892 sq ft.

Designed to help hit your sustainability goals, these net-zero warehouses are situated in the industrial heart of South London. This is your chance to lead the way like never before.



INDUSTRY-LEADING DESIGN

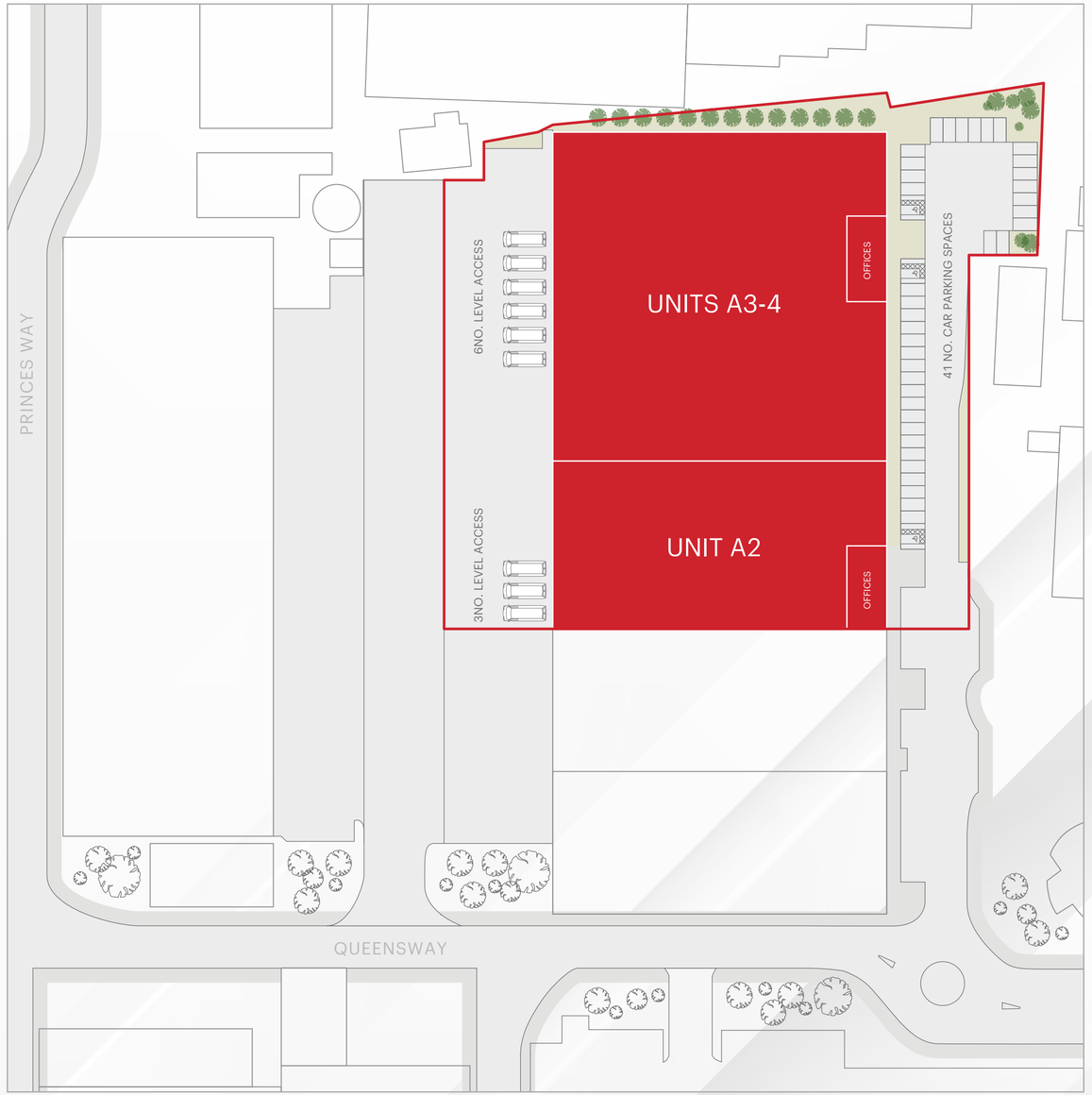
Get in front of the competition with a choice of two fully refurbished logistics units featuring a cutting edge design, sustainable innovation and taller eaves for increased operational efficiency.

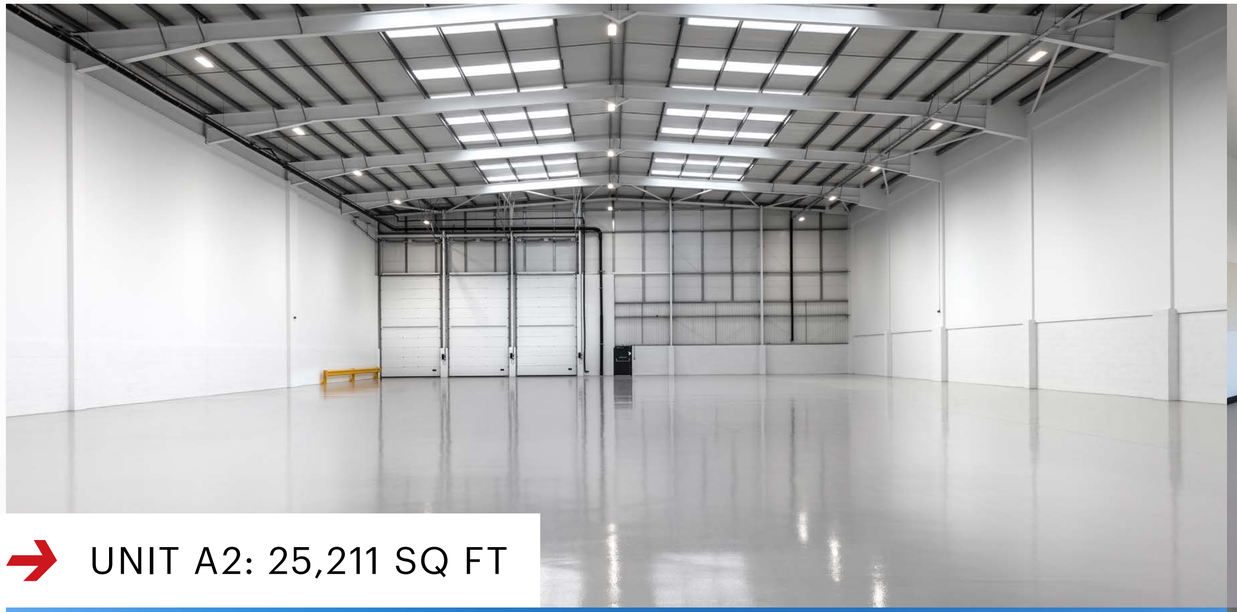
UNIT A2	SQ FT	SQ M
Warehouse	21,072	1,958
Reception & Ancillary	1,395	130
Office & Ancillary	2,744	254
TOTAL	**25,211**	**2,342**

UNIT A3-4	SQ FT	SQ M
Warehouse	43,778	4,067
Reception & Ancillary	1,576	146
Office & Ancillary	5,538	515
TOTAL	**50,892**	**4,728**

- 3 x Level access doors
- 10m eaves height
- 676 sq m yard
- 13 car parking spaces
- Cycle parking
- 1st floor offices
- Shower facilities
- Modern kitchenette

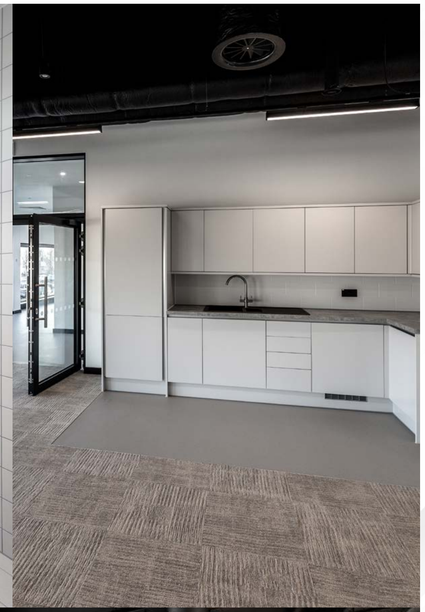
- 6 x Level access doors
- 10m eaves height
- 1,315 sq m yard
- 28 car parking spaces
- Cycle parking
- 1st floor offices
- Shower facilities
- Modern kitchenette









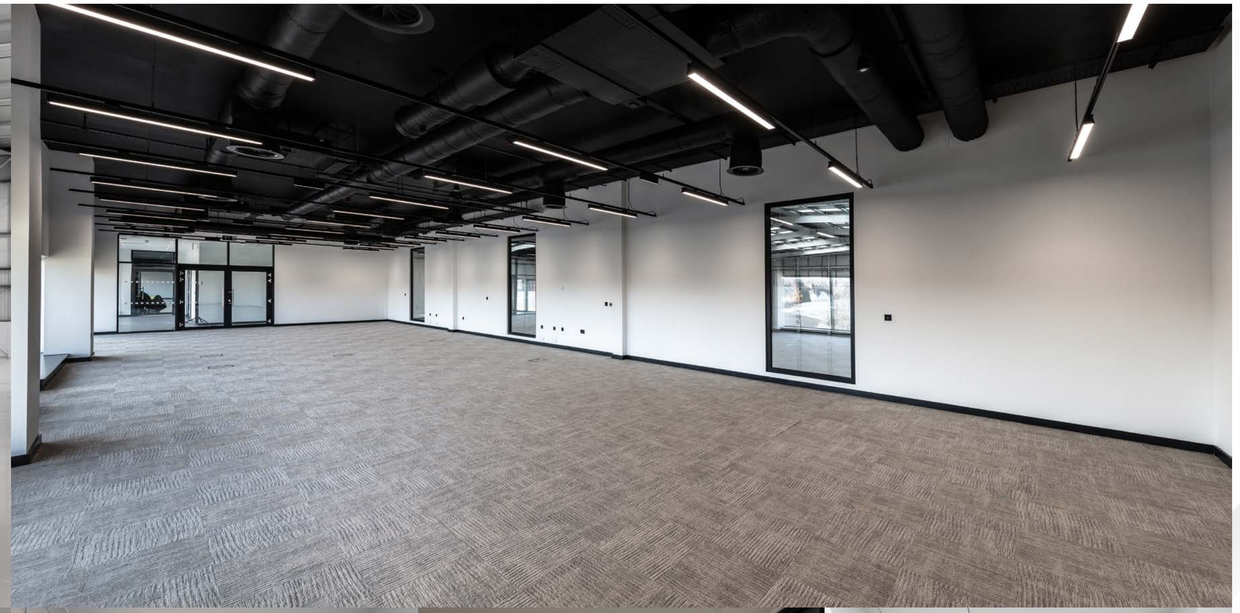


UNIT A2: 25,211 SQ FT









UNIT A3-4: 50,892 SQ FT









PUTTING THE PLANET FIRST

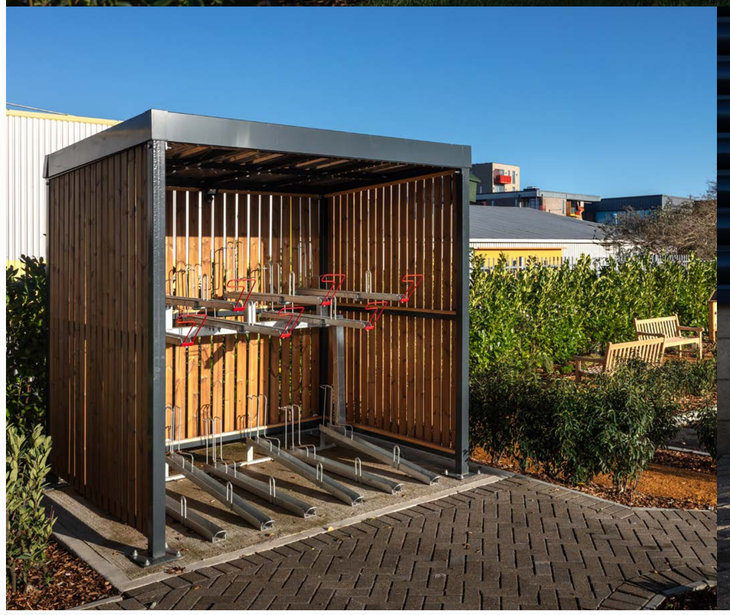
SEGRO Park Croydon Purley Way marks SEGRO's most sustainable refurbishment to date with a BREEAM 'Outstanding' certification and EPC A+ rating.

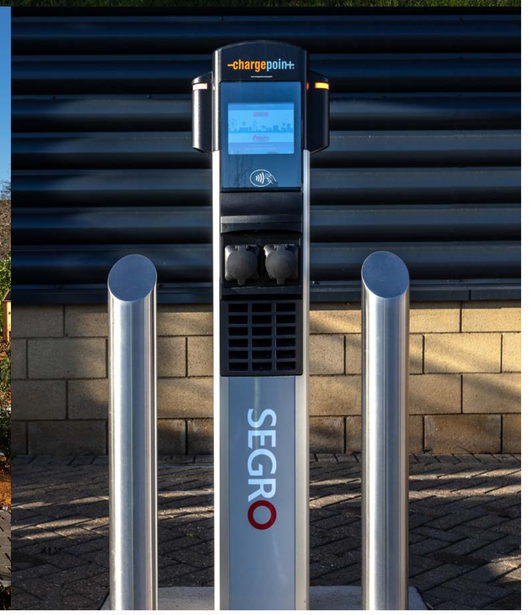
Designed to help you hit your sustainability targets these net-zero units feature EV chargers, air source heat pumps with an MVHR system and an increased number of roof mounted photovoltaic panels so that you can generate your own reliable, affordable energy.

**Unit A2 – Up to 183 kWph, Unit A3-4 – Up to 375 kWph)*

- Net-zero carbon
- BREEAM 'Outstanding'
- EPC A+
- PV panels*
- EV charging points
- Air source heat pump & MVHR system
- LED lighting
- Cycle parking storage
- External landscaped areas
- Increased estate biodiversity







DELIVER FASTER THAN EVER

Lead the way on delivery times and access to talent with prime space under 12 miles from central London and 10 minutes from central Croydon.

Offering excellent rail, road, and air connections, SEGRO Park Croydon Purley Way gives you quick connections to the M25 and easy access to the talent and amenities of Croydon – an area on the rise in more ways than one.

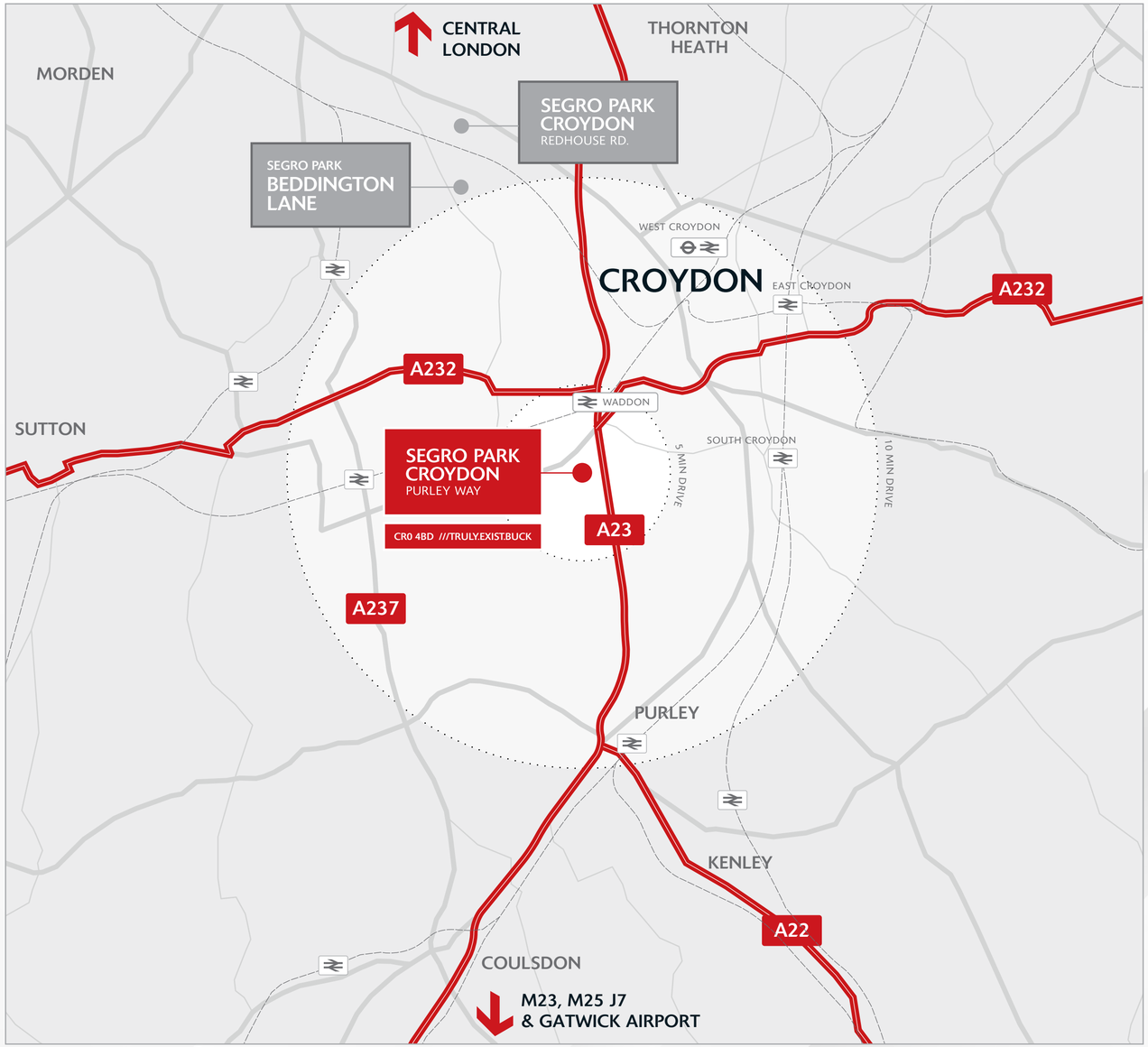
DRIVE TIMES

	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

TRAIN TIMES

From Waddon Station (10min walk)

	Mins
West Croydon	04
Epsom	20
London Bridge	32
Bank	37
Gatwick Airport	47
Liverpool Street	48
Wimbledon	50
Canary Wharf	50




CENTRAL LONDON
CROYDON TOWN CENTRE
SEGRO PARK CROYDON
PURLEY WAY
A23
A232
A23
M23 / M25 J7

TAKE POLE POSITION

From industry leaders to trailblazers, some of the biggest names have logistics hubs in Croydon.

As an established location for industrial space, the area is currently undergoing a transformation into one of South London's hotspots.

Give your talent a more inspiring place to work with a landscaped environment just moments away from green space, restaurants and cafes in Croydon town centre, as well as the Colonnades and Waddon Leisure Centre.

Morrisons Since 1899 — 1

selco BUILDERS WAREHOUSE — 2

COSTCO WHOLESALE — 3

DHL — 4

Hilton — 5

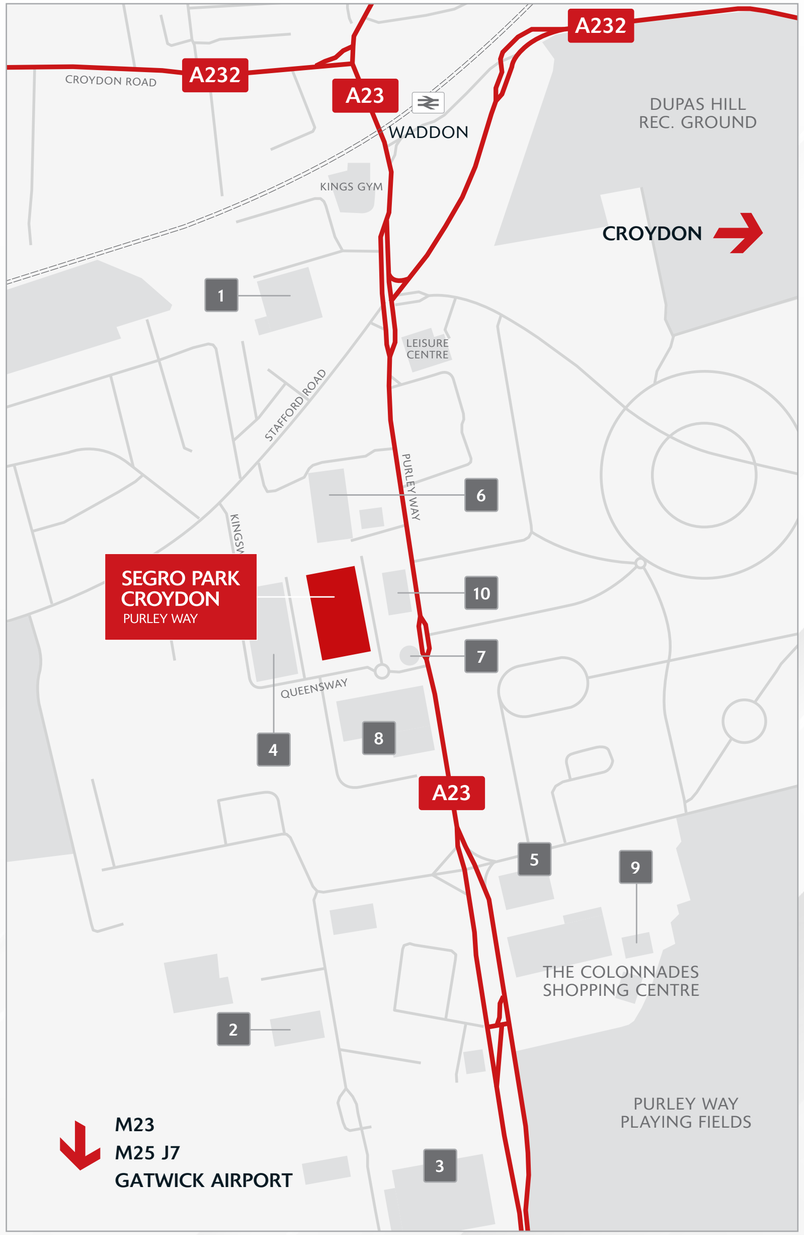
halfords — 6

LEXUS — 7

JEWSON — 8

Premier Inn — 9

TOYOTA — 10





SEGRO PARK
CROYDON
PURLEY WAY

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 for further information.

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