

CR1

JOIN THE NEXT INDUSTRIAL REVOLUTION CROYDON



3 Queensway Croydon CRO 4BD

CR1 52,605 SQ FT
Available Q4 2024

AVAILABLE Q4 2024 PRIME SUSTAINABLE URBAN WAREHOUSE



52,605 SQ FT

1-3 Queensway Croydon CRO 4BD

BREEAM

Target
Excellent



Maximum
PV solar



Battery storage
for resilience



100% Electric

**OPPORTUNITY TO COMBINE
WITH CR2 FOR TOTAL
107,770 SQ FT**

Available Q4 2024

A SIZEABLE CHANGE

CR1 is leading the next industrial revolution in Croydon offering the maximum in sustainability solutions by developing ultra-efficient, 100% electric warehousing.

CR1 is ideally located within the Croydon market, boasting extensive coverage across London and the south by road and rail.

Maximum rooftop PV and battery storage installed as standard can help reduce occupier energy bills by the equivalent of £1.50 per sq ft.*

12m minimum clear height offers exceptional volume, with the opportunity to add a mezzanine floor, making CR1 perfect for companies seeking flexibility and growth.

*contact us for details



Secure
serviced yard



52,605 sq ft

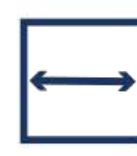
Opportunity to combine with
CR2 for total 107,770 sq ft
Available Q4 2024



12m minimum
clear height



Total power
850 KVA



37m
yard depth



Floor loading
50KN/M2



Designed
for logistics

JOIN THE CROYDON REVOLUTION

The Croydon industrial area is the industrial and logistics hub for businesses of the future. It is situated in a prime location for those serving customers in London and the southeast.

Companies already in Croydon include Digital Realty, DHL, Day Lewis, Evri, PF Whitehead, Oddbox, Peloton and Tropic Skincare.

30 minute drive:*



Population
1.75 million



Households
716,000



Employees
750,000



Average Annual Income
per annum
49k

*Based on CBRE data





CR1	SQ FT	SQ M
WAREHOUSE	44,995	4,180
OFFICE FIRST FLOOR	5,575	518
OFFICE CORE	2,035	189
TOTAL AREA	52,605	4,887

All areas are approximate and calculated on a gross external basis (GEA).

LEVEL ACCESS DOORS	4	YARD DEPTH	37
DOCK LOADING DOORS	3	CYCLE STORAGE	12
CAR PARKING (100% EV)	32	FLOOR LOADING	50KN/M2
VAN PARKING (100% EV)	9	TOTAL POWER	850KVA

 N NOT TO SCALE
Indicative only

PALLET LOADING

CR1 has **12m minimum clear height** providing even more flexibility. Racks can rise higher, or occupiers can add mezzanines to add value and floor space.

There is also the opportunity to combine with CR2 for total 107,770 sq ft.



VNA (Very Narrow Aisle)
Maximum count
5,664



WA (Wide Aisle)
Total maximum count
4,080

REVOLUTION IN FLEXIBILITY

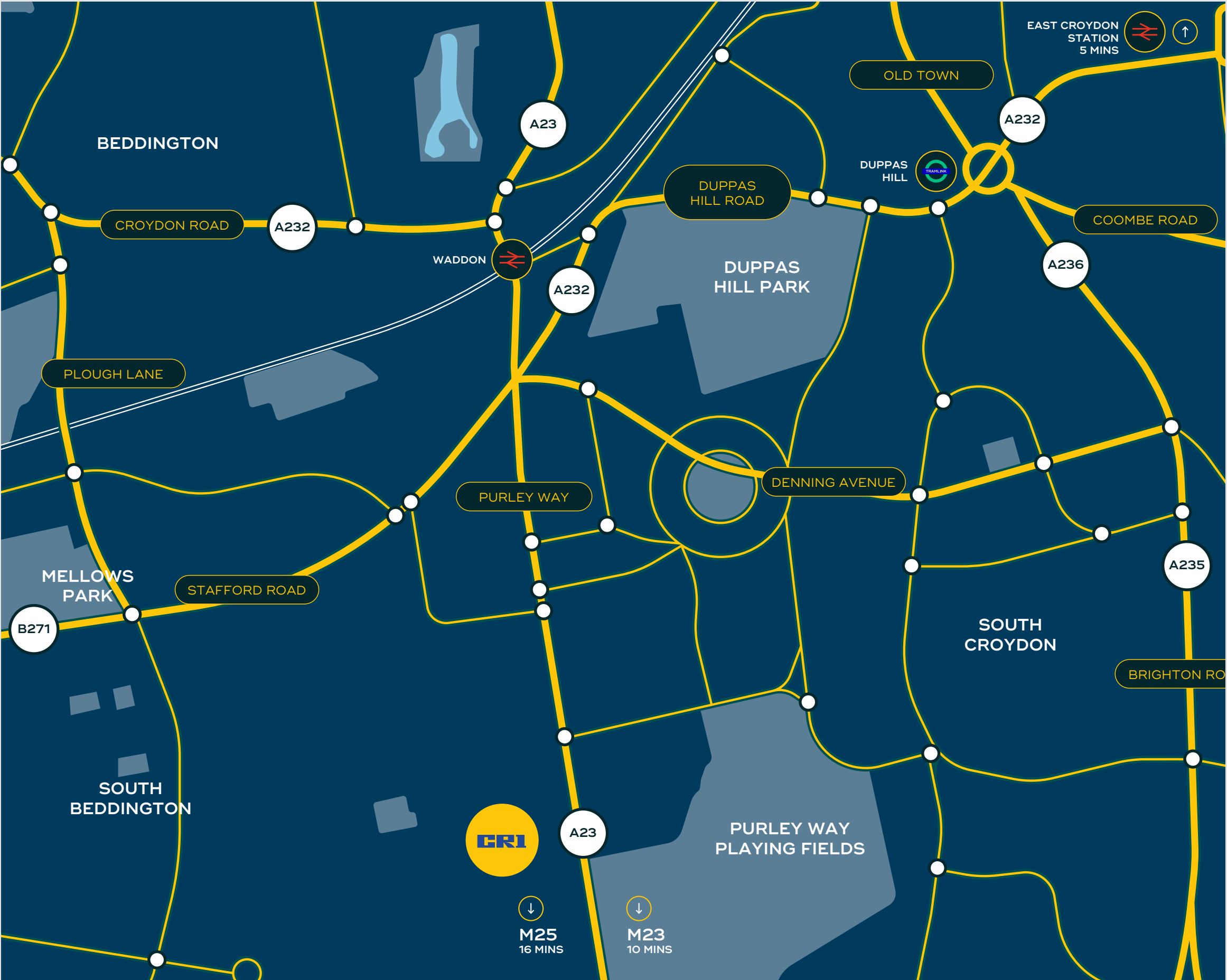
CROYDON FUTURE THINKING

A modern location for a modern business. Croydon provides the ideal infrastructure for employers and employees in the 21st Century.

Drive times*

CITY CENTRE	7
MITCHAM	20
BROMLEY	25
GATWICK	25
EPSOM	25
LEATHERHEAD	30
CLAPHAM	40

*Times from Google maps



TRAVEL HIGH SPEED

Times from East Croydon Station



Connections matter. Speed matters. East Croydon Station is 15 minutes from the centre of London with frequent trains to London, Cambridge and the South.

The Purley Way is within minutes of the M25 with easy access to London Gatwick and London Heathrow Airports.

The Croydon tramline also connects the area to Wimbledon and Beckenham, enabling a large pool of employees easy access to the site.



MOTORWAY

High-speed road connection to the UK Motorway network via the M23 (10 miles) and the M25 (16 miles).



AIRPORT

Freight and passengers can take to the skies from Gatwick Airport (18 miles).



RAIL

Excellent rail connectivity from Waddon station (5 mins) and East Croydon station (10 mins)

CBRE**MOLLY POWELL**

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CR2

JOIN THE NEXT INDUSTRIAL REVOLUTION CROYDON

12 Imperial Way, Croydon CRO 4RR

CR2 55,165 SQ FT
Available Q4 2024

AVAILABLE Q4 2024 PRIME SUSTAINABLE URBAN WAREHOUSE



55,165 SQ FT

12 Imperial Way, Croydon CRO 4RR

BREEAM

Target
Excellent



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100% Electric

**OPPORTUNITY TO COMBINE
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107,770 SQ FT**

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A SIZEABLE CHANGE

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55,165 sq ft

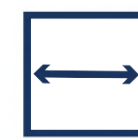
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Available Q4 2024



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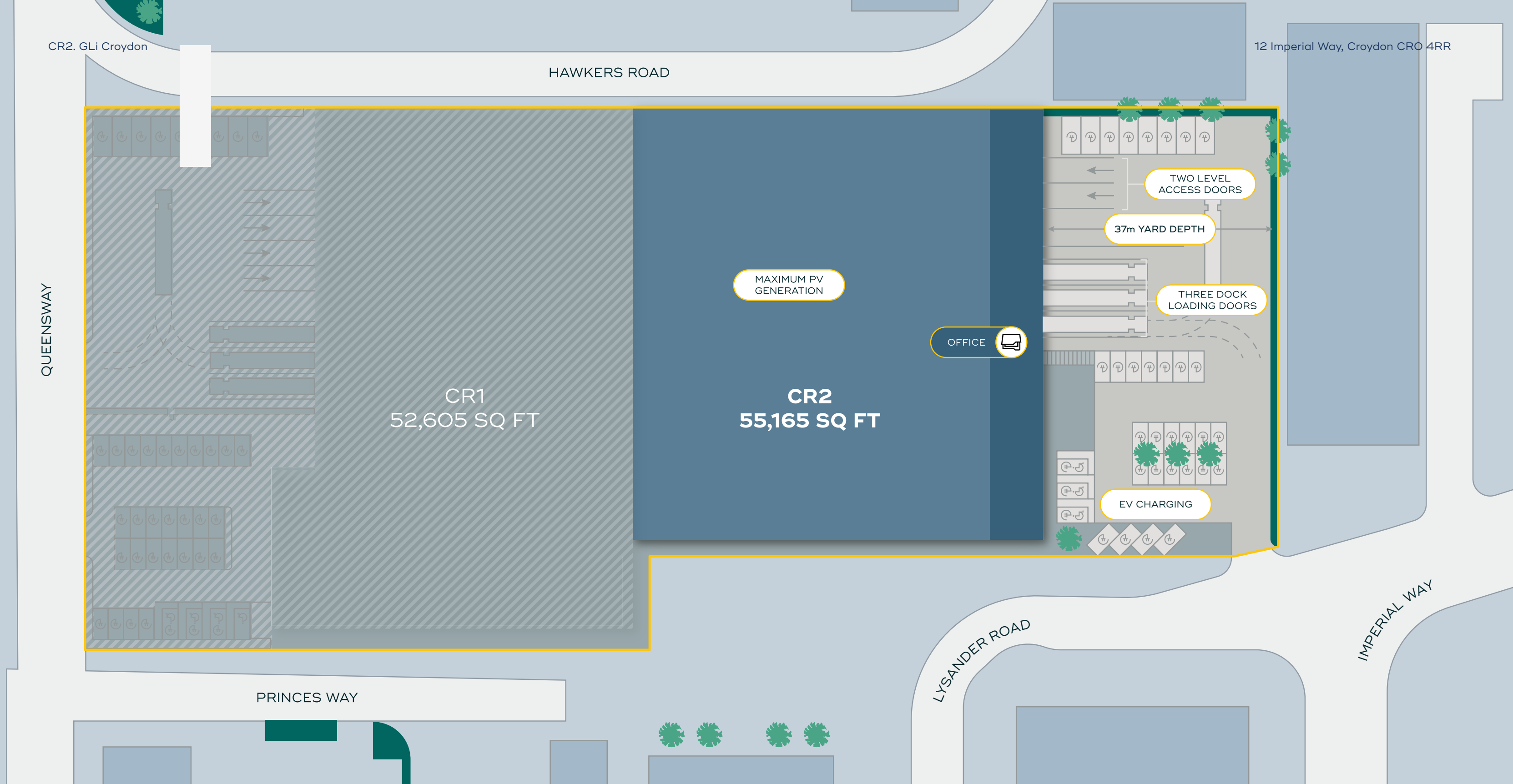
Employees
750,000



Average Annual Income
per annum
49k

*Based on CBRE data





CR2	SQ FT	SQ M
WAREHOUSE	44,995	4,180
OFFICE (INCL. CORE)	10,170	885
TOTAL AREA	55,165	5,124

LEVEL ACCESS DOORS	2	YARD DEPTH	37
DOCK LOADING DOORS	3	CYCLE STORAGE	12
CAR PARKING (100% EV)	26	FLOOR LOADING	50KN/M2
VAN PARKING (100% EV)	8	TOTAL POWER	850KVA

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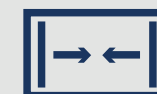
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REVOLUTION IN FLEXIBILITY

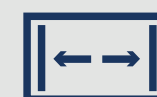
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WA (Wide Aisle)
Total maximum count
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