

CROYDON CR0 3AQ

SEGRO PARK

# CROYDON REDHOUSE ROAD

INDUSTRIAL / WAREHOUSE UNITS FROM 5,000 - 85,000 SQ FT  
AVAILABLE TO LET Q4 2022



SEGRO PARK CROYDON REDHOUSE ROAD

## AN ESTABLISHED AND THRIVING INDUSTRIAL AREA

SEVEN HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS 5,000 - 85,000 SQ FT (465 - 7,897 SQ M)

A sought-after development of high quality industrial / warehouse units, situated on Redhouse Road.

- ✓ Modern estate in an established industrial, and densely populated area of South London.
- 📍 Prominent position close to Croydon Town Centre, a primary retail and leisure destination.
- 📍 Highly accessible location, with Central London 11 miles to the north, and the M25 10 miles to the south, via the A23.
- 📍 Well connected being only a short walk to Beddington Lane and Therapia Lane Tramstop.
- ✓ Flexibility to combine units.

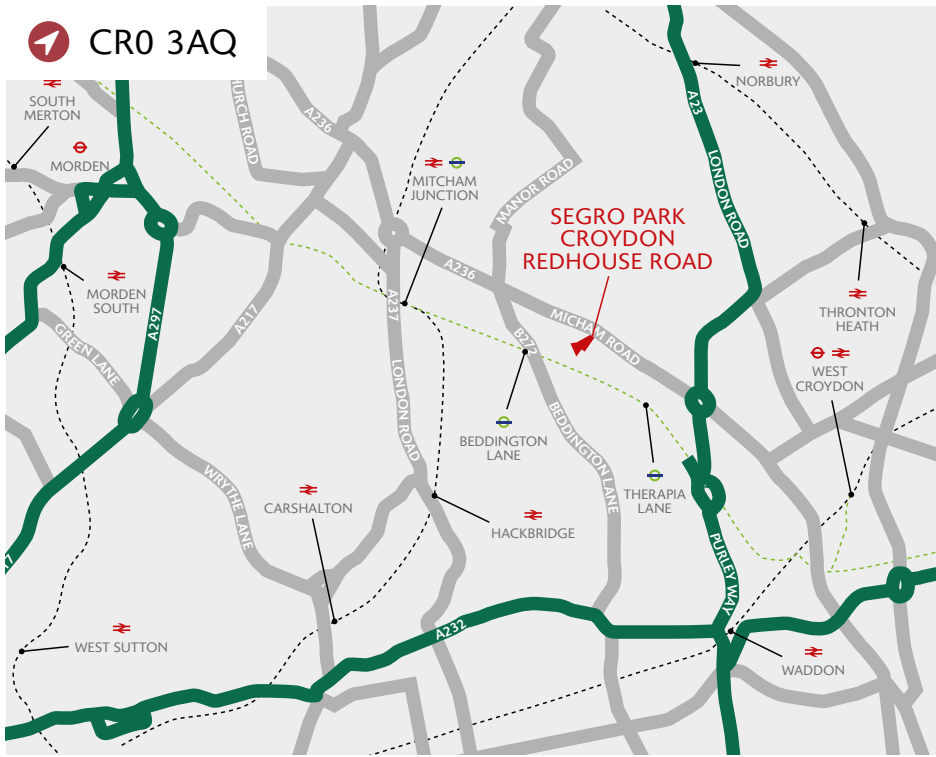
### HIGHLY DESIRABLE SPEC WITH UNITS INCLUDING:

- Eaves height ranging from 9m - 15m
- 3-phase power
- Grade A offices
- Target EPC rating: A
- Exceptional sustainability features across the estate, including PV panels and EV charging points

CROYDON IS HOME TO HIGH PROFILE LOCAL OCCUPIERS:



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### DRIVING DISTANCES

A23	1.2 miles
CROYDON TOWN CENTRE	3.0 miles
M23 / M25 INTERCHANGE	10.0 miles
CENTRAL LONDON	11.0 miles
GATWICK AIRPORT	19.0 miles

Source: Google maps

### LOCAL AMENITIES

THERAPIA LANE TRAM STOP	0.6 miles
BEDDINGTON LANE TRAM STOP	1.0 mile
VALLEY RETAIL PARK	2.0 miles
WEST CROYDON STATION	2.0 miles
WEST CROYDON OVERGROUND	2.0 miles
CENTRALE & WHITGIFT SHOPPING CENTRES	2.4 miles
MITCHAM JUNCTION	2.5 miles
EAST CROYDON STATION	3.3 miles

Source: Google maps

### ABOUT SEGRO

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 9.7 million square metres of space (104 million square feet) valued at £23.8 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](http://SEGRO.com) for further information.

For more information, please contact the joint agents:



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