

Prologis  
Park  
**Beddington**  
Croydon

Last remaining unit  
**DC3** – 139,377 sq ft\*

**Available now**

\*Ability to split



Sat Nav: CR0 4TD



# Designed with your business in mind.



**Gillian Scarth**  
Director - Capital Deployment & Leasing



We know you want a building that ticks all the right boxes; a building that's in the right location, easily accessible for employees and designed to help you reduce costs and increase efficiency. That's why I'm delighted to introduce you to Prologis Park Beddington, an exciting new industrial and logistics park located in a densely populated area of South London. Here, we have built six units of various sizes, suitable for a range of business uses. Four of the units have already been occupied by some fantastic businesses such as Oddbox and Unitrunk. DC3 is the last remaining unit and is still available for occupation. Over the following pages, we'll explain why Prologis Park Beddington is the place to be if you're looking for the space to take your business to the next level.

For maximum flexibility  
For business success  
For operational advantage  
For access to labour  
For serving South London

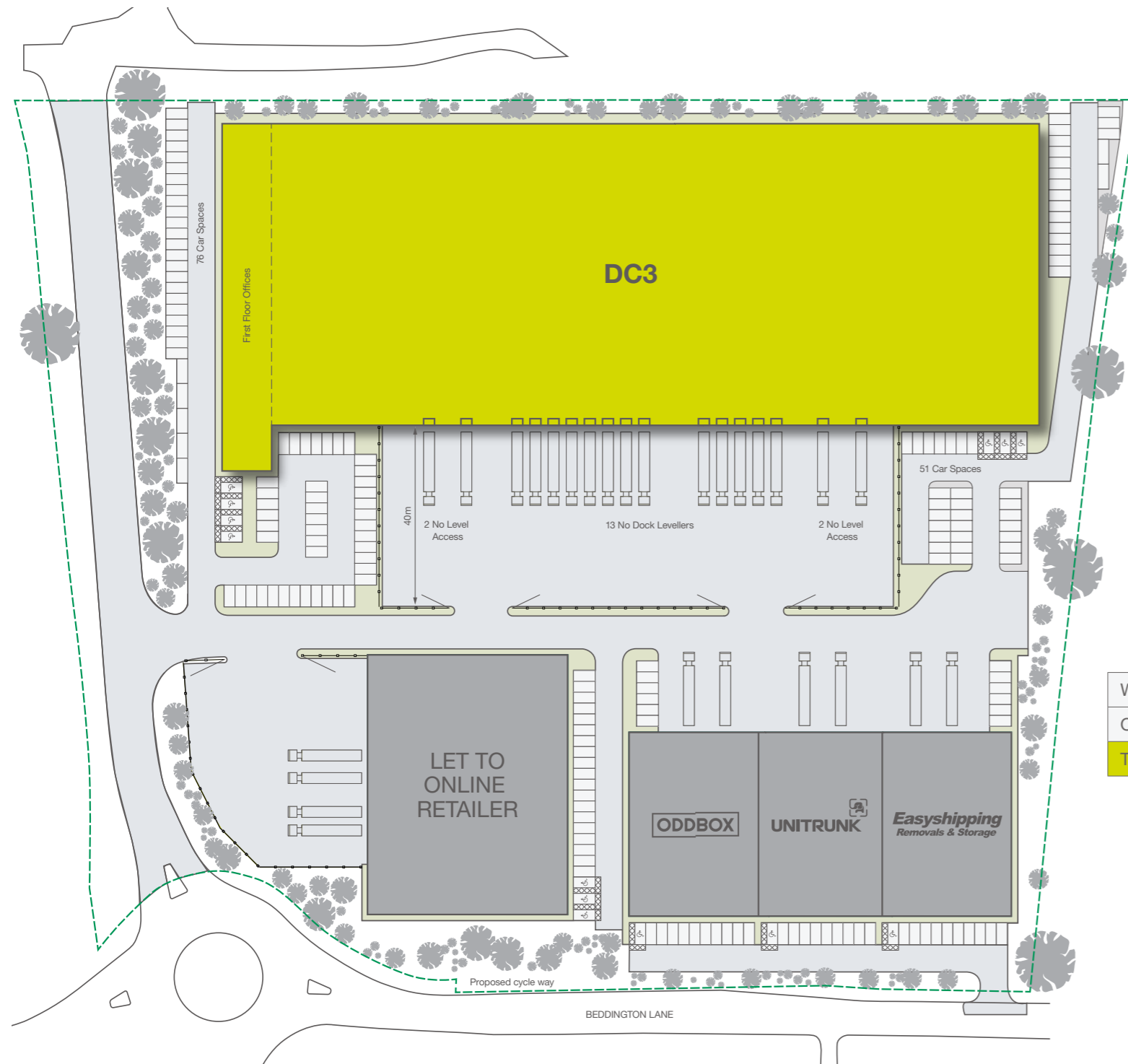
For all the right reasons

The place to be for industrial and  
logistics in South London.

Prologis Park Beddington is a new  
industrial and logistics scheme,  
with one unit still available.

139,377 sq ft.

Available now.

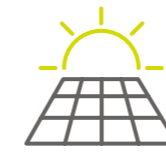


	DC3†	
Warehouse	130,734 sq ft	12,146 sq m
Offices (first floor)	8,643 sq ft	803 sq m
<b>Total (GEA)</b>	<b>139,377 sq ft</b>	<b>12,949 sq m</b>

†Ability to split.

# It's all in the details

## SPECIFICATIONS



Solar PV



BREEAM  
Excellent



EPC A



13 Dock  
Doors



4 Level  
Access Doors



Clear Internal  
Height 15m



127 Car  
Parking



17 HGV  
Spaces



Grade A Offices  
with Cooling



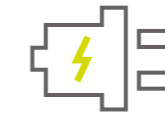
40m Yard



Secure Yard  
with Dual Access



50kN/m<sup>2</sup>  
Floor Loading



750kVa



LED Lighting  
Installed

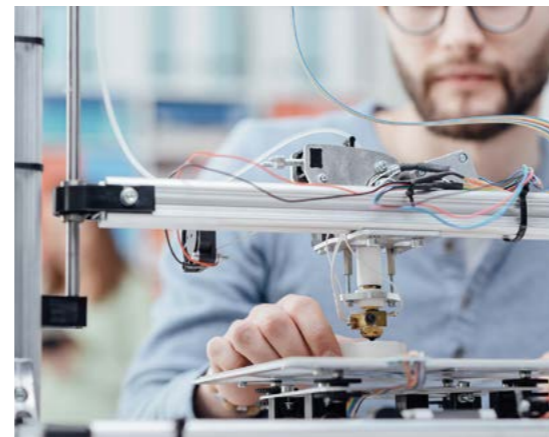


Bicycle Racks



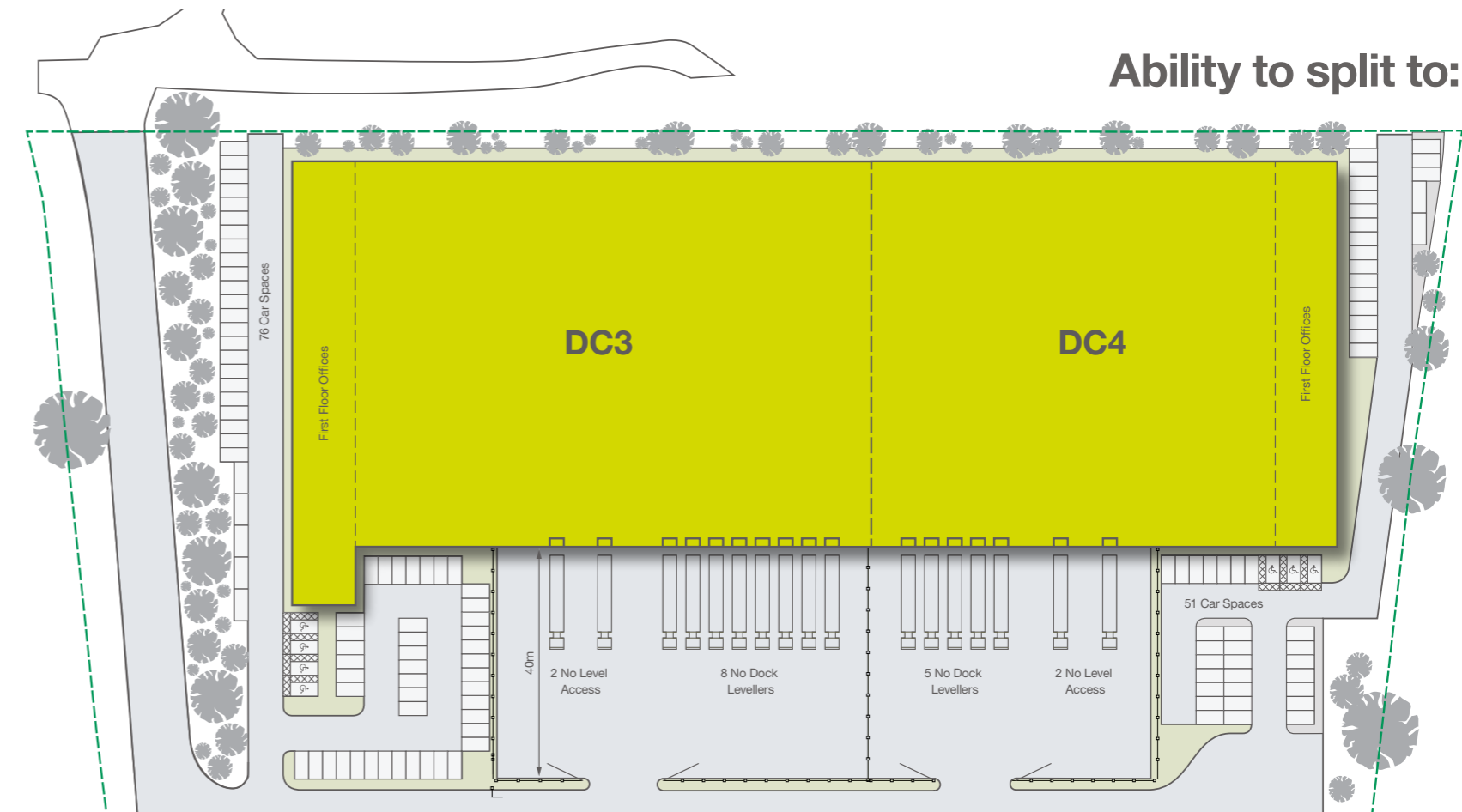
8 Active EV Bays  
(46 Ready for Future  
Installation)

# For maximum flexibility



We realise that every business is unique and will have different requirements for space and services. That's why, at Prologis Park Beddington, we offer unit sizes and options suitable for a range of business uses, from last mile logistics to food production and manufacturing. Whatever the size or nature of your business, we've designed Prologis Park Beddington with you in mind and can tailor our offering to your business needs. For maximum flexibility, DC3 is available to lease as one larger unit, or as two individual units.

The choice is yours!



	DC3†	
Warehouse	72,130 sq ft	6,701 sq m
Offices (first floor)	8,643 sq ft	803 sq m
<b>Total (GEA)</b>	<b>80,773 sq ft</b>	<b>7,504 sq m</b>
Clear internal height	15m	Level access doors 2
Yard depth	40m	Car parking 76
Dock doors	8	

	DC4†	
Warehouse	57,990 sq ft	5,388 sq m
Offices (first floor)	7,750 sq ft	721 sq m
<b>Total (GEA)</b>	<b>65,740 sq ft</b>	<b>6,109 sq m</b>
Clear internal height	15m	Level access doors 2
Yard depth	40m	Car parking 51
Dock doors	5	

†Ability to combine



# Interior & exterior

Prologis Park Beddington DC3 is an energy efficient building,  
built to a high standard of quality.



## PARKlife

We know you want to be free to look after the things that matter most. That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.

The scale of our Prologis Parks means we can also offer additional services like snow clearance and cleaning that would be unviable at a single unit or smaller scheme. Pooling resources means we can buy in bulk and offer the savings to our collective customers.



Green Travel Plan



Maintained Landscaping



Maintained Park Drainage



Park Signage



Customer Estate Meetings



Litter Picking



On-site Parking Controls



Dedicated CCTV



On-Site Security Patrols



Community Liaison



Maintained Private Roads



Snow Clearance/Road Gritting



# Discover the difference



As a team, we're passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. Our real focus is around understanding our customers' needs and helping them grow within our network. Because we retain ownership of the buildings we develop, my dedicated team of in-house specialists can build long-term relationships with our customers, adding real value and delivering much appreciated continuity.

**Stuart Davies**  
Real Estate & Customer Experience Lead, VP

When you choose a Prologis building,  
you choose a building that gives you  
an **operational advantage.**

At Prologis Park Beddington not only will you get a building you can tailor to your needs, you'll get a space that works as hard as you do.

That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind.

Occupying a building that's both smart and sustainable can help you attract and retain employees and provide you with valuable data that helps you manage operational costs such as lighting.

The EPC for the buildings at Prologis Park Beddington is A.

For more information on building specification and features, please refer to our Technical Pack.



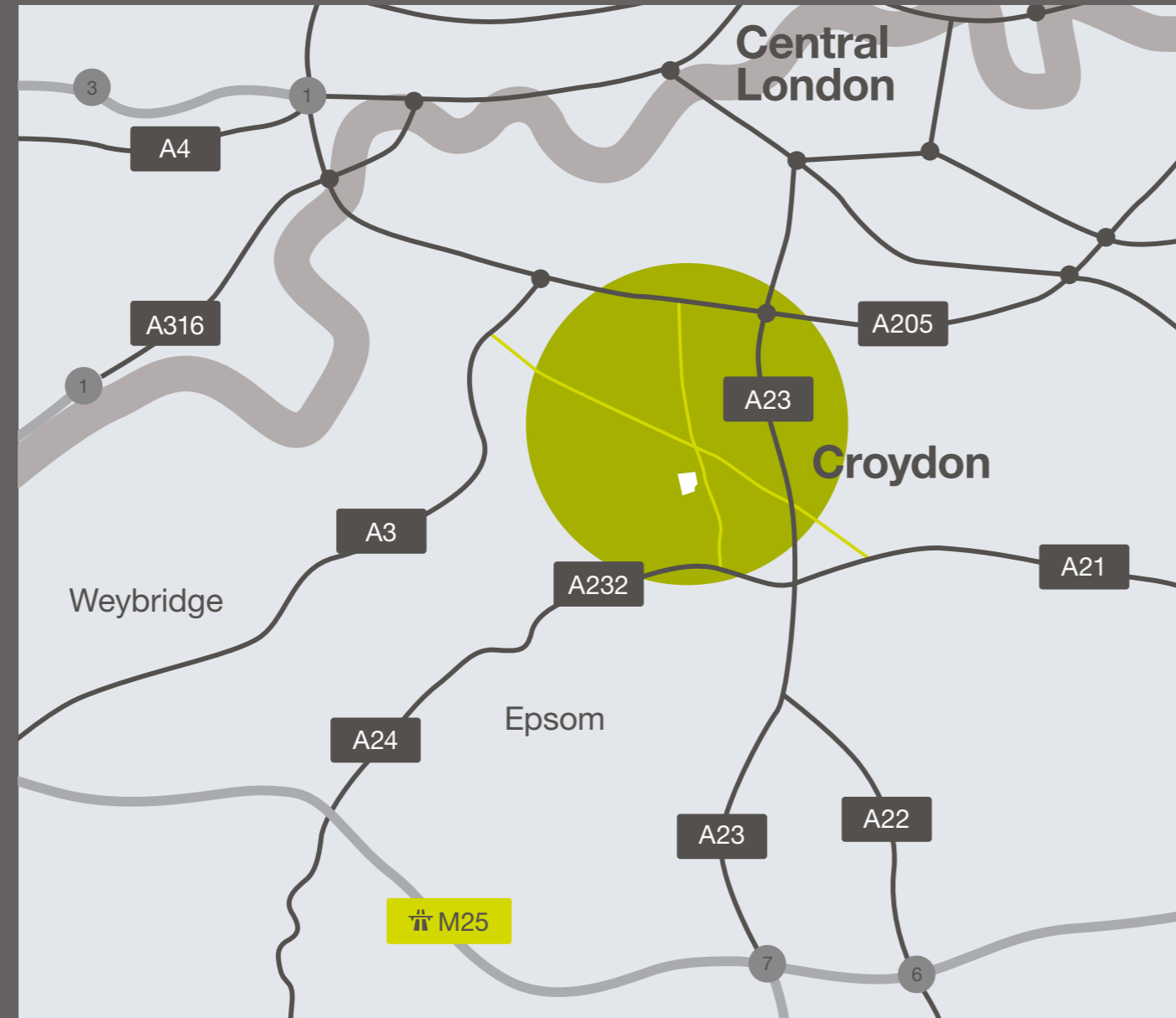
**For**  
**operational**  
**advantage**

# For serving South London

Prologis Park Beddington is in the ideal location for serving South London. It is strategically located relative to the local road network including the A23 and A205. Fast access to the high density South London population make it well suited for e-commerce businesses. Furthermore, nearby Croydon town centre is undergoing major regeneration with upgraded rail infrastructure, a Westfield Shopping Centre, new office space and homes.

## Drive times

J7 M25 (5.7 miles)	20 mins
Central London (10.5 miles)	30 mins



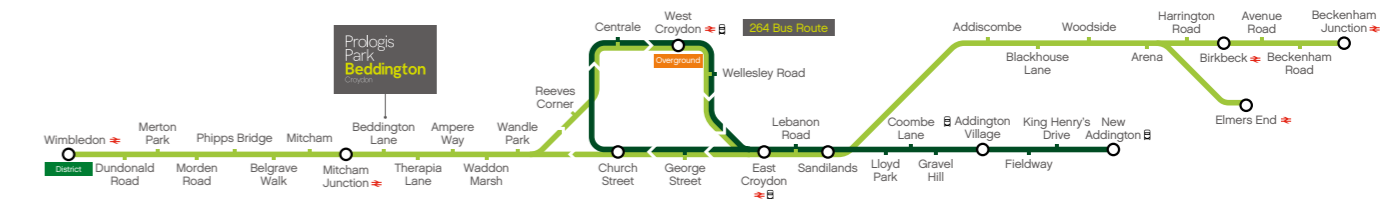
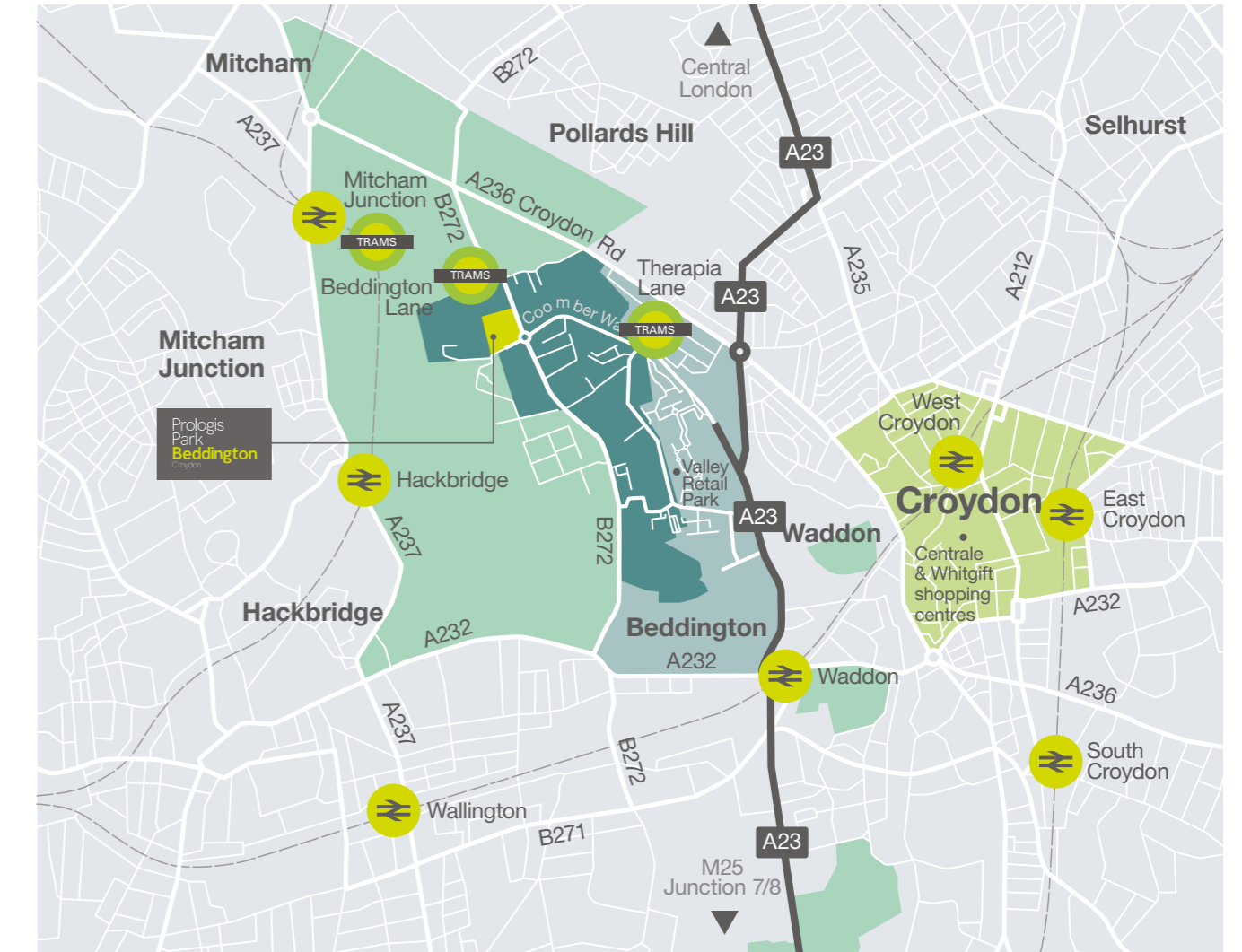
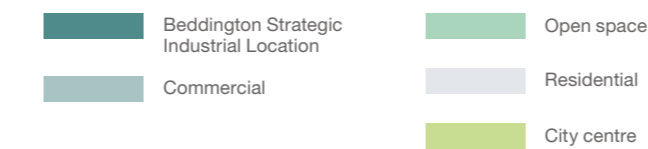
# For access to labour

**Croydon and Sutton** has an ideal labour pool for the logistics sector.

We know that people make your business what it is and that attracting and retaining those people is important to you.

Prologis Park Beddington is located in an area with a labour pool ideally suited to the industrial and logistics sector. What's more, the Park is well-served by local tram and bus routes. With Beddington Lane Tram stop being only 0.4 miles away makes it easy for your staff to get to and from work.

The quality of the buildings and Park environment will also aid staff retention by helping to make your business a great place to work.





# Prologis Park Beddington

Croydon

Sat Nav: CR0 4TD  
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## Terms

Available on leasehold terms on a full repairing and insuring basis. Please contact the joint sole agents for further details.

## All enquiries



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Alice Hampden-Smith  
Associate Partner  
DTRE

**“Prologis Park Beddington is a great place for business.”**



Prologis have been at the forefront of logistics and industrial real estate in the UK for 20 years. Their reputation is built on being a trusted partner and innovator.

## About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit: [prologis.co.uk](http://prologis.co.uk)

[prologis.co.uk/PPB](http://prologis.co.uk/PPB)

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