22,663 SQ FT

Grade A industrial/
logistics warehouse
Fully refurbished

///SQUARE.FORMAL.BUNK



AFFINITY

AFFINITY Y
Croydon
CR0 4TB

LONDON'S LAST-MILE LOGISTICS HUB

Affinity Y Croydon is a high quality Grade A industrial/ logistics unit in one of South London's most strategically significant locations, delivering 22,663 sq ft of high-quality warehouse and logistics space.

Designed to meet the demands of modern logistics, last-mile delivery, and distribution operations. Affinity Y combines prime positioning, operational efficiency, and access to a strong labour market—all within immediate reach of Central London.

AFFINITY

CENTRAL LONDON

BESTWAY WHOLESALE

dfs

Dunelm

Travis Perkins

GXO

Royal Mail

ups

IKEA

SCALABLE WORKFORCE

Croydon offers a compelling workforce proposition for logistics and industrial occupiers. Providing occupiers with the ability to scale operations efficiently, control staffing costs, and maintain productivity for high-volume logistics environments.

2.5 Million people within a 30-minute drive time.

5 Million people within a 45-minute drive time.

Local weekly pay is 15-25% lower than London average.

17 Million people within 60 miles.

40,300+ Logistics related employees in the area.

Sources: Nomis, ONS

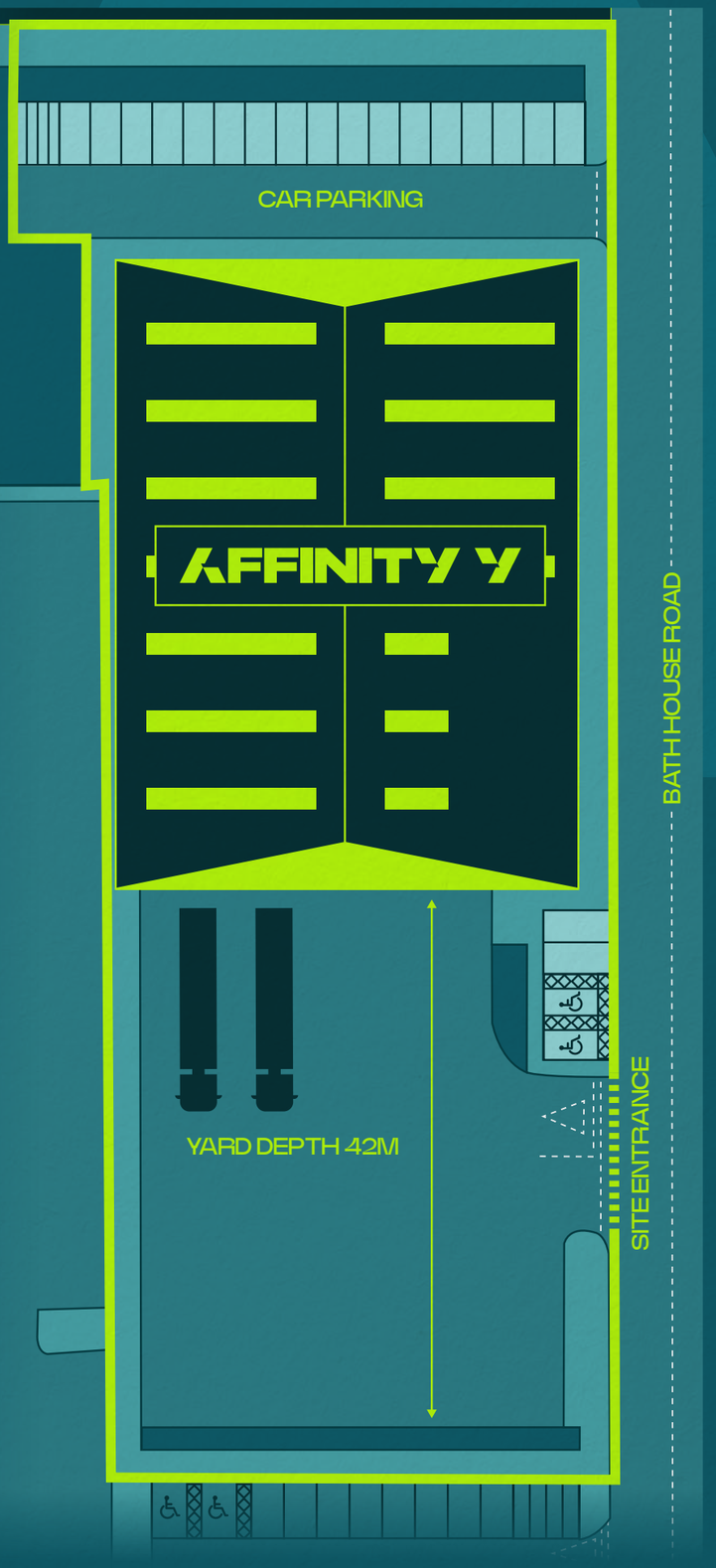
DESIGNED TO DELIVER

This is a future-proofed, institutional-grade industrial asset, built to support the evolving requirements of large-scale occupiers.

Key highlights include 22,663 sq ft of flexible, high-quality space, featuring a Grade A specification designed for modern logistics operations. Additionally, the asset offers excellent access and servicing capabilities, ensuring streamlined operations.

- Secure Gated Yard Areas
- 50kN/m² Floor Loading
- 2 Level Access Loading Doors
- Service Yard & HGV Access
- Cat A Office Fit Out
- 42m Yard Depth
- High-Performance Cladding & Roofing
- 21 Car Parking Spaces
- 4 Motorcycle Spaces
- 8m Clear Eaves Height
- Steel Portal Frame Construction
- 170kVA Power Supply

AFFINITY Y	Sq Ft (GEA)	Sq M (GEA)
Warehouse	20,230	1,879.4
Offices	2,433	226
Total	**22,663**	**2,105.4**



AFFINITY

FUTURE PERFORMANCE DESIGN

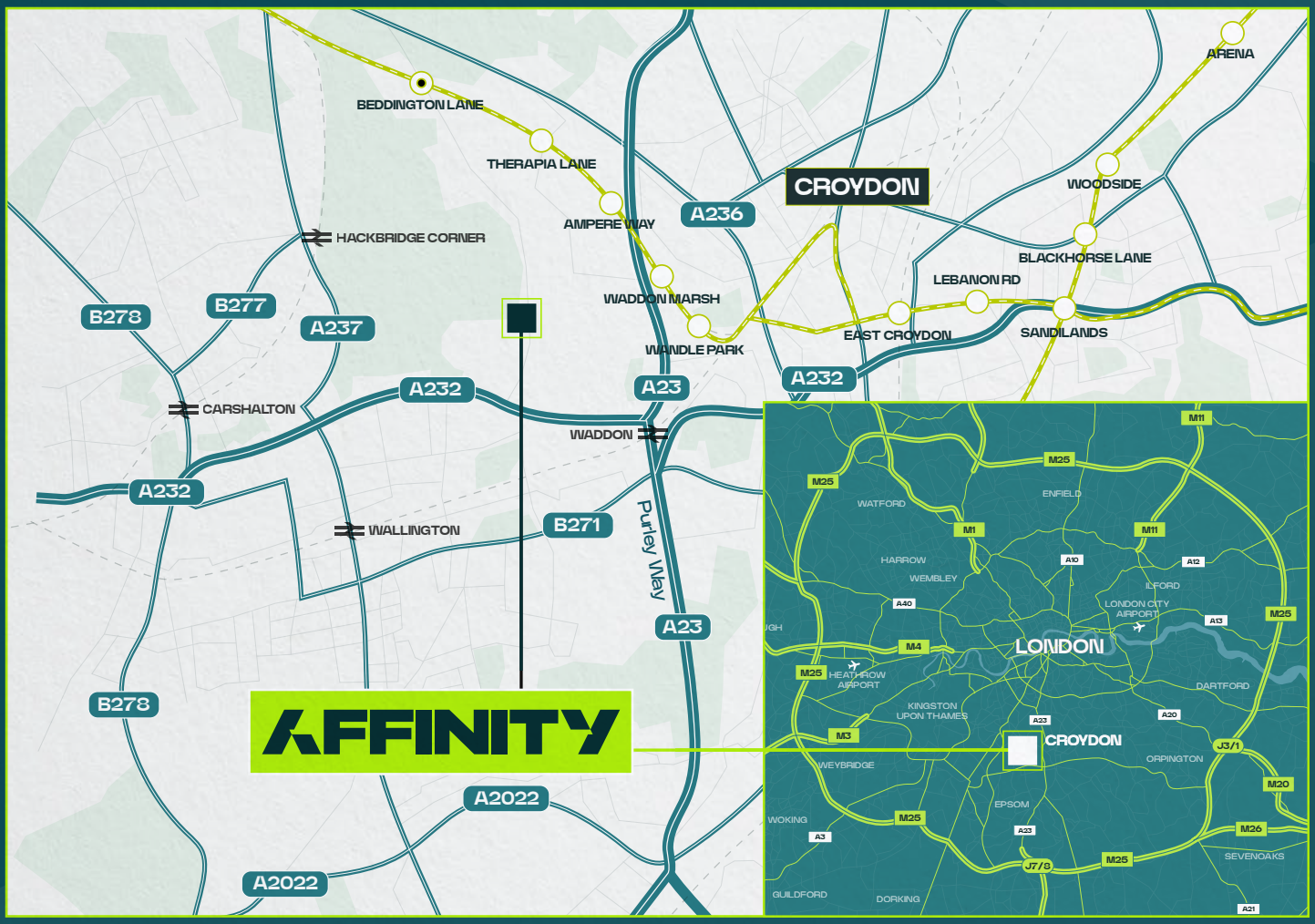
Affinity Y is designed to meet modern sustainability standards, supporting ESG-led business strategies while offering the potential for reduced operational costs through improved energy efficiency. EPC certification and further environmental data are available upon request.

- EV Charging Parking (Provision for Future Expansion)
- Insulated Metal Profile Roofing
- Permeable Paving
- 15% Natural Roof Lights
- Potential Rooftop Solar PV Capability
- Thermal Efficiency with Air Conditioning
- EPC A Rating









STRATEGICALLY CONNECTED TO THE CAPITAL

Just 11.8 miles from Central London, Affinity Y benefits from excellent connectivity, with strong public transport links and a prime M25 (J7) location for efficient national and last-mile distribution.

Road	Miles
M25 (J7)	10
M4 (J2)	14
M1 (J21A)	34

City	Miles
Central London	12
Milton Keynes	65
Oxford	74

Ports	Miles
Tilbury	35
London Gateway	38
Southampton	82

Airport	Miles
Heathrow	22
Gatwick	18
Stansted	49

Tram	Miles
Therapia Lane	0.7
Beddington Lane	0.9
Waddon Marsh	1

Bus Stop	Miles
Beddington Lane (622) (S4)	0.1
Beddington Asda (463) (S4)	0.3
Beddington Village (633) (S4)	0.4

Source: Google Map

DTRE

Max Dowley
max.dowley@dtre.com
07548 773 999

Oscar Bryan
oscar.bryan@dtre.com
07483 068 035

SHW

Alex Gale
agale@shw.co.uk
07768 500 304

Brad Williams
bwilliams@shw.co.uk
07738 890 302

Disclaimer: This brochure and all content in the brochure are provided to you on a non reliance basis without warranty of any kind either express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. DTRE, SHW & Eighty Studio makes no warranty as to the accuracy, completeness or reliability of any content in this brochure. You are responsible for verifying any information before relying on it. Use of this brochure and the content available in the brochure is at your sole risk. October 2026.

Designed and created by eighty www.eighty.studio