

SEGRO PARK PURLEY WAY

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

CRO 4BD
///TRULY.EXIST.BUCK



SEGRO

→ [SEGRO.COM/PARKPURLEYWAY](https://www.segro.com/parkpurleyway)

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 Purley Way is now offering two extensively refurbished units ranging from 25,211 to 50,892 sq ft.

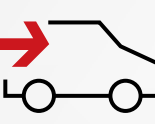
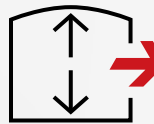
Designed to help hit your sustainability goals, these net-zero warehouses are situated in the industrial heart of South London. This is your chance to lead the way like never before.



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

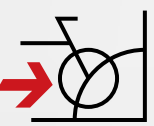


3 x Level access doors

10m eaves height

676 sq m yard

13 car parking spaces



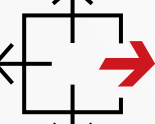
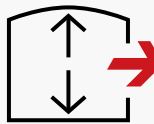
Cycle parking

1st floor offices

Shower facilities

Modern kitchenette

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

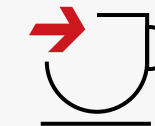
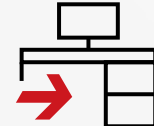
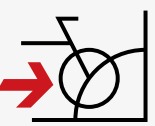


6 x Level access doors

10m eaves height

1,315 sq m yard

28 car parking spaces

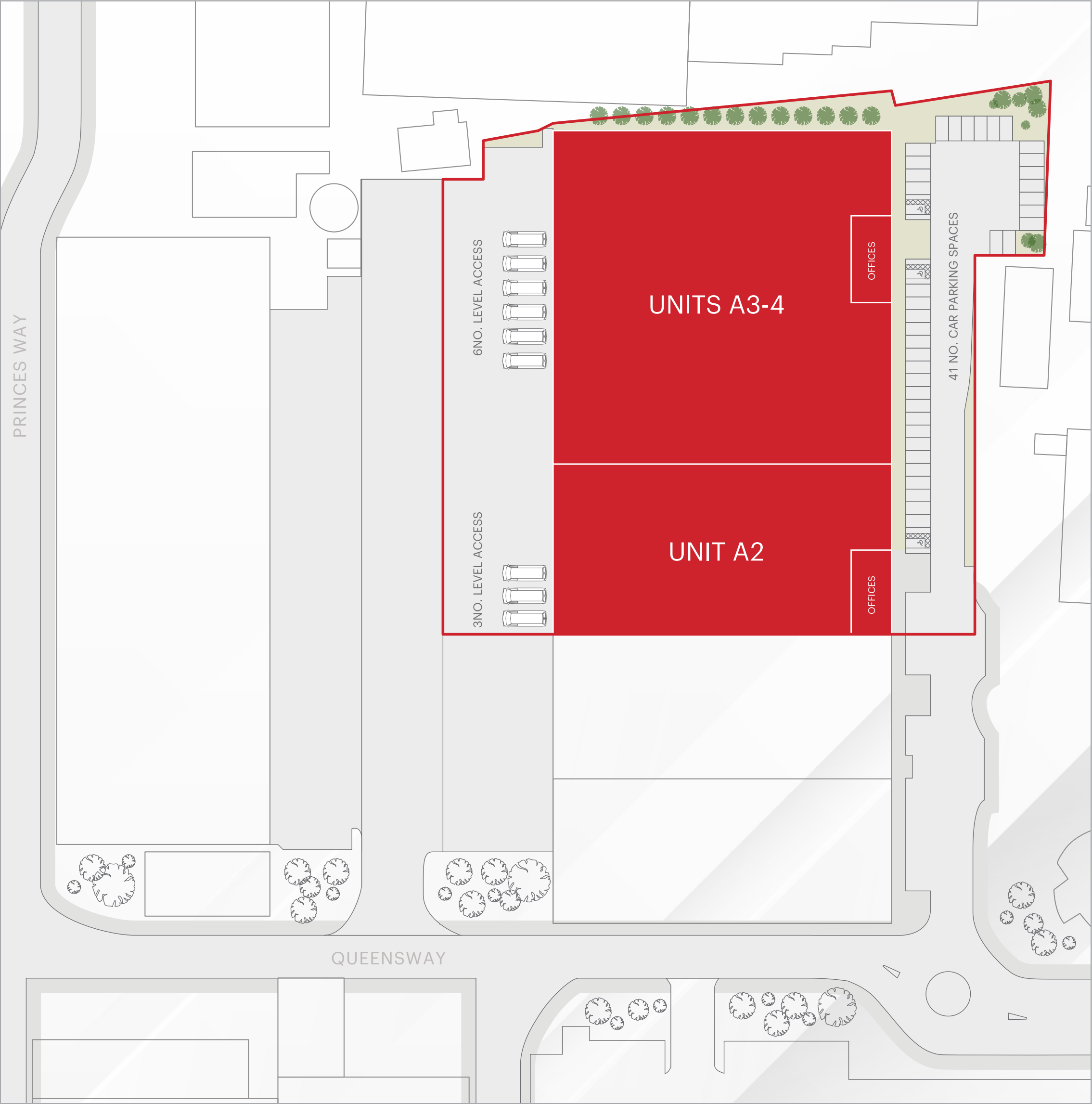


Cycle parking

1st floor offices

Shower facilities

Modern kitchenette





→ UNIT A2: 25,211 SQ FT





→ UNIT A3-4: 50,892 SQ FT



PUTTING THE → PLANET FIRST

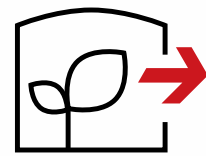
SEGRO Park Purley Way marks SEGRO’s most sustainable refurbishment to date with a BREEAM ‘Outstanding’ certification and EPC A+ rating.

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.

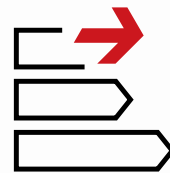
**Unit A2 – Up to 183 kWph, Unit A3-4 – Up to 375 kWph)*



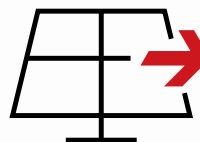
Net-zero carbon



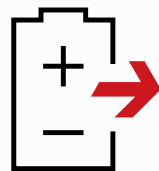
BREEAM 'Outstanding'



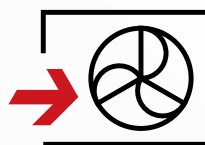
EPC A+



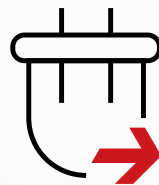
PV panels*



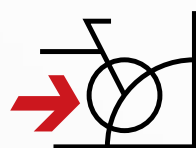
EV charging points



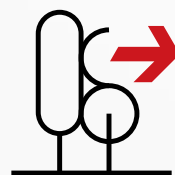
Air source heat pump & MVHR system



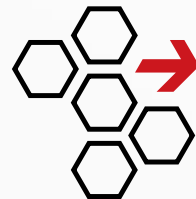
LED lighting



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 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.

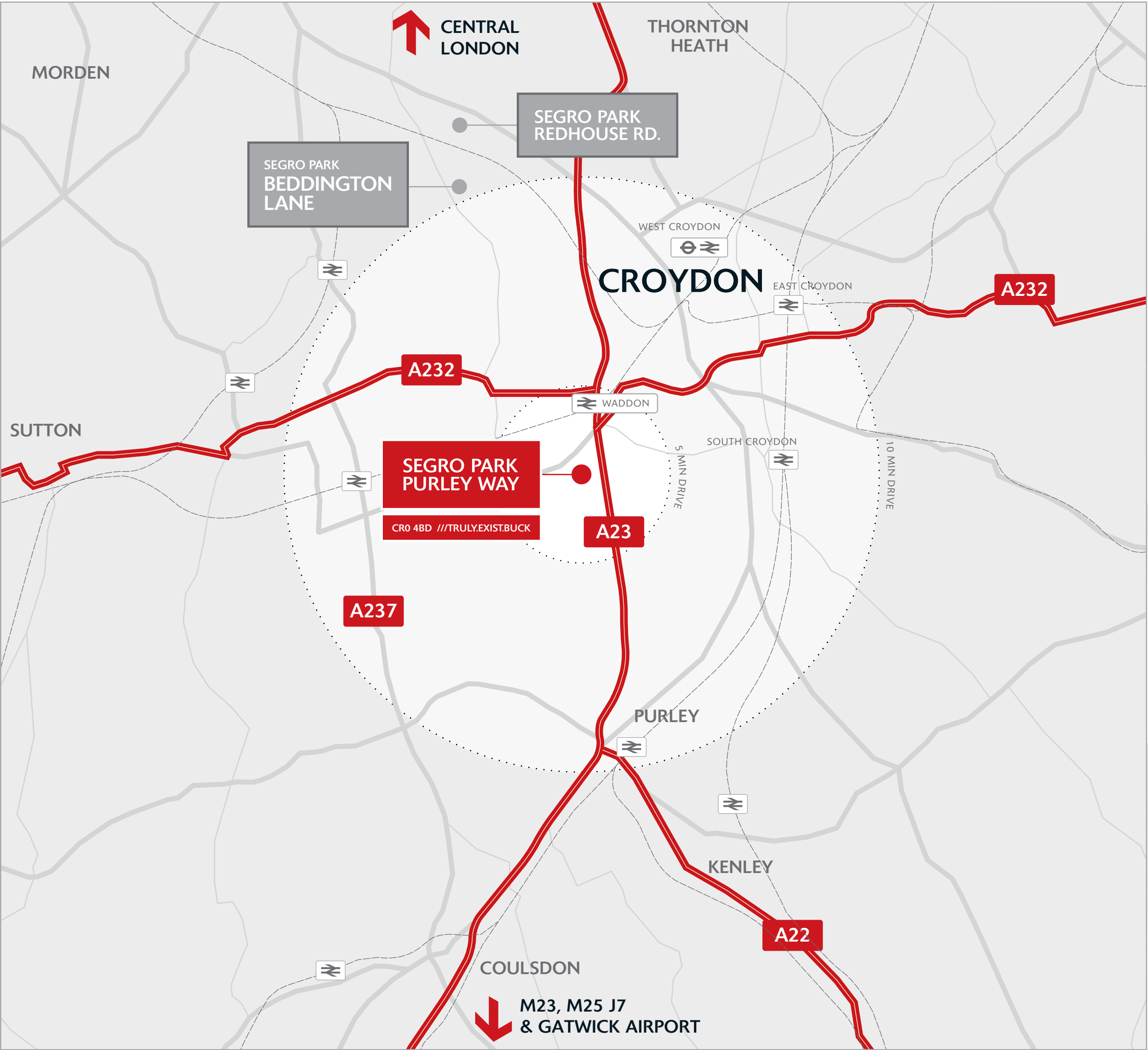
DRIVE TIMES

	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
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.



1



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4



5

halfords

6



7

JEWSON

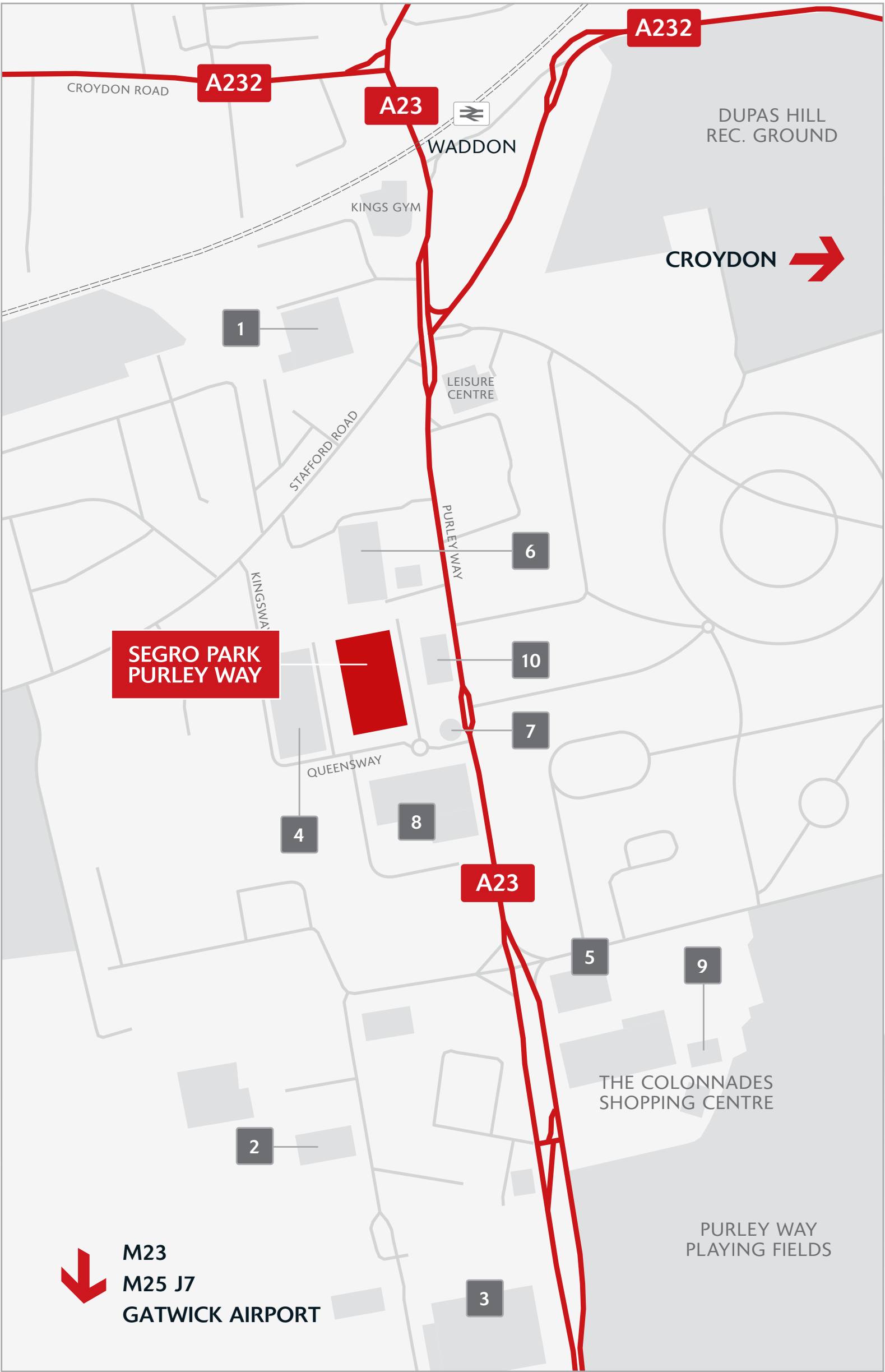
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9



10





SEGRO PARK PURLEY WAY

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion. SEGRO’s active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe’s largest cities and at key transport and digital infrastructure hubs.

See [SEGRO.com](https://segro.com) for further information.



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