Prologis Park Beddington, Croydon

CR0 4TD ///legend.vote.limbs

PROLOGIS®

To Let

DC3: 81,271 sq ft*
DC4: 66,145 sq ft*

Available now

*Potential to occupy 147,416 sq ft

www.prologis.co.uk/PPB

Designed with your business in mind

Gillian Scarth
Director – Capital Deployment & Leasing

Prologis Park Beddington is an established industrial and logistics park located in a densely populated area of South London. DC3 and DC4 offer units of varying sizes and options, suitable for a range of business uses. If your business wants a building in the right location, easily accessible for employees and designed to help you reduce costs and increase efficiency, then Prologis Park Beddington is the place to be.

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 two units available.

DC3: 81,271 sq ft and DC4: 66,145 sq ft.

Available now.

2 minute walk to tram station

Ability to upgrade to 4.5 MVA

1:1,079 sq ft car parking ratio

40m yard depth

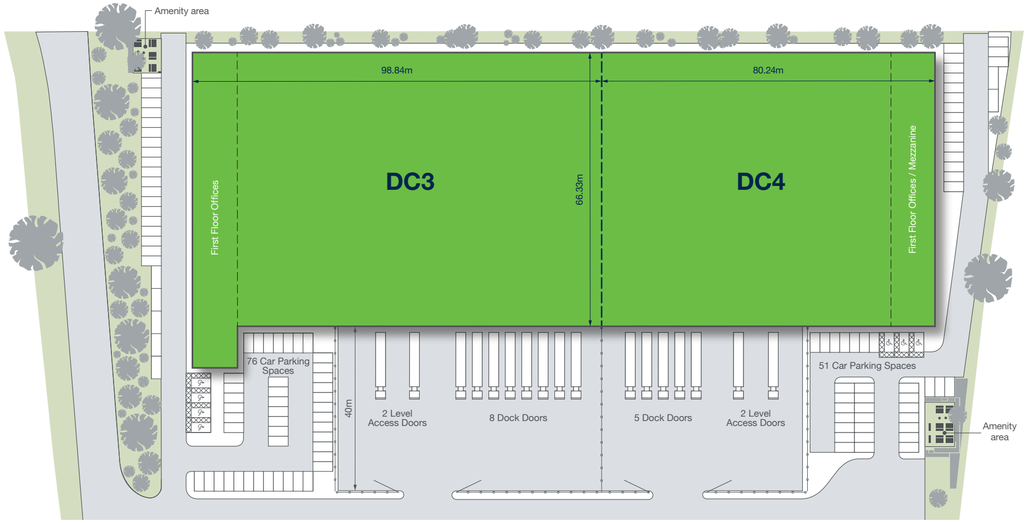
15m clear internal height

For the perfect location

Beddington Lane is home to a number of the world's largest logistics operators for a reason.

Prologis Park Beddington is a prominent and established industrial and logistics park. Strategically located in a densely populated area of South London, with Central London 10 miles to the north and the M25 10 miles to the south, the Park provides excellent accessibility. Furthermore, Beddington Lane tram stop (only a two minute walk away) provides fast access to an excellent local labour pool as well as the primary retail and leisure services that Croydon town centre has to offer.

Split unit options



Solar PV

BREEAM Excellent

Target EPC A+

Secure yard

Grade A offices with cooling

It's all in the details

DC3 81,271 sq ft*

WAREHOUSE	FIRST FLOOR OFFICE	SUB TOTAL
72,628 sq ft (6,747 sq m)	8,643 sq ft (803 sq m)	81,271 sq ft (7,550 sq m)

x8 — 8 DOCK DOORS

x2 — 2 LEVEL ACCESS DOORS

40m — 40M YARD DEPTH

15m — 15M CLEAR INTERNAL HEIGHT

x76 — 76 CAR PARKING SPACES

8 EV BAYS (23 READY FOR FUTURE INSTALMENT)

750 kVA — 750 KVA (ABILITY TO UPGRADE DC3/DC4 POWER TO 4.5 MVA)

LED LIGHTING INSTALLED THROUGHOUT

BICYCLE RACKS

DC4 66,145 sq ft*

WAREHOUSE INCLUDING GROUND FLOOR OFFICE	FIRST FLOOR OFFICE	SUB TOTAL
58,125 sq ft (5,400 sq m)	8,020 sq ft (745 sq m)	66,145 sq ft (6,145 sq m)

x5 — 5 DOCK DOORS

x2 — 2 LEVEL ACCESS DOORS

40m — 40M YARD DEPTH

15m — 15M CLEAR INTERNAL HEIGHT

x51 — 51 CAR PARKING SPACES

8 EV BAYS (15 READY FOR FUTURE INSTALMENT)

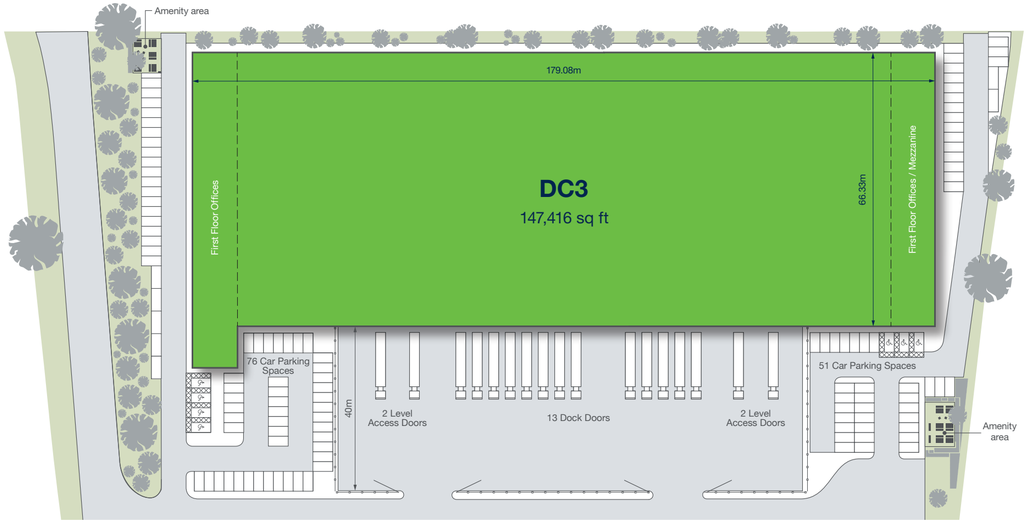
250 kVA — 250 KVA (ABILITY TO UPGRADE DC3/DC4 POWER TO 4.5 MVA)

LED LIGHTING INSTALLED THROUGHOUT

BICYCLE RACKS

*Capable of combining

Single unit option



Solar PV

BREEAM Excellent

Target EPC A+

Secure yard

Grade A offices with cooling

It's all in the details

DC3 147,416 sq ft*

WAREHOUSE INCLUDING GROUND FLOOR OFFICE	FIRST FLOOR OFFICES	SUB TOTAL
130,754 sq ft (12,147 sq m)	16,663 sq ft (1,548 sq m)	147,416 sq ft (13,695 sq m)

- x13 — 13 DOCK DOORS
- x4 — 4 LEVEL ACCESS DOORS
- 40m — 40M YARD DEPTH
- 15m — 15M CLEAR INTERNAL HEIGHT
- x127 — 127 CAR PARKING SPACES
- 16 EV BAYS (38 READY FOR FUTURE INSTALMENT)
- 1 MVA — 1 MVA (ABILITY TO UPGRADE POWER TO 4.5 MVA)
- LED LIGHTING INSTALLED THROUGHOUT
- BICYCLE RACKS

*Ability to split

For a wealth of wellbeing

Milena Blair
Real Estate & Customer Experience Manager

I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

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 the option of Park Services designed to make life easier for you. Our team will help you take care of business and maintain your competitive advantage.

- 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

For support in your Net Zero journey

All units at Prologis Park Beddington are being constructed with the future in mind, ensuring that unnecessary energy usage is avoided.

To add to the sustainable provision, solar PV is installed as standard on all units to ensure an EPC rating of A+.

Every unit will be 'Net Zero Carbon in Construction' when considered against the UKGBC Framework for Net Zero Carbon Buildings.

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.

- Net Zero in construction and operation
- BREEAM Excellent
- Target EPC A+
- Solar PV array
- Cycle provision
- EV charging

Prologis Essentials

Making Fulfillment Better

PROLOGIS® ESSENTIALS

For more information, please visit prologis.co.uk/Essentials

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.

Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions

Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy

Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging

Meet Your Essentials Solutions Manager

"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock

For an operational advantage

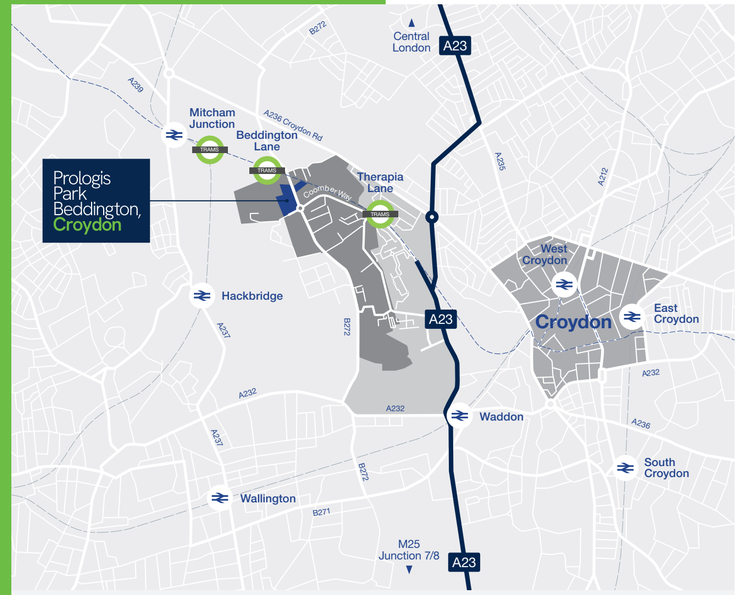
At Prologis Park Beddington not only will you get a building you can tailor to your needs, you'll get a space that works as hard as you do.

That's because, over the past 20 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 target EPC for DC3/DC4 at Prologis Park Beddington is EPC A+.

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



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 access to skilled labour force of over 775,000 within a 30 minute drive time.* What's more, the Park is well-served by local tram and bus routes. With Beddington Lane tram stop being only 0.1 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.

*Source: Savills

Map key

- Beddington Strategic Industrial Location
- City centre
- Commercial

Tram stops

- Beddington Lane 3 min walk / 0.1 mile
- Therapia Lane 13 min walk / 0.6 mile
- Mitcham Junction 22 min walk / 1 mile

For last mile

The premier location for last mile logistics and industrial uses serving South London.

Prologis Park Beddington is strategically located relative to the local road network including the A23 and A205. Well suited for e-commerce businesses, the location has fast access to a population of 2,099,110 and 856,991 households within a 30 minute drive time.*

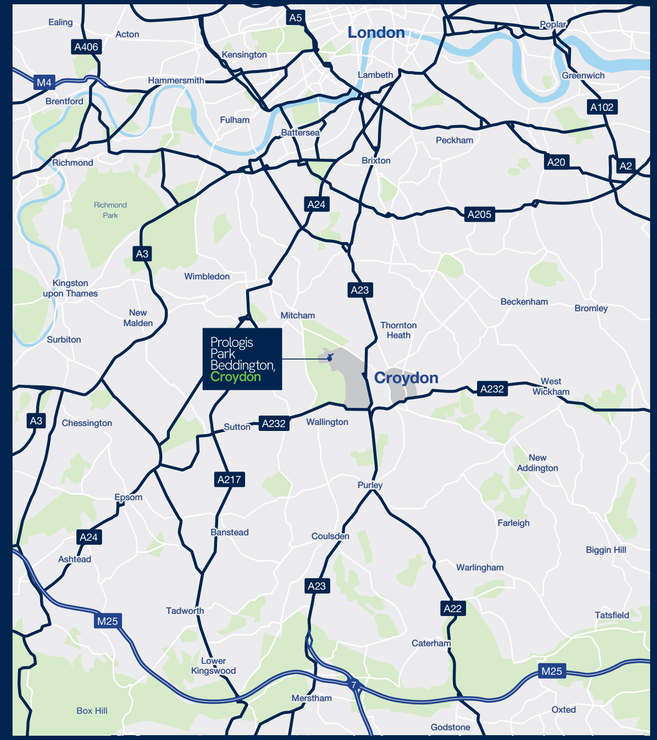
Furthermore, nearby Croydon town centre is undergoing major regeneration with upgraded rail infrastructure, significant residential development, new office space, retail and leisure.

*Source: Prologis GIS

Drive times

Kingston upon Thames	9.2 miles	28 mins
J7 M25	10 miles	20 mins
Bromley	10.1 miles	24 mins
Central London	10.5 miles	30 mins

Drive times based on journey times by car
Source: Google Maps



Perfect location

To best serve the South East and London

10 miles

To the M25 (J7) and 10.5 miles to Central London

10 minutes

Via tram (0.1 mile away) to Croydon city centre

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.

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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

prologis.co.uk/PPB

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