

Prologis Park Beddington, Croydon

CR0 4TD ///legend.vote.limbs



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



Prologis Park Beddington – DC3/DC4



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**



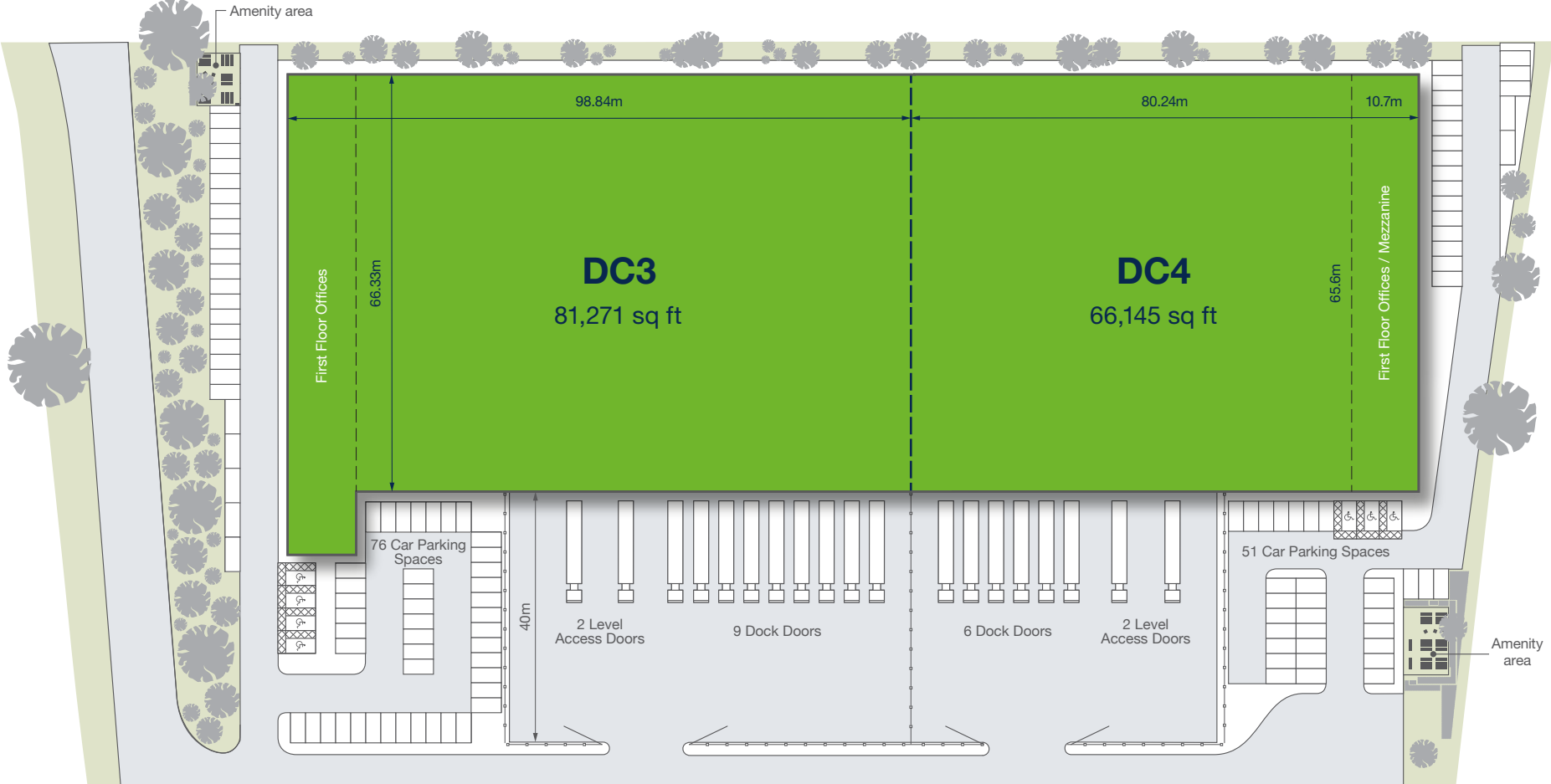


For the perfect location

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)

DC4 66,145 sq ft*		
WAREHOUSE INCLUDING GROUND FLOOR OFFICE	FIRST FLOOR OFFICE / MEZZANINE	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)



9 DOCK
DOORS



2 LEVEL
ACCESS DOORS



40M YARD
DEPTH



15M CLEAR
INTERNAL HEIGHT



76 CAR
PARKING SPACES



6 DOCK
DOORS



2 LEVEL
ACCESS DOORS



40M YARD
DEPTH



15M CLEAR
INTERNAL HEIGHT



51 CAR
PARKING SPACES



8 EV BAYS
(23 READY
FOR FUTURE
INSTALMENT)



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



LED LIGHTING
INSTALLED
THROUGHOUT



BICYCLE
RACKS



8 EV BAYS
(15 READY
FOR FUTURE
INSTALMENT)



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



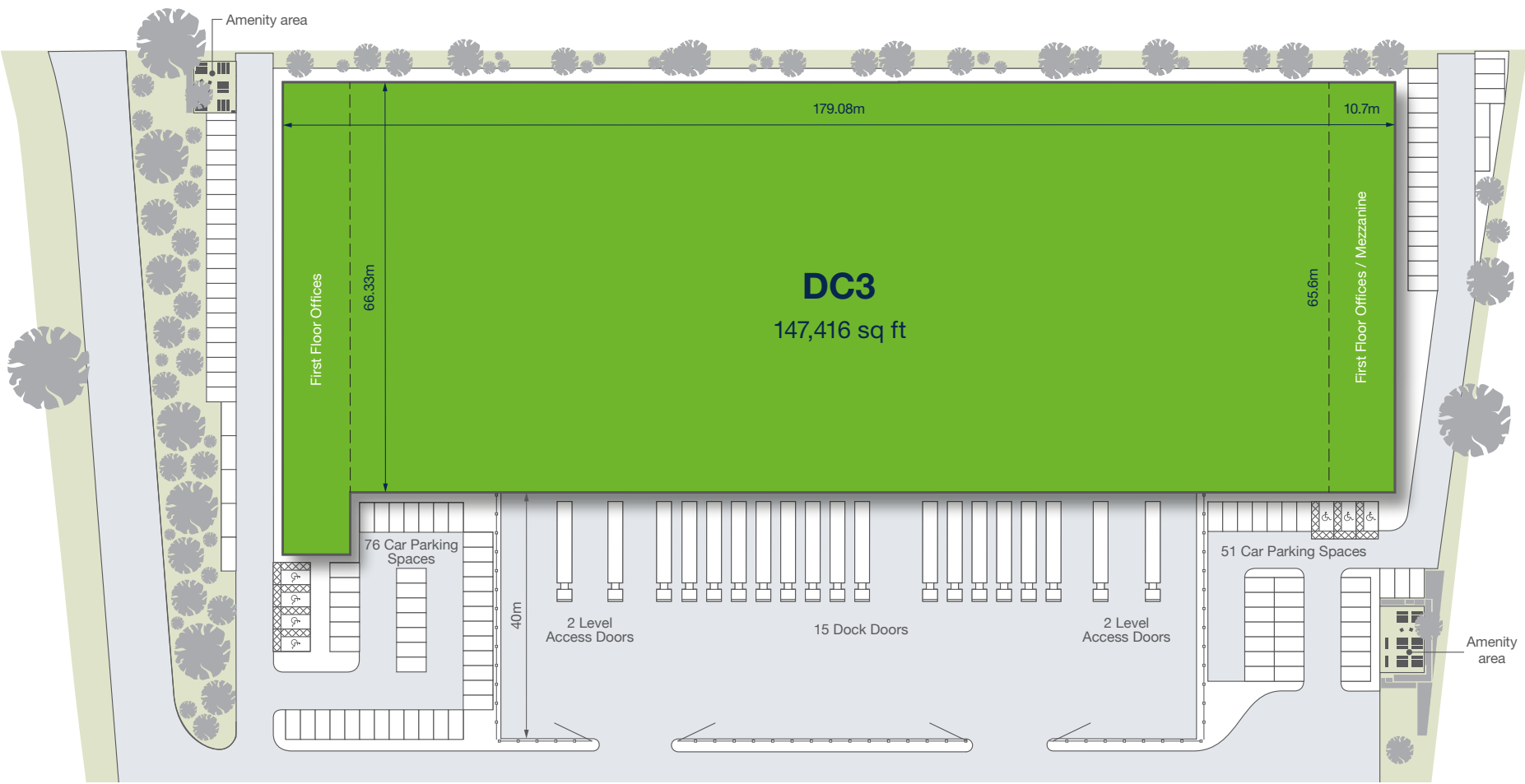
LED LIGHTING
INSTALLED
THROUGHOUT



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 / MEZZANINE	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)



15 DOCK
DOORS



4 LEVEL
ACCESS DOORS



40M YARD
DEPTH



15M CLEAR
INTERNAL HEIGHT



127 CAR
PARKING SPACES



16 EV BAYS
(38 READY
FOR FUTURE
INSTALMENT)



1 MVA
(ABILITY TO
UPGRADE POWER
TO 4.5 MVA)



LED LIGHTING
INSTALLED
THROUGHOUT



BICYCLE
RACKS

*Ability to split



The image shows the interior of a vast industrial warehouse. The ceiling is high, with a complex network of dark steel beams and a corrugated metal roof. Sunlight filters through the roof panels, creating a series of bright, parallel light bands across the ceiling and floor. The floor is a smooth, light-colored concrete. In the background, there are several large, closed industrial doors and a series of vertical steel columns supporting the roof structure. The overall atmosphere is clean, modern, and spacious.

Interior & exterior

Prologis Park Beddington DC3/DC4 is an energy efficient building, built to a high standard.



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

Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

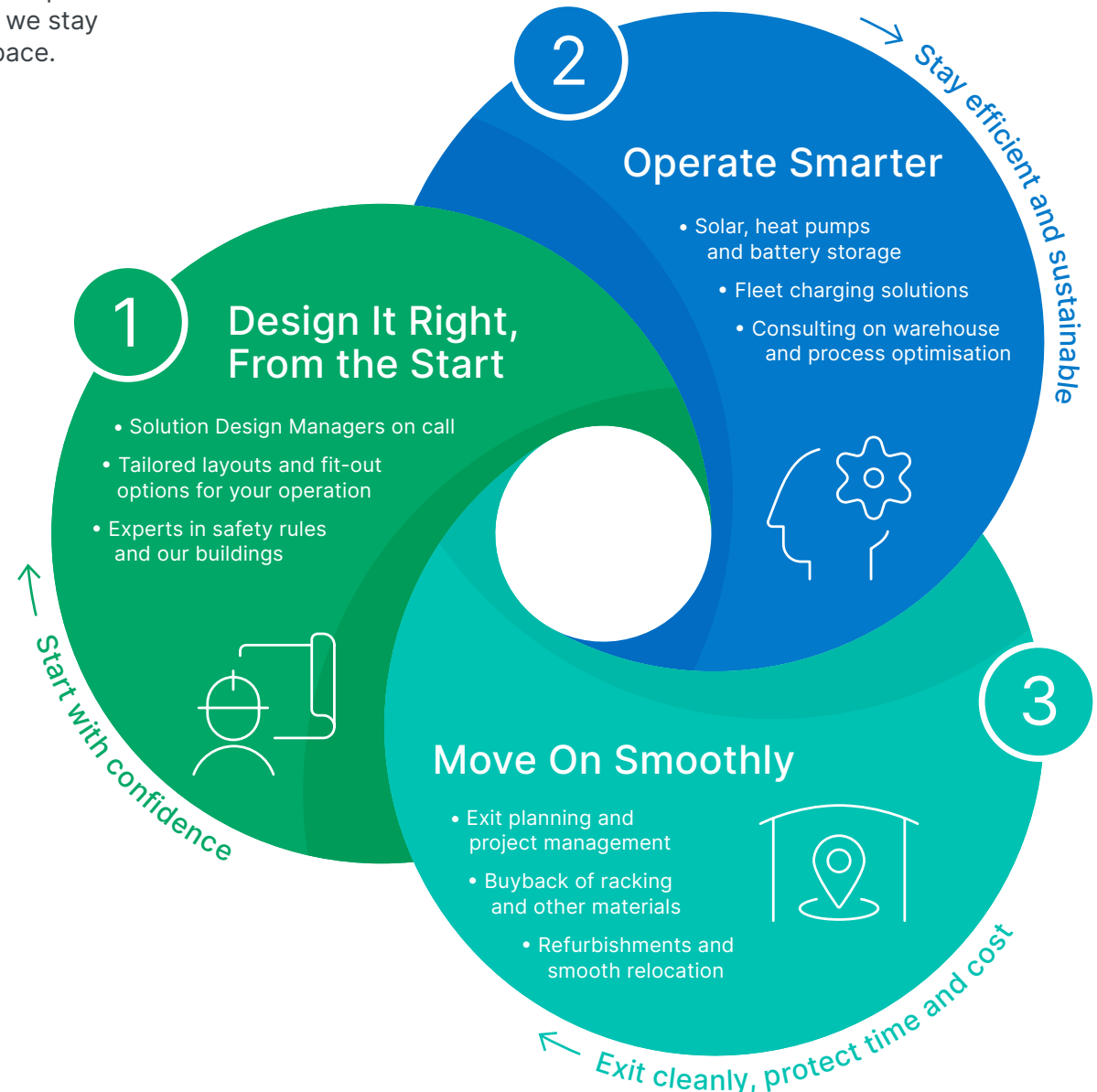
Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

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

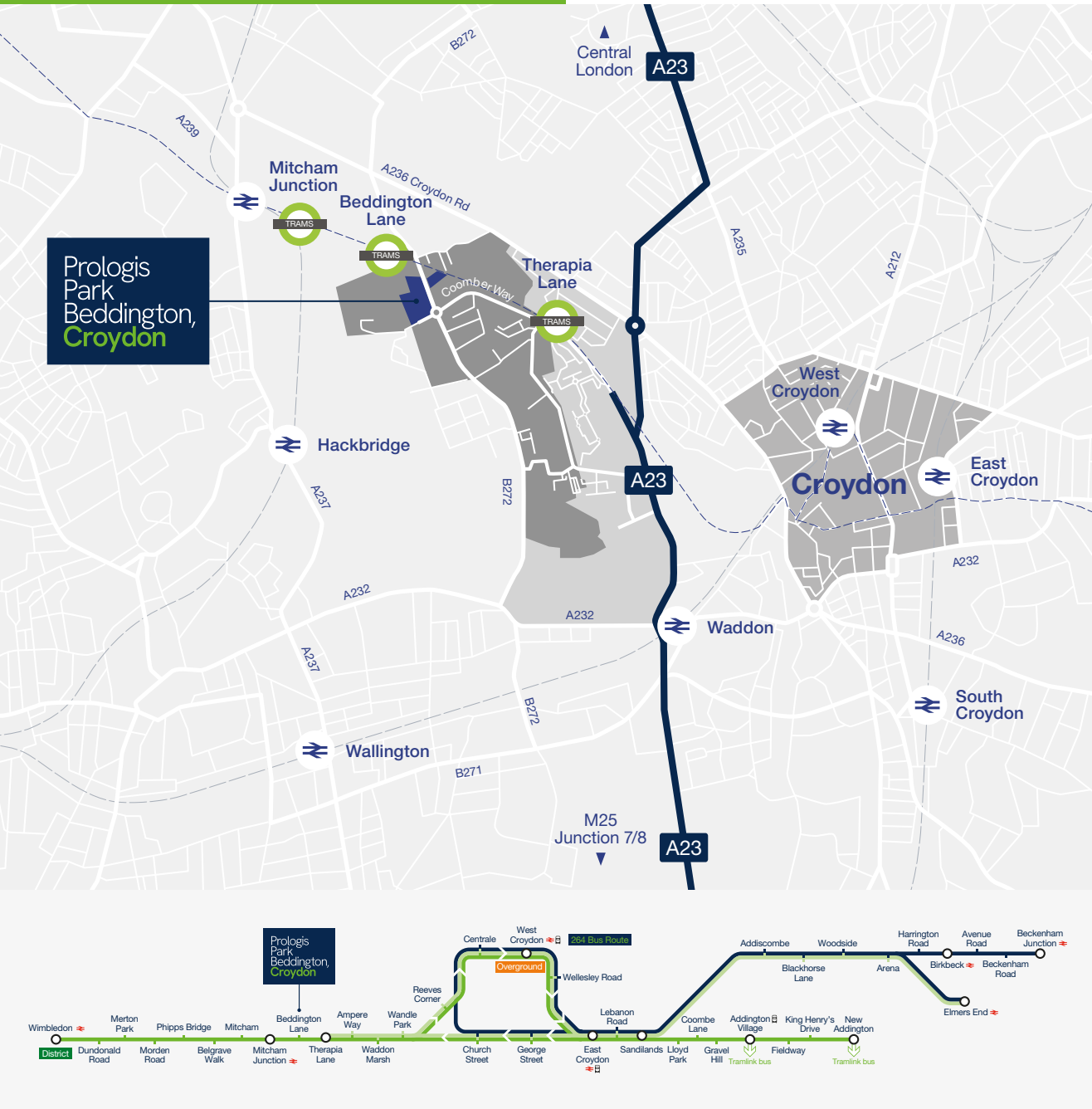
Croydon and Sutton has an ideal labour pool for the logistics sector.

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.*

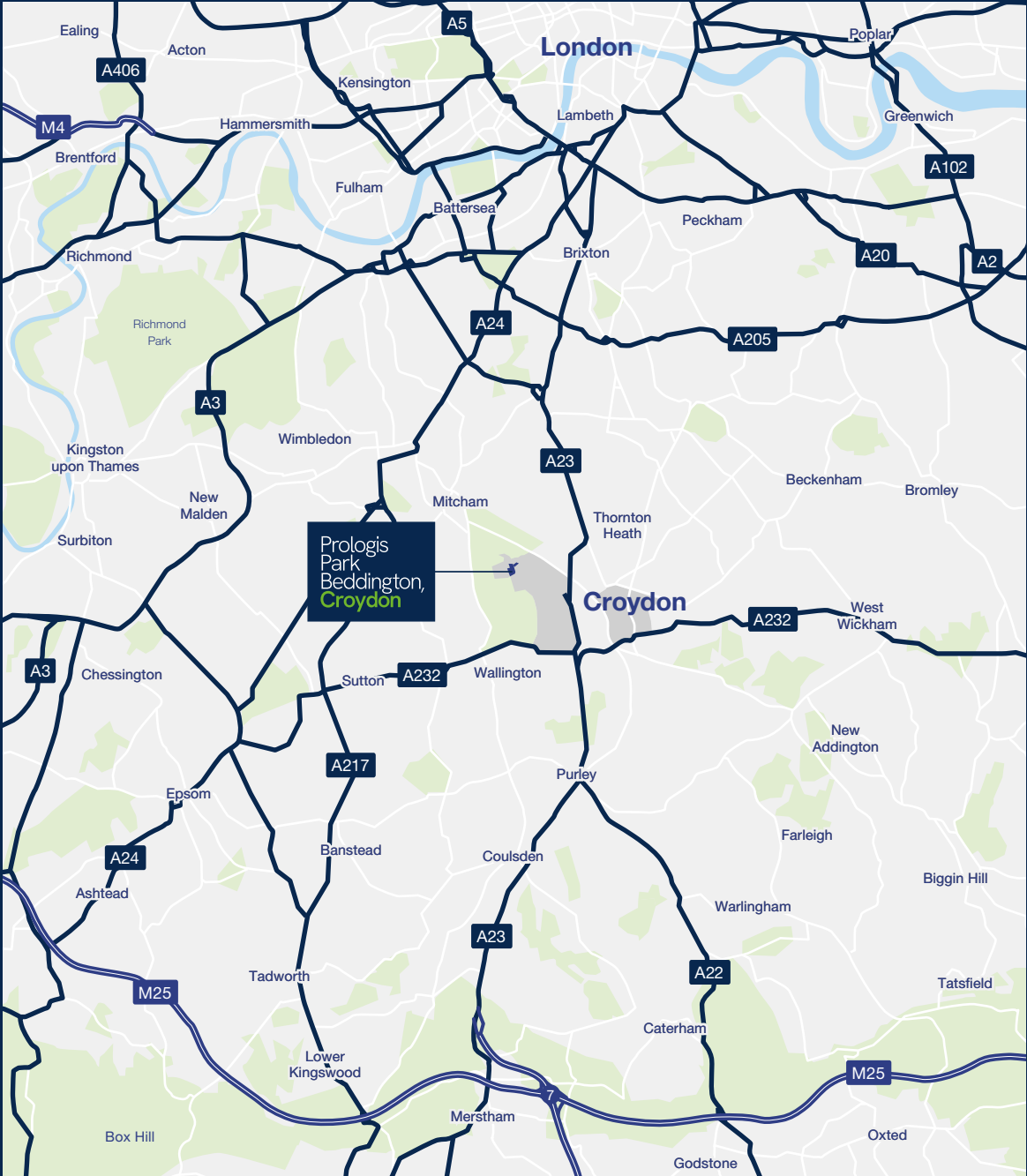
Furthermore, nearby Croydon town centre is undergoing major regeneration with upgraded rail infrastructure, significant residential development, new office space, retail and leisure.

*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
///legend.vote.limbs

Terms

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

All enquiries



Melinda Cross
07748 267 748
Melinda.Cross@jll.com

Peter Davidson
07920 597 574
Peter.Davidson@jll.com

Tessa English
07710 059 767
Tessa.English@jll.com



Richard Harman
07776 200 143
Richard.Harman@dtre.com

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



Dominic Whitfield
07870 555 936
DWhitfield@savills.com

Nick Steens
07816 184 193
Nick.Steens@savills.com

Natasha Ryan
07812 760 310
Natasha.Ryan@savills.com

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

Conditions under which particulars are issued: JLL, DTRE and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL, DTRE and Savills has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. October 2025.

