

# Prologis Park **Beddington**

Croydon

CR0 4TD //legend.vote.limbs



## To Let

**DC3: 81,495 sq ft\***

**DC4: 66,480 sq ft\***

Available now

\*Potential to occupy 147,975 sq ft



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



# Designed with your business in mind



**Simon Perks**  
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.

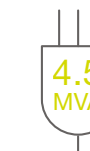
## For all the right reasons

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.

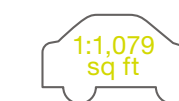
**DC3: 81,495 sq ft and DC4: 66,480 sq ft.**  
**Available now.**



**2 minute  
walk to  
tram station**



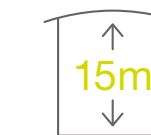
**Ability to  
upgrade to  
4.5 MVA**



**1:1,079 sq ft  
car parking  
ratio**



**40m  
yard depth**



**15m clear  
internal  
height**





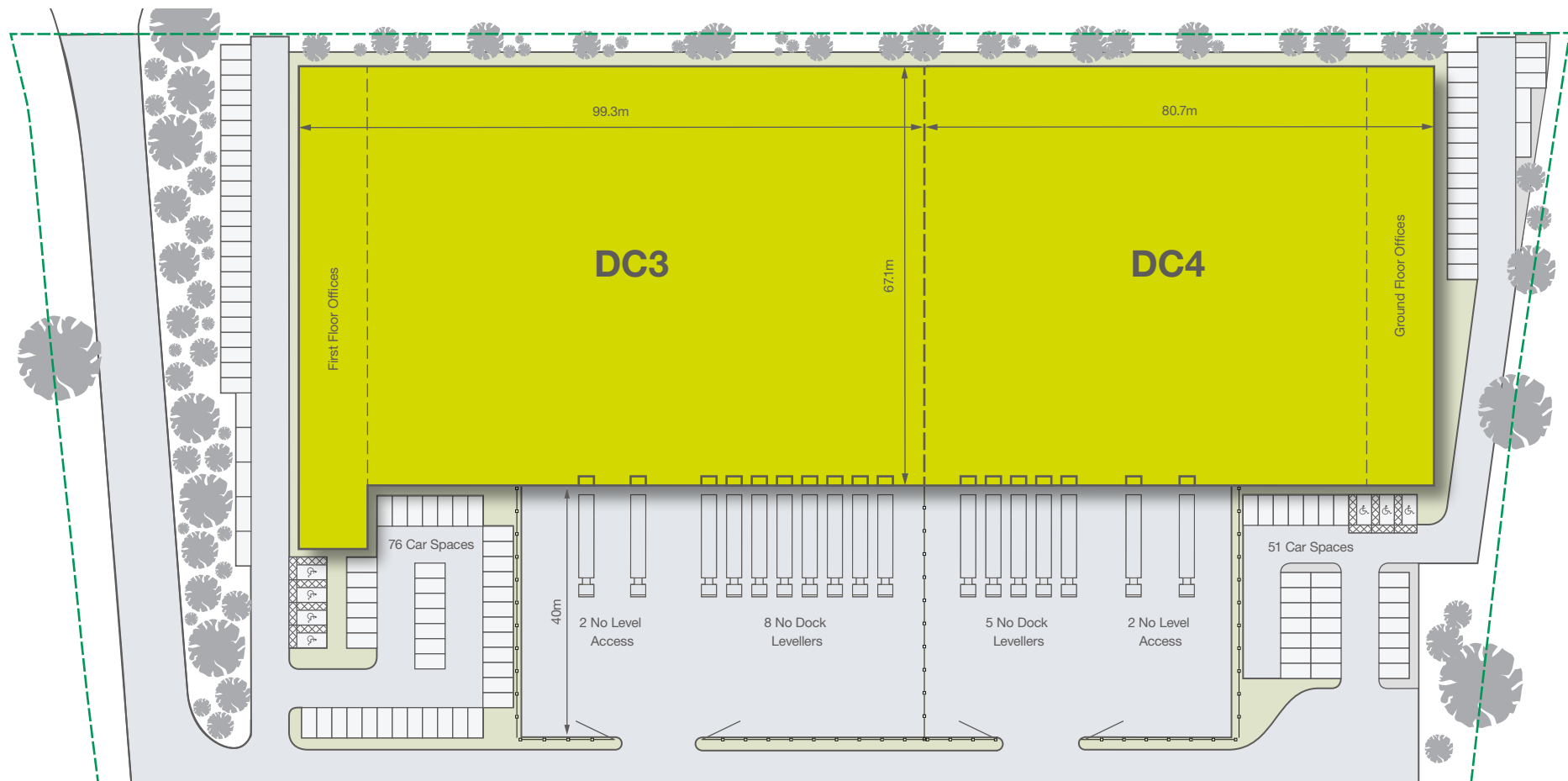
# For the perfect location

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*		
Warehouse	70,460 sq ft	6,546 sq m
Offices (Ground Floor)	2,425 sq ft	225 sq m
Offices (First Floor)	8,610 sq ft	800 sq m
Total (GEA)	81,495 sq ft	7,571 sq m

- 8 dock doors
- 2 level access doors
- 40m yard depth
- 15m clear internal height
- 76 car parking
- 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

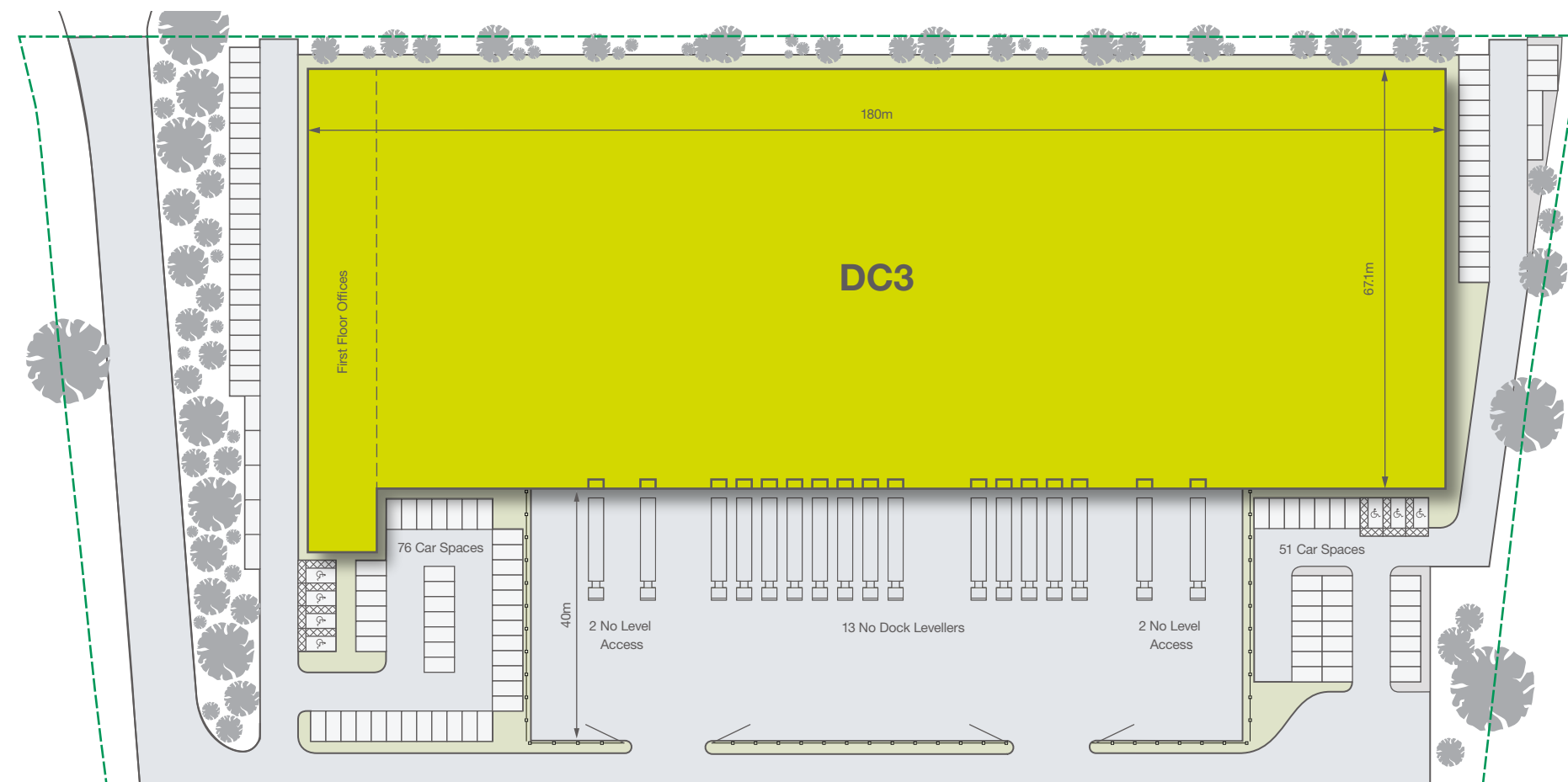
DC4*		
Warehouse	53,865 sq ft	5,004 sq m
Offices (Ground Floor)	4,445 sq ft	413 sq m
Mezzanine (First Floor)	8,170 sq ft	759 sq m
Total (GEA)	66,480 sq ft	6,176 sq m

- 5 dock doors
- 2 level access doors
- 40m yard depth
- 15m clear internal height
- 51 car parking
- 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



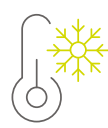
BREEAM  
Excellent



Target  
EPC A+



Secure  
yard



Grade A  
offices  
with cooling

## It's all in the details

### DC3\*

Warehouse	124,325 sq ft	11,550 sq m
Offices (Ground Floor)	6,870 sq ft	638 sq m
Offices (First Floor)	8,610 sq ft	800 sq m
Mezzanine (First Floor)	8,170 sq ft	759 sq m
<b>Total (GEA)</b>	<b>147,975 sq ft</b>	<b>13,747 sq m</b>



13 dock  
doors



4 level  
access doors



40m yard  
depth



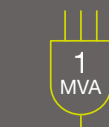
15m clear  
internal height



127 car  
parking



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







# Interior & exterior

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

















# For a wealth of wellbeing



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.

- |   |  |   |  |   |   |
|---|--|---|--|---|---|
| <br>Green Travel Plan          | <br>Maintained Landscaping | <br>Maintained Park Drainage   | <br>Park Signage        | <br>Customer Estate Meetings   | <br>Litter Picking                   |
| <br>On-site Parking Controls | <br>Dedicated CCTV       | <br>On-Site Security Patrols | <br>Community Liaison | <br>Maintained Private Roads | <br>Snow Clearance / Road Gritting |



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.




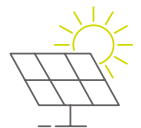

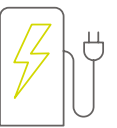
# For support in your Net Zero journey

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.

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



# For easy set up and smooth operations

**Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.**

It's about keeping it simple. We believe that the right location, with the right end-to-end operations, energy, sustainability, mobility and workforce solutions gives you strategic advantage, helping to transform today's logistics challenges into opportunities for your business.

Built around customer care, the Essentials platform applies scalable business value and a full-service approach to your business' everyday needs, whether you lease a Prologis building or not.



## Operations

A streamlined warehouse setup, from facility arrangement and material handling to intelligent warehouse management.



## Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



## Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



## Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage an upskilled workforce and top-tier talent that grows alongside you.

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For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)



### 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** – Essentials Solutions Manager



# 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.**

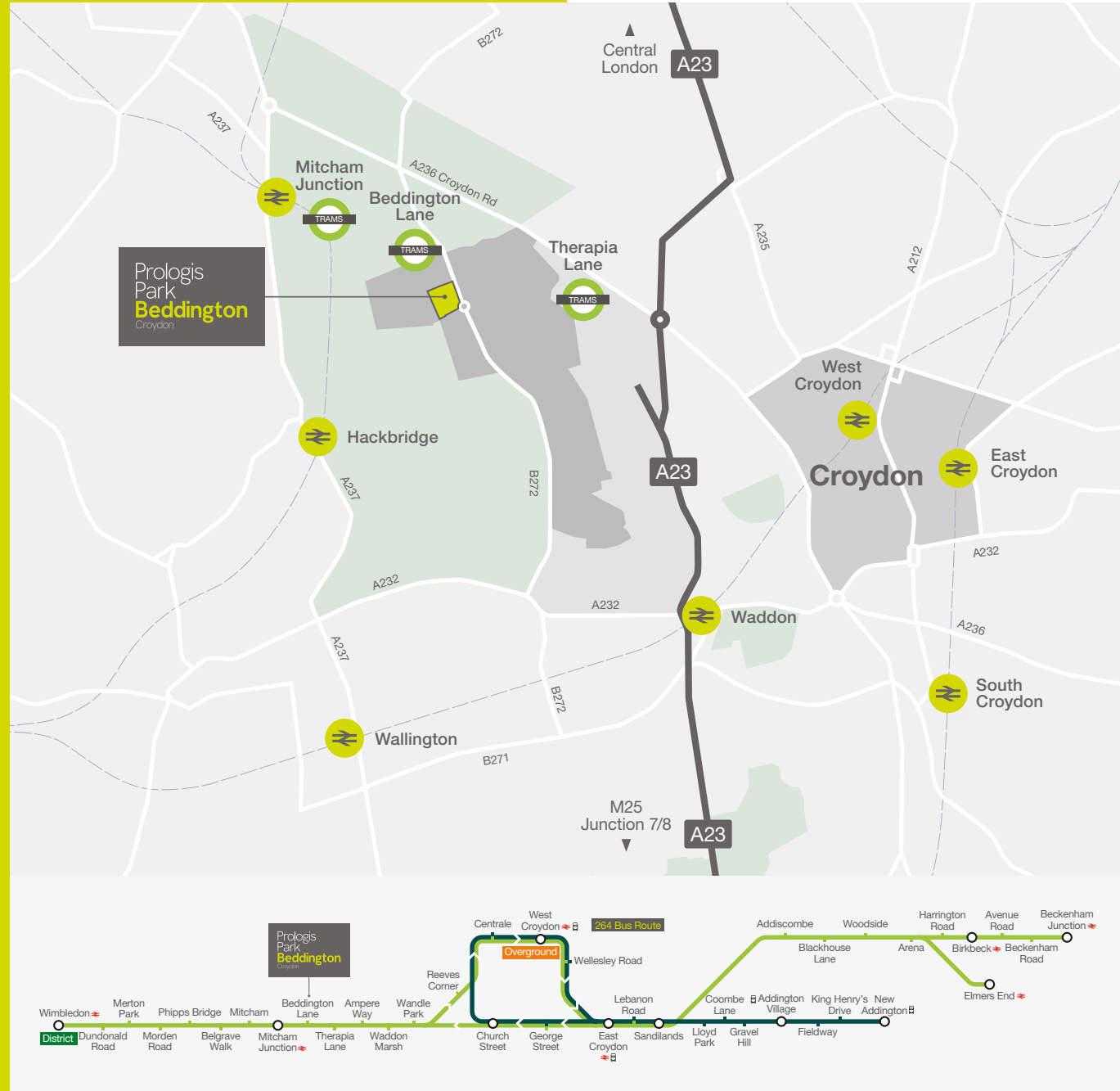
That's because, over the past 20 years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind.

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

# 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.\*

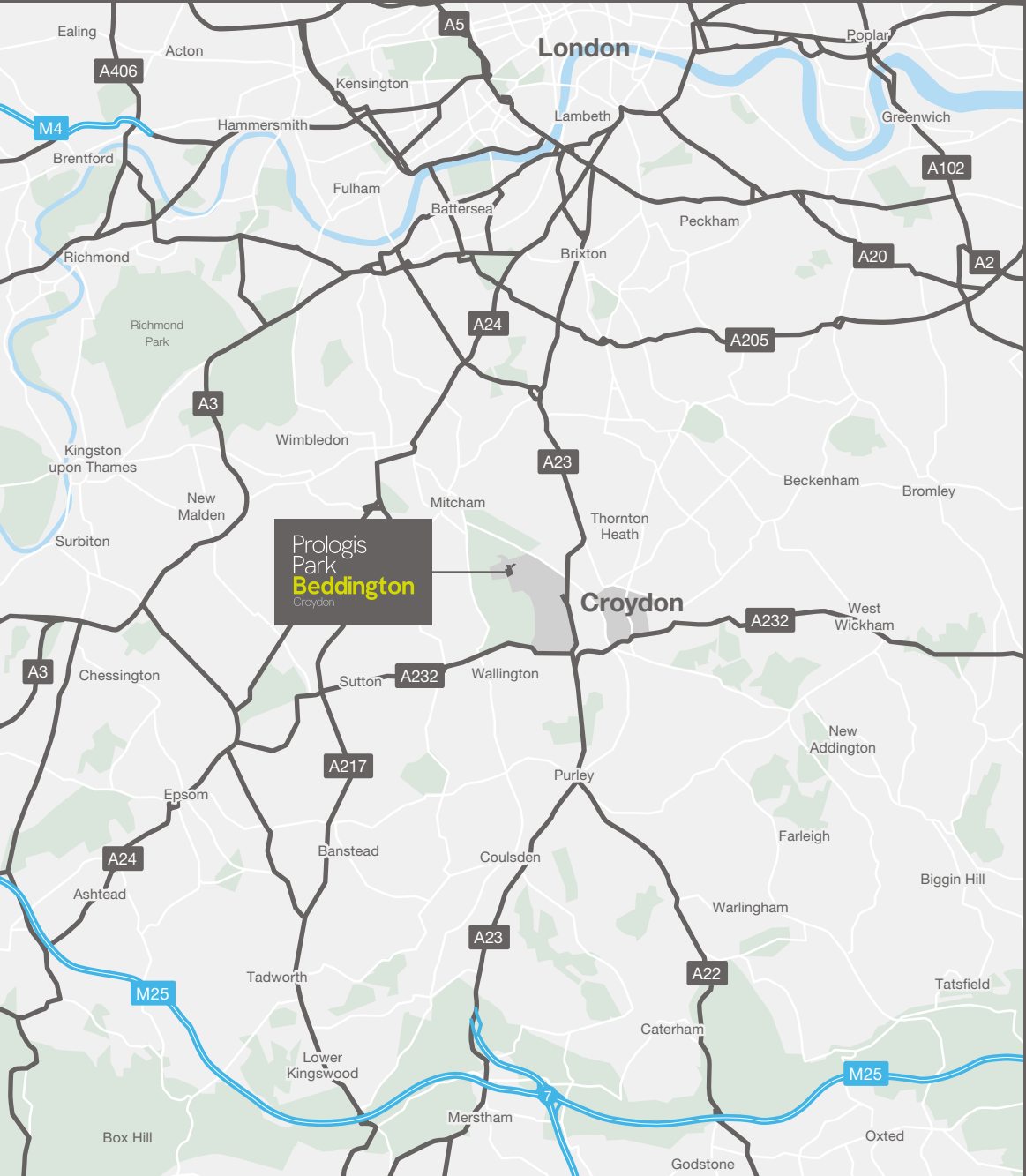
Furthermore, nearby Croydon town centre is undergoing major regeneration with upgraded rail infrastructure, significant residential development, new office space, retail and leisure.

\*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.

## All enquiries



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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](https://prologis.co.uk)

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

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