



THE WORKS

Croydon CR0 3RL

To let

15 new industrial/warehouse units
2,411 - 41,645 sq ft



Chancerygate **CBRE** Investment
Management

Strategic locations. Sustainable buildings.

The Works is a brand new industrial/warehouse scheme featuring 15 high quality, eco-efficient units situated in a carefully considered landscaped environment. The development is located in one of the largest commercial districts in Greater London, with easy access to the M25 and Greater London by road and rail.



A236



▲ Wimbledon



▼ A23

A23
Purley Way

▼ Beckenham



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	2,110	883	2,992
2	1,873	775	2,648
3	1,701	710	2,411
4	1,701	710	2,411
5	1,873	775	2,648
6	2,110	883	2,992
7	10,398	2,680	13,078
8	9,924	2,551	12,475
9	12,798	3,294	16,092
10	3,251	1,851	5,102
11	4,359	1,324	5,683
12	4,607	1,410	6,017
13	4,327	1,324	5,651
14	4,607	1,410	6,017
15	5,016	1,528	6,544
Total			92,763



Industrial & warehouse

2,411 - 41,645 sq ft

The Works is a scheme of 15 high quality, flexible units with fully fitted first floor offices. The ground floor space features a fitted reception and warehouse space with electric loading doors and generous natural light. On the first floor, the fitted offices include comfort heating/cooling, WCs and shower facilities.

Available Q1 2026



37.5kN sq m
floor loading



6-8.4m minimum
clear internal height



Ability to
combine units



Electric loading
doors



Up to 17.6m
yard depths



Fitted first floor
offices



Lift
units 7-9



Comfort cooling/
heating



Fitted reception



WCs and
shower facilities



Secure
business park



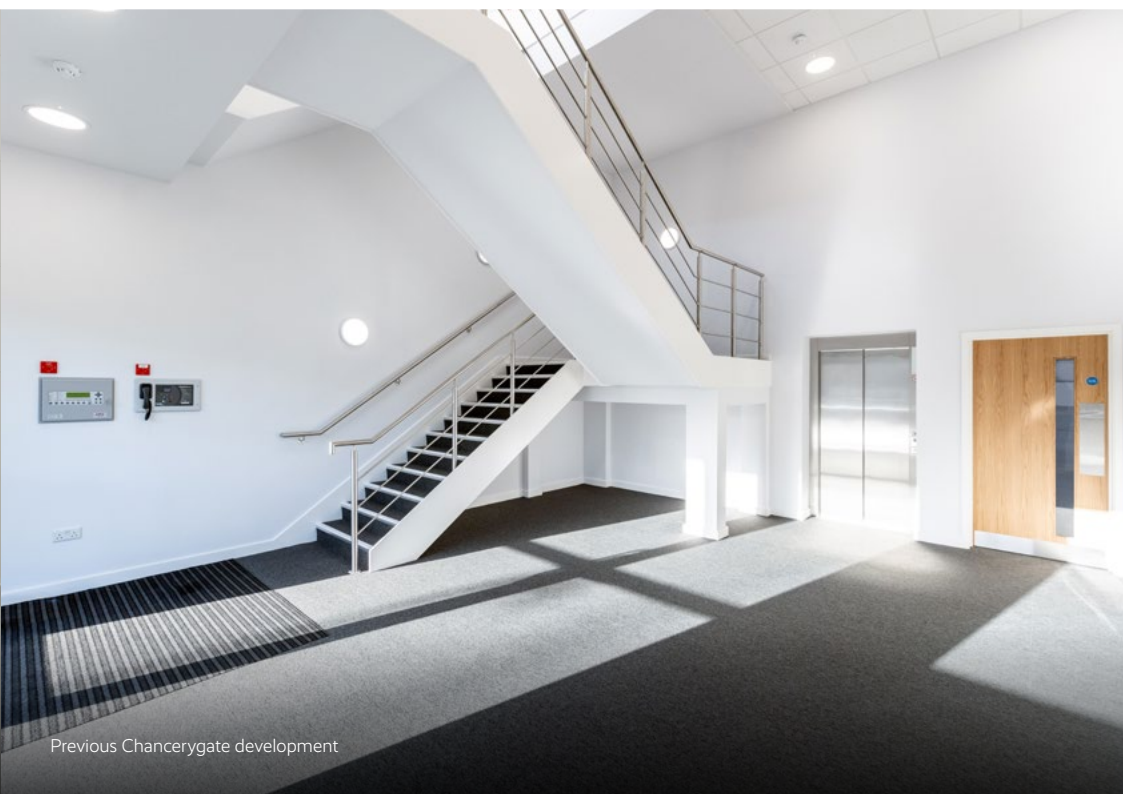
24/7 access
available







Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

The wellbeing of people and the local eco-system is central to the design of The Works.

Extensively landscaped areas will include the planting of 61 new semi-mature trees, improving the surroundings for visitors as well as providing wildlife habitats.

The estate will feature grassed areas, deciduous trees, shrub planting, bird boxes and bat boxes. There will also be a dedicated landscaped amenity space including outdoor seating in pleasant urban garden surroundings.

Green initiatives at The Works include:

- Photovoltaic panels on all units*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Air source heat pumps
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- 76 secure bicycle parking spaces with living-roof shelters
- External wellbeing areas
- Targeting BREEAM 'Excellent'
- Targeting EPC A+ rating

*Savings of up to £1.49 per sq ft per annum through use of PVs

Based on using current energy prices as of February 2025 and assuming 100% PV generation is used.



Targeting
BREEAM 'Excellent'



Targeting
EPC A+ rating



Right spaces.
Right places.

Factory Lane, Croydon CR0 3RL



Road	Distance (miles)
A23	0.7
J7 M25	9
J2 M4	15
J1 M3	20
Central London	10

Town	Distance (miles)
Beckenham	5
Wimbledon	8
Epsom	10
Central London	10

Airport	Distance (miles)
Gatwick Airport	18
London City	20
Heathrow Airport	32

Rail	Distance (miles)
West Croydon Rail Station	0.3
Wandle Park Tram Station	0.5
Waddon Marsh Tram Stop	0.6
East Croydon Rail Station	2.2

theworkscroydon.co.uk

Contact agents to find out more



020 7935 5000
cushmanwakefield.co.uk

Chris Knight
07872 822528
chris.c.knight@cushwake.com

Patrick Mooney
07920 451369
patrick.mooney@cushwake.com



020 8662 2700

Alex Bond
07738 890302
abond@shw.co.uk

Alex Gale
07768 500304
agale@shw.co.uk



020 3328 9080
www.dtre.com

Alice Hampden-Smith
07508 371884
alice.hampden-smith@dtre.com

Max Dowley
07548 773999
max.dowley@dtre.com



Chancerygate

Tom Faulkner
07823 330853
tfaulkner@chancerygate.com