



THE WORKS

Croydon CR0 3RL

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



# 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	Minimum Cubic Area
1	2,110	883	<b>2,992</b>	1,368m <sup>3</sup>
2	1,873	775	<b>2,648</b>	1,242m <sup>3</sup>
3	1,701	710	<b>2,411</b>	1,127m <sup>3</sup>
4	1,701	710	<b>2,411</b>	1,127m <sup>3</sup>
5	1,873	775	<b>2,648</b>	1,242m <sup>3</sup>
6	2,110	883	<b>2,992</b>	1,368m <sup>3</sup>
7	10,398	2,680	<b>13,078</b>	9,568m <sup>3</sup>
8	9,924	2,551	<b>12,475</b>	9,216m <sup>3</sup>
9	12,798	3,294	<b>16,092</b>	11,808m <sup>3</sup>
10	3,251	1,851	<b>5,102</b>	2,839m <sup>3</sup>
11	4,359	1,324	<b>5,683</b>	3,907m <sup>3</sup>
12	4,607	1,410	<b>6,017</b>	4,171m <sup>3</sup>
13	4,327	1,324	<b>5,651</b>	3,907m <sup>3</sup>
14	4,607	1,410	<b>6,017</b>	4,171m <sup>3</sup>
15	5,016	1,528	<b>6,544</b>	4,461m <sup>3</sup>
<b>Total</b>			<b>92,763</b>	



Largest combined area: 41,645 sq ft (units 7-9)

# 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 Q2 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



The v

H&C GROUP





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	
Beckenham	5
Wimbledon	8
Epsom	10
Central London	10

Airport	Distance (miles)
Gatwick Airport	18
London City	20
Heathrow Airport	32
Rail	
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](http://theworkscroydon.co.uk)

### Contact agents to find out more

**CUSHMAN & WAKEFIELD**  
020 7935 5000  
cushmanwakefield.co.uk

**Patrick Mooney**  
07920 451369  
patrick.mooney@cushwake.com

**Alex Doyle**  
07826 537141  
alexander.doyle@cushwake.com

**SHW SHW.CO.UK**  
020 8662 2700

**Rachel Good**  
07740 449381  
rgood@shw.co.uk

**Alex Gale**  
07768 500304  
agale@shw.co.uk

**DTRE**  
020 3328 9080  
www.dtre.com

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

**Max Dowley**  
07548 773999  
max.dowley@dtre.com

**CBRE** Investment Management  
**Chancerygate**

**Tom Faulkner**  
07823 330853  
tfaulkner@chancerygate.com

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. April 2026 | Z52406.04/26