

# JOIN THE CROYDON REVOLUTION

A Prime Logistics warehouse in  
South London's Most Strategic Location



3 Queensway Croydon CRO 4BD  
[what3words ///cone.racks.voters](https://www.what3words.com////cone.racks.voters)

**53,043 SQ FT**  
Available Now



# A SIZEABLE CHANGE

A future-proofed logistics warehouse designed to save energy and operational costs. CR1 will optimise your supply chain and delivers 50% more volume than the standard 8m Croydon unit. It includes the option of a 37,000 sq ft mezzanine expansion that increases floor space to 90,043 sq ft. Maximum rooftop solar PV delivers a £60,000 energy cost savings p.a.\*



50% More Volume



37,000 sq ft Mezzanine Expansion



100% Van Fleet Charging Points



850KVA Power



PV Cost Savings of £60,000 pa



37m Yard Depth

**53,043 SQ FT**  
OPPORTUNITY TO  
EXPAND INTO CR2  
Combined CR1+CR2  
total of 108,208 SQ FT

\*Details available on request



# CROYDON IS CONNECTED

**CR1**

Croydon is a dynamic and well-established industrial and logistics hub. CR1 is ideally located off the Purley Way, easily accessible for a large skilled workforce, well connected by road and rail to London's transport network.

South London's best-connected industrial hub  
– 15 minutes to Central London or Gatwick.

Croydon has direct connections to London Bridge, London Victoria, and international intersections like St Pancras International.

Highly skilled workforce and 1m economically active individuals within 30 minutes commute.

**15 MINUTES  
TO CENTRAL  
LONDON**  
by rail

**PURLEY WAY**  
5 minutes drive  
**M25**  
15 minutes drive

**1M  
HOUSEHOLDS**  
within 40 min drive








**1M  
PEOPLE**  
within a  
30 minute drive

\*Data from Develop Croydon

3 Queensway Croydon CRO 4BD





-  12M CLEAR HEIGHT
-  THREE DOCK LEVEL LOADING DOORS
-  FOUR LEVEL ACCESS LOADING DOORS
-  32 CAR PARKING (100% EV)  
9 VAN PARKING (100% EV)
-  850KVA TOTAL POWER
-  50 KN/M<sup>2</sup> FLOOR LOADING
-  NOT TO SCALE  
Indicative only

	SQ FT	SQ M
WAREHOUSE	43,130	4,007
OFFICE FIRST FLOOR	6,892	640
CORE	3,021	281
TOTAL AREA	53,043	4,928

**OPPORTUNITY TO COMBINE WITH CR2 FOR TOTAL 108,208 SQ FT**  
Available Q4 2025

All areas are approximate and calculated on a gross external basis (GEA).



# OPPORTUNITY TO EXPAND

Opportunity to combine units CR1 and CR2 to increase capacity. This will create a total of 108,208 sq ft.

**CR1**  
53,043 SQ FT

+

**CR2**  
55,165 SQ FT

=

**108,208 SQ FT**

CR1. GLi Croydon



# A SIZEABLE CHANGE

**67%**  
MORE SPACE

OFFICES

**12m**  
CLEAR HEIGHT

## BENEFITS OF 12M HEIGHT

- ▶ Option to add up to an additional 37,000 sq ft mezzanine that means 67% more operating space and even greater business flexibility
- ▶ Ideal for the Food Sector
- ▶ Ideal for Logistics and Distribution
- ▶ Ideal for Manufacturing and Engineering



# REVOLUTION IN FLEXIBILITY

## BENEFITS OF 12M HEIGHT

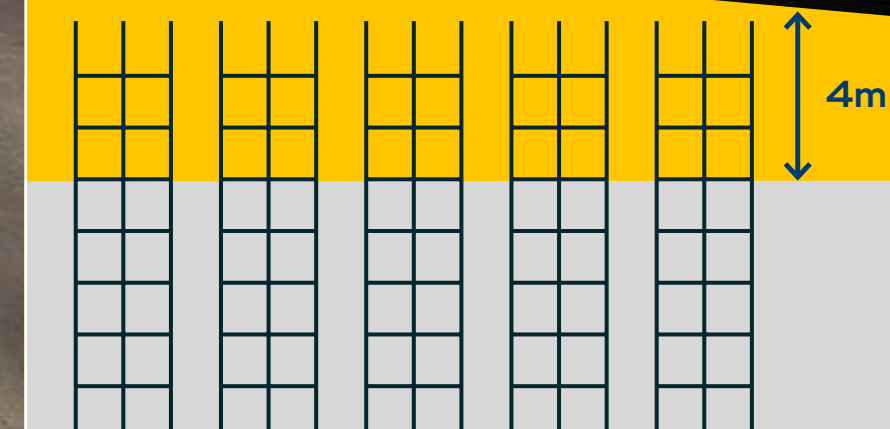
- ▶ 50% more pallets than an 8M warehouse
- ▶ Providing even more flexibility

5,664 Pallet Locations (VNA)

4,080 Pallet Locations (WA)

4M HIGHER THAN  
A STANDARD 8M  
CROYDON WAREHOUSE

12M clear height offers 50% more volume than 8M warehouses. That means one more additional tier of pallets.






# DELIVERING A SUSTAINABLE REVOLUTION

CR1's future-proofed, innovative design lowers occupier energy and operational costs. EPC A+ and BREEAM Excellent targets prepare the property for the regulatory impacts of London Zero 30.

- ▶ Supporting Corporate Sustainability Goals
- ▶ Exceeding London Zero 30 Regulatory Requirements
- ▶ Saving Operational Costs with Efficient 100% EV Van Fleet Charging



MAXIMUM CAPACITY  
SOLAR PV




12 BICYCLES STORAGE




RAINWATER  
HARVESTING



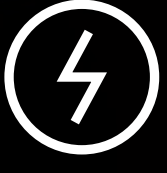
GREEN LIVING WALL




LED LIGHTING  
75% LESS ENERGY  
25% MORE DURABILITY



SUB-METERING OF  
ENERGY CONSUMPTION



100% ELECTRIC



NET ZERO CARBON  
STATUS

BREEAM  
EXCELLENT

TARGETED



CARBON NEUTRAL  
BUILD



TARGET EPC A+



BATTERY  
READY



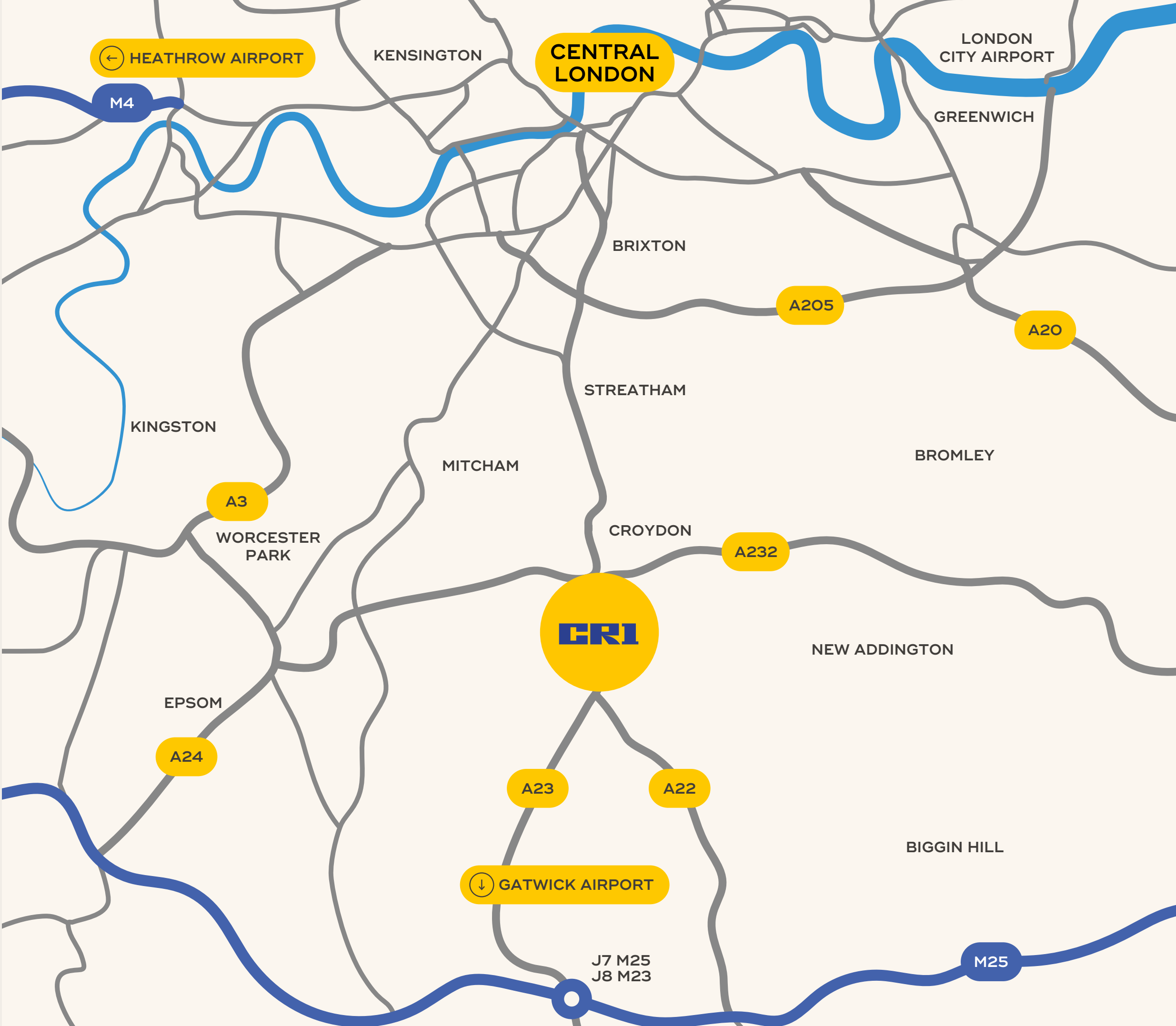
# CROYDON BY ROAD

## DRIVE TIMES (MINS)

M23	24
M25	18
CENTRAL LONDON	50
GATWICK	27
HEATHROW	53

GOOGLE MAPS

///CONE.RACKS.VOTERS





# JOIN THE CROYDON REVOLUTION

The Croydon industrial area  
is the industrial and logistics  
hub for businesses of the future.

It is situated in a prime location  
for those serving customers in  
London and the southeast.

- Average annual income per annum £49,000
- 750,000 skilled workforce on your doorstep
- Global occupiers already in Croydon include, Amazon, DHL, Evri, Digital Realty, Oddbox, Peleton and Tropic Skincare



INTERNATIONALLY  
CONNECTED BY AIR



NATIONALLY  
CONNECTED BY RAIL



NATIONALLY  
CONNECTED BY ROAD







# CROYDON TRANSPORT

 **TRAIN**



 **SOUTHERN**



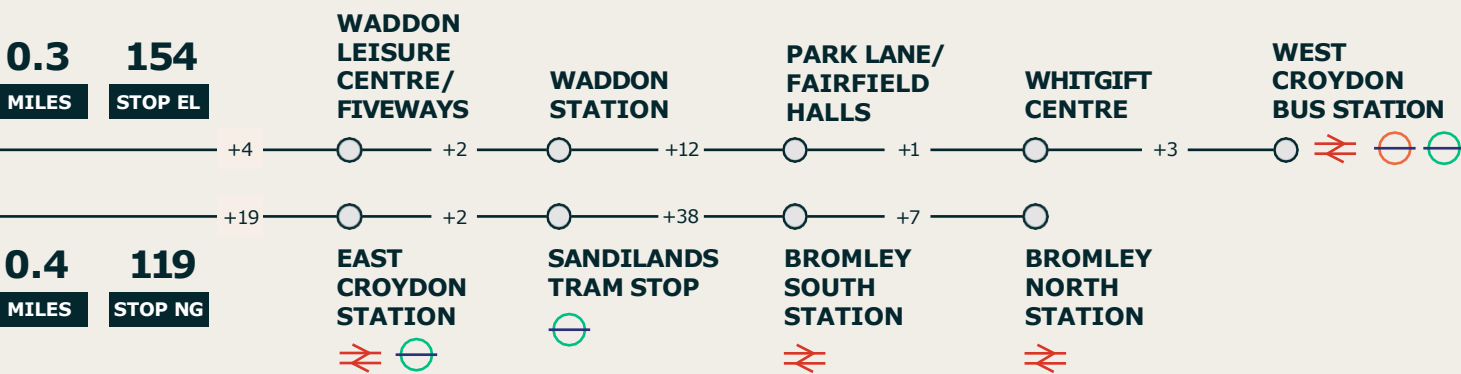
 **WINDRUSH LINE**



 **TRAMLINK**



 **BUSES**





# EMPLOYEE WELLBEING

The best skilled labour force is vital in today's competitive market. CR1 is designed to attract and retain the best employees in London. It offers a state-of-the-art, vibrant workspace:

- ▶ Modern warehouse space alongside office facilities with the option to match a Central London office fit out.
- ▶ Light, comfortable environment for employee wellbeing
- ▶ Cycle storage (including electric bike charging), and employee showers
- ▶ Sustainable, landscaping and EV charge points for private cars

CR1 has been designed with employee wellness in mind.



Natural Light



Comfort Cooling and Heating



Employee Showers



Break out Spaces



Well Design Principles



Bio-diverse Landscaping



# LAST WORD IN LAST MILE

CR1 is part of the extensive and award-winning GLi London platform, a portfolio of next generation warehouses with multiple sites across London within the M25.

Our properties are designed to save occupier energy costs and maximise operating efficiency. Our vision is to regenerate the vital industrial areas serving the London population, creating the best buildings in the best possible locations.

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