



# MITCHAM PARK

Goat Road, Mitcham CR4 4HQ

**SEVEN ULTRA-  
EFFICIENT WAREHOUSES**  
**25,000–124,000 SQ FT**  
AVAILABLE 2026

- » REDUCE OPERATIONAL COSTS
- » MAXIMIZE EFFICIENCY
- » SUSTAINABLE OPERATIONS



Cost  
Savings of  
**£2.82**  
per sq ft

# SIMPLY GREATER FOR MITCHAM



POWER  
4MVA



ENERGY COST SAVINGS OF £2.82  
PER SQ FT FROM PV CAPACITY



CUT FLEET  
COSTS



ACCESS TO 1M+  
WORKFORCE



MAXIMISE STORAGE  
CAPACITY





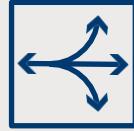
WILLOW LANE



30 – 39m  
Yard depths



10 – 12m  
minimum  
clear height



360°  
Lorry turning



Dock & level  
access loading  
doors

UNIT	SQ FT	SQ M
UNIT 1	71,773	6,668
UNIT 2	52,159	4,846
UNIT 3	31,074	2,887
UNIT 4	39,168	3,639
UNIT 5	32,054	2,978
UNIT 6	25,476	2,367
UNIT 7	50,631	4,704
<b>TOTAL AREA</b>	<b>302,335</b>	<b>28,089</b>

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

Site Boundary  
GLi Owned Land



**SUBSTANTIAL 4MVA  
POWER SUPPLY**

# SIMPLY GREATER ADVANTAGE FOR YOUR BOTTOM LINE

## NEXT-GENERATION WAREHOUSING DESIGNED TO REDUCE COSTS AND INCREASE EFFICIENCY



### SAVE ON ENERGY COSTS

Energy cost savings of £2.82 per sqft from PV generation of up to 800,000 kWh annually



### CUT FLEET COSTS

Comprehensive EV charging infrastructure enables transition to electric delivery fleets



### GREATER ENERGY EFFICIENCY

BREEAM and EPCA+ cut operational costs through superior energy efficiency



### ACCESS TO 1M+ WORKFORCE

Within 30 mins. Reducing occupier recruitment costs and turnover



### MAXIMIZE STORAGE CAPACITY

10-12m clear heights offer 50% more pallet positions than standard 8m warehouses



### FUTURE-PROOF INFRASTRUCTURE

4MVA power capacity supports intensive industrial/manufacturing operations



GLi Mitcham Park  
Goat Road, Mitcham CR4 4HQ



## SIMPLY GREATER FOR YOUR BUSINESS



1M+ WORKFORCE

1 million skilled and  
economically active  
individuals within  
30 minutes commute



TRANSPORT

Excellent public  
transport links and  
bicycle storage



IN GOOD COMPANY

A mix of manufacturing,  
retail and logistics  
companies including HSS,  
Hovis and Carlclo





# SIMPLY GREATER CONNECTIONS



**2.3M HOUSEHOLDS  
WITHIN A 30 MIN DRIVE**



MOTORWAY

Rapid road connection to the UK Motorway network via the M25 (15 miles) and the M23 (9 miles)



AIRPORT

Freight and passengers can take to the skies from Gatwick Airport (19 miles)



RAIL

Excellent rail and tram connectivity from Mitcham Junction station (5 mins)



# SIMPLY GREATER CONNECTIONS

## ACCESS TO MARKETS

- 35  
MINS

Central London
- 26  
MINS

Battersea
- 14  
MINS

Wimbledon
- 14  
MINS

Croydon

## TRANSPORT LINKS

- 5  
MINS  
WALK

Mitcham Junction station
- 21  
MINS

Direct train to Victoria
- 35  
MINS

Gatwick Airport
- 

Three bus routes at entrance
- 

M25 and M23 motorway access

Source:  
Google Maps fastest drive times





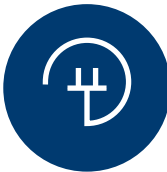
# ATTRACT AND RETAIN TALENT



MODERN,  
SUSTAINABLE  
WORKPLACE



EXCELLENT  
NATURAL LIGHT  
improving wellbeing



EV CHARGING  
FOR STAFF  
VEHICLES



EASY PUBLIC  
TRANSPORT  
ACCESS



STAFF AMENITIES  
including showers and  
secure bike storage





# SUSTAINABILITY MEANS SAVINGS



**BREEAM**  
Target Excellent



**SOLAR PV**  
Generating up to  
800,000 kWh annually



**LED LIGHTING**  
Cutting costs by  
up to 75%



**REDUCE ENERGY COSTS**  
Protecting against  
market volatility



**EV CHARGING**  
Supporting fleet  
electrification



**SMART BUILDING  
MANAGEMENT SYSTEMS**  
Optimizing usage



OCCUPIERS SAVE  
ENERGY COST DUE  
TO BEST-IN-CLASS  
SUSTAINABLE  
FEATURES. MAX  
PV COVERAGE  
AND EV CHARGE  
POINTS.



# 50% MORE STORAGE THAN STANDARD WAREHOUSES

12m  
EAVES

## BENEFITS OF 10-12M HEIGHT

- ▶ 5 PALLET POSITIONS HIGH vs 3 in typical Mitcham area
- ▶ 30% LOWER COST PER PALLET via vertical optimization
- ▶ FUTURE-PROOF OPERATIONS for automation and growth

## THE MITCHAM ADVANTAGE:

Local average:  
6m eaves  
Mitcham Park:  
10-12m eaves

## IDEAL FOR:

E-commerce, High-density storage, Automated systems, Manufacturing



# THE LAST WORD IN LAST MILE



GLi is a joint venture between Patrizia and KSP to develop a portfolio of next generation logistics warehouses within the M25.

Our properties will be sustainable, easy to lease and highly efficient to operate. Our vision is to regenerate the vital industrial areas serving the London population, creating the best buildings in the best possible locations.

Visit: [GLI.LONDON/PROPERTY/MI1](https://gli.london/property/mi1)

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