



MITCHAM PARK

Goat Road, Mitcham CR4 4HQ

**SEVEN ULTRA-
EFFICIENT WAREHOUSES**
25,000–124,000 SQ FT
AVAILABLE 2028

- » 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

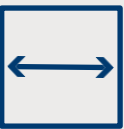
UNIT	SQ FT	SQ M
UNIT 1	71,773	6,668
UNIT 2	52,159	4,846
UNIT 3	31,074	2,887
UNIT 4	39,168	3,639
UNIT 5	32,054	2,978
UNIT 6	25,476	2,367
UNIT 7	50,631	4,704
TOTAL AREA	302,335	28,089

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

Site Boundary
GLi Owned Land



SUBSTANTIAL 4MVA
POWER SUPPLY



30 – 39m
Yard depths



10 – 12m
minimum
clear height



360°
Lorry turning



Dock & level
access loading
doors

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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GLi MITCHAM PARK

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