GLi CROYDON

53,438 SQ FT
Available Q2 2025
Technical Pack

12 Imperial Way
Croydon
CRO 4RR

CR2

CR2

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JOIN THE NEXT INDUSTRIAL REVOLUTION

CROYDON

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Croydon is rapidly evolving as the prime location for businesses of the future who serve customers in London and the Southeast.
Companies already thriving in Croydon include Amazon, DHL, Day Lewis, Evri, PF Whitehead, Oddbox, Peloton and Tropic Skincare.

CROYDON
THE AREA



WAREHOUSE
SPECIFICATION

CR2 provides 100% electric warehousing and the maximum in sustainability solutions.
PV and battery ready to help reduce occupier energy bills by the equivalent of £1.50 per sq ft.*

12m minimum clear height offers extra volume, making CR2 perfect for companies seeking flexibility and growth.

*Contact us for more details

Secure service yard and car park

Brand new
A new generation of industrial unit

53,438 sq ft
Option to expand into CR1: 106,043 sq ft
Available Q2 2025

12m minimum clear height

2 level access doors and 3 dock doors

36m yard depth

360° lorry turning

Designed for logistics

Total power 850 KVA

Floor loading 50KN / M2

TIMELINE



STEEL FRAME FULLY ERECTED
Q3 2024

WEATHER TIGHT
Q1/Q2 2025

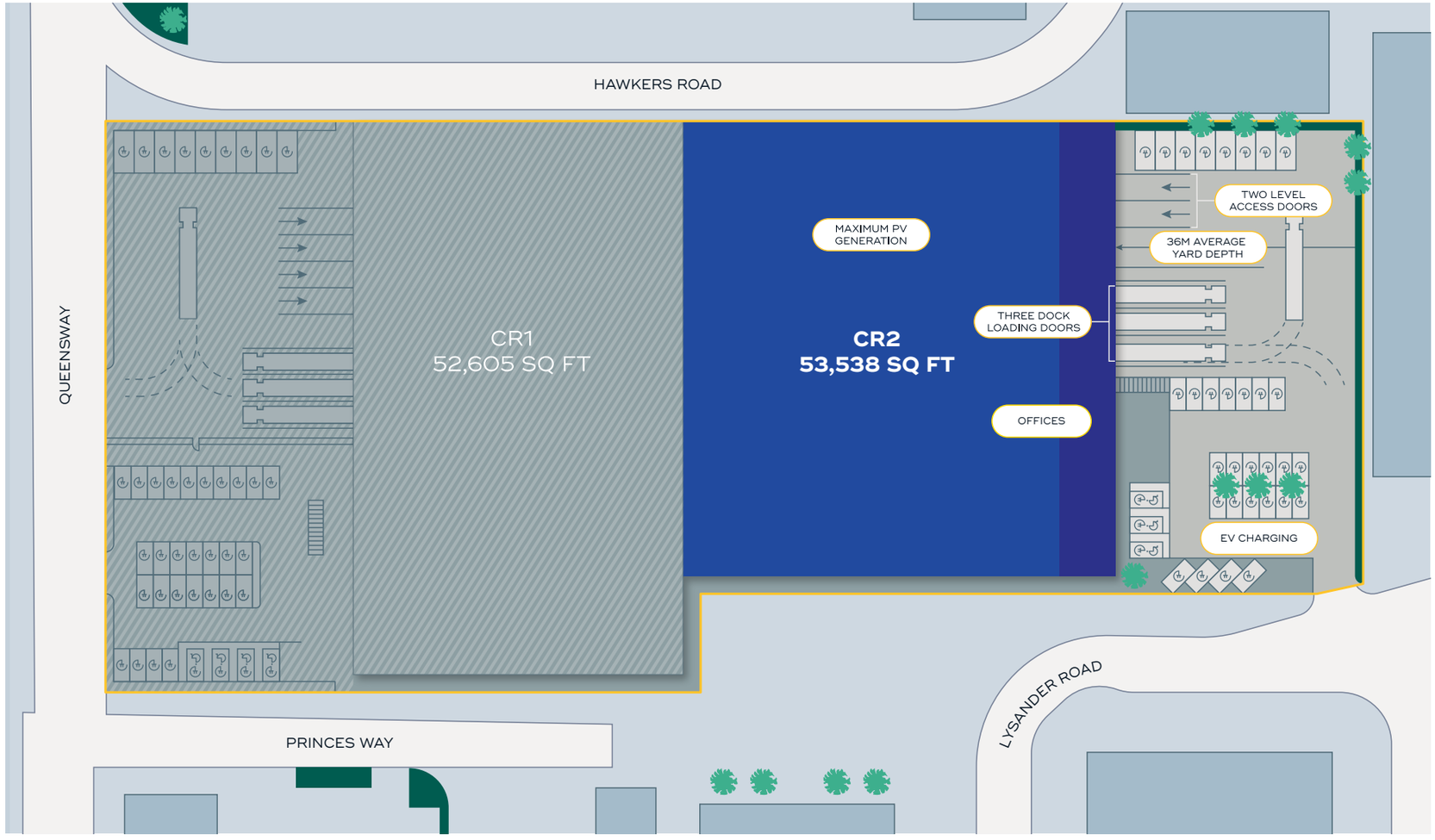
PV INSTALL
Q2 2025

PRACTICAL COMPLETION
Q2 2025

ACCOMMODATION **DETAILS**

CR2	SQ FT	SQ M
WAREHOUSE (INC. UNUNDERCROFT)	44,995	4,180
OFFICE/WELFARE ACCOMMODATION	8,445	784
TOTAL AREA	**53,438**	**4,964**

EAVES HEIGHT	12M
YARD DEPTH	FROM 37M
LOADING DOCKS	3
LEVEL ACCESS	2
CAR PARKING SPACES (100% CHARGING)	26
VAN CHARGE POINTS (100% CHARGING)	8
HGV PARKING IN YARD	3
BIKE PARKING	29
POWER	850KVA

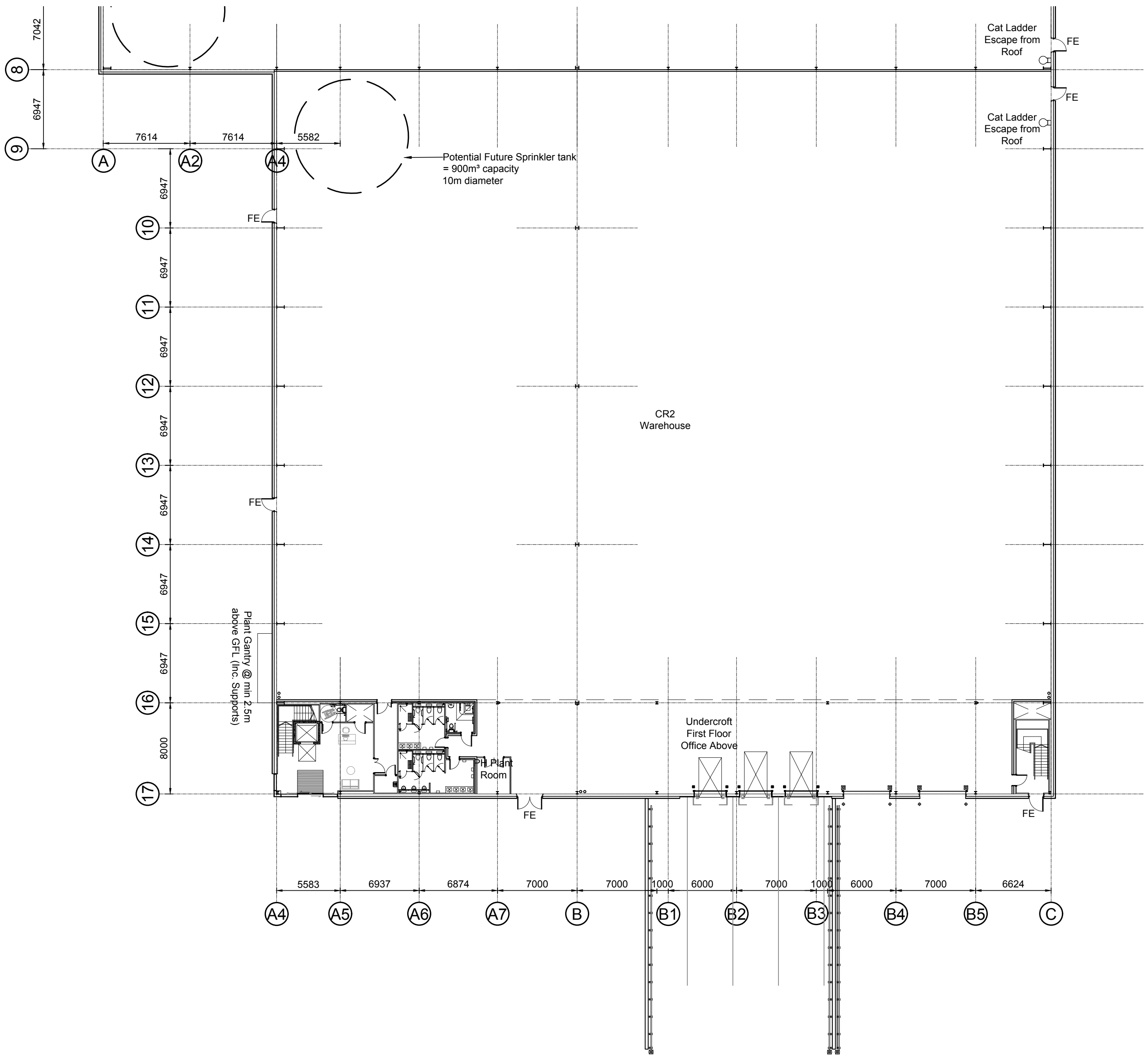


N

NOT TO SCALE
Indicative only

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

WAREHOUSE
GROUND FLOOR



A full suite of plans (in PDF and DWG formats) plus details of the specification are available upon request. Sprinkler tank excluded.

WAREHOUSE **SPECIFICATION**

FLOOR LOADING
50kN/m² UDL

RACK LEG LOADING
75kN with 300mm back-to-back spacing with 100 x 100mm baseplate.

EMERGENCY SIGNAGE
Emergency signage and associated lighting provided in accordance with Approved Document B of the Building Regulations/the requirements of BS 5266.

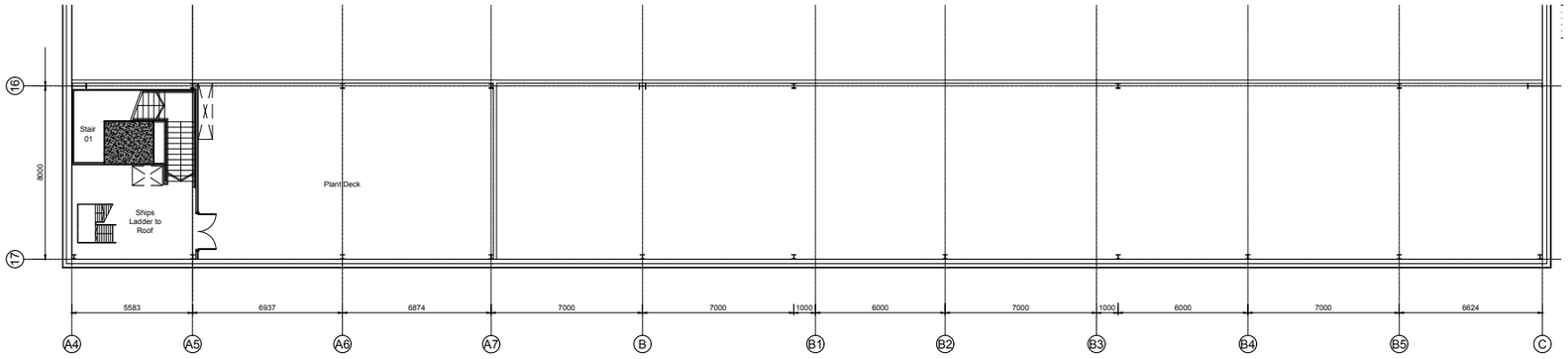
Emergency lighting will be undertaken utilising a combination of LED type fittings, self-contained 3-hour duration emergency operation luminaires and 3-hour duration emergency converted luminaires.

REINFORCED CONCRETE
A reinforced concrete ground slab with a power floated finish will be provided to all ground floor areas within the building.

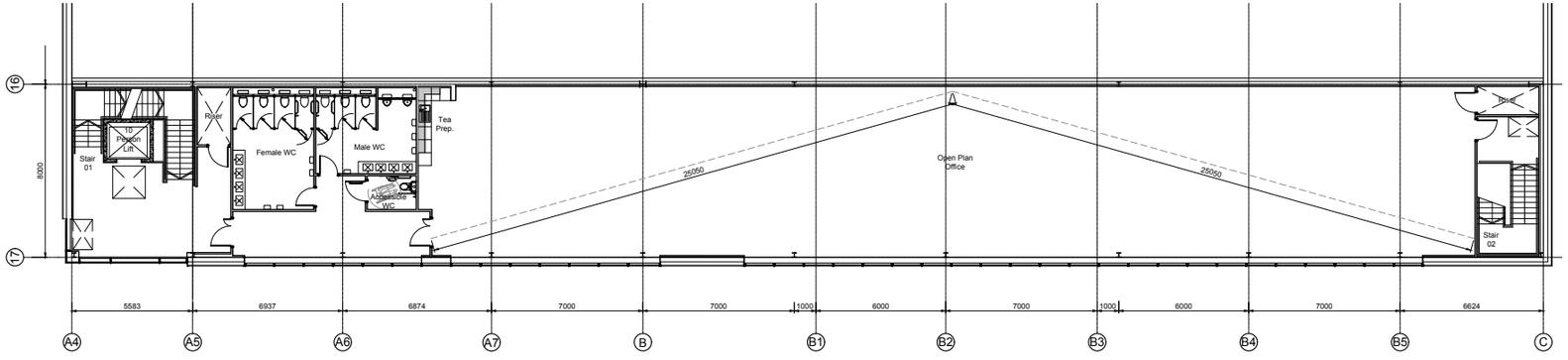
ROOFLIGHTS
Twin-Therm® Therma-light rooflights will be triple skinned GRP, with an 8oz (2.44kg/m²) inner and a 6oz (1.83kg/m²) outer skin, with a separate intermediate core and all relevant CA components to achieve a U-value of 1.30W/m²K.

Rooflights will be provided to approximately 15% of the floor area, installed as per the manufacturer's instructions and are to be Non-Fragile for a period of 25 years.

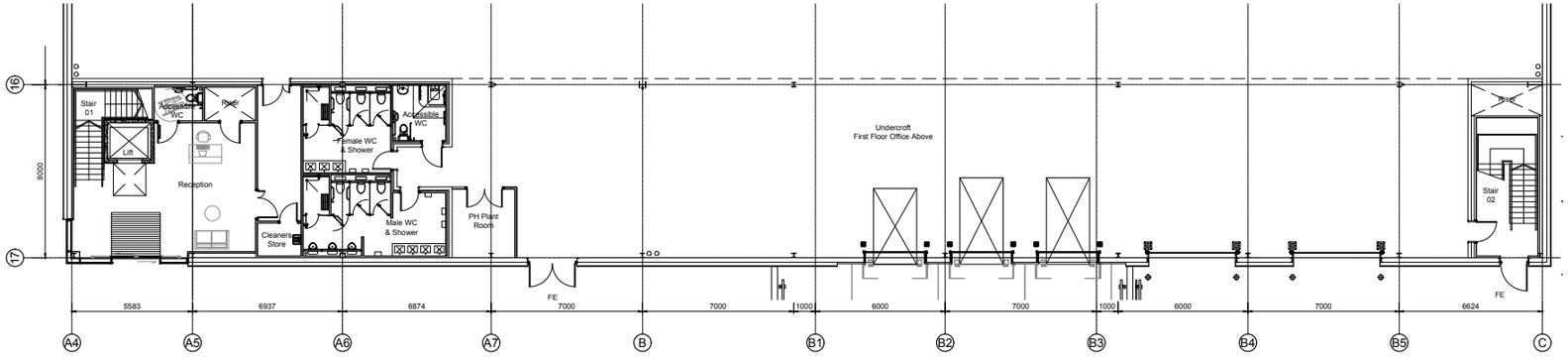
OFFICES
FIRST FLOOR



Plant Deck Plan
Scale 1:100



First Floor Office Plan
Scale 1:100



Ground Floor Office Plan
Scale 1:100

1m SCALE 1:100

A full suite of plans (in PDF and DWG formats) plus details of the specification are available upon request.

OFFICES
SPECIFICATION

FIRST FLOOR AND SECOND FLOOR OFFICE AREA
Superimposed loading of 2.5kN/m^2 and an additional loading of 1.0kN/m^2 for partitions with a surface tolerance and finish appropriate to the specified floor finishes.

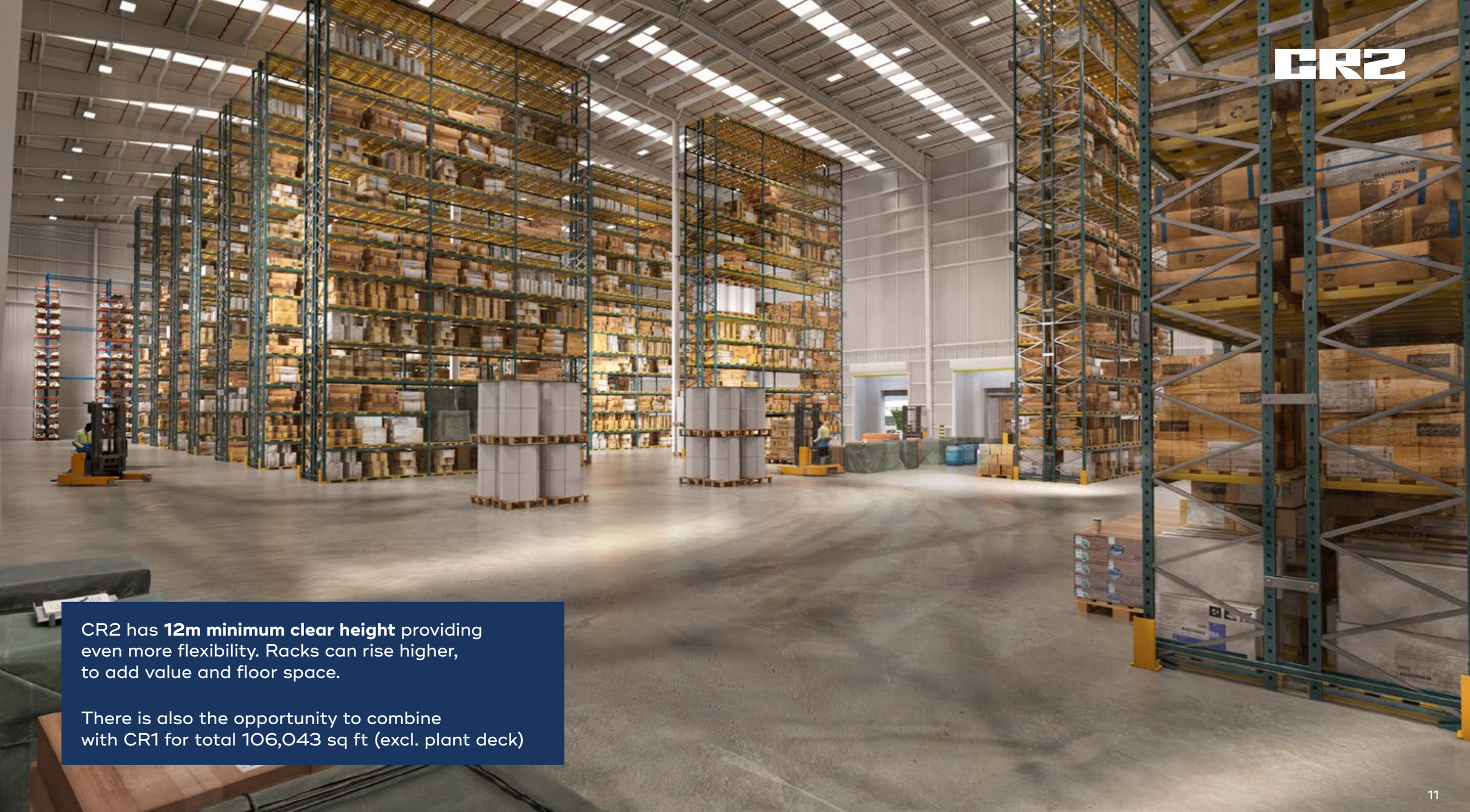
LIGHTING RAFTS
Lighting rafts to exposed open plan office containing LED lighting and fan coil units positioned behind. Specification tbc.

TILES
Wall tiles will be Solus Ceramics Cosmopolitan Latour horizontally stacked, size 200 x 100mm, colour to be agreed with the Employer.

The floor tiles will be Solus Ceramics Travertine 1 Range (natural finish), size 600 x 600mm, colour Abyss, with matching skirting tiles. Specification tbc.

VENTILATION
Ventilation Office accommodation shall be provided by ceiling mounted heat recovery units (HRU)

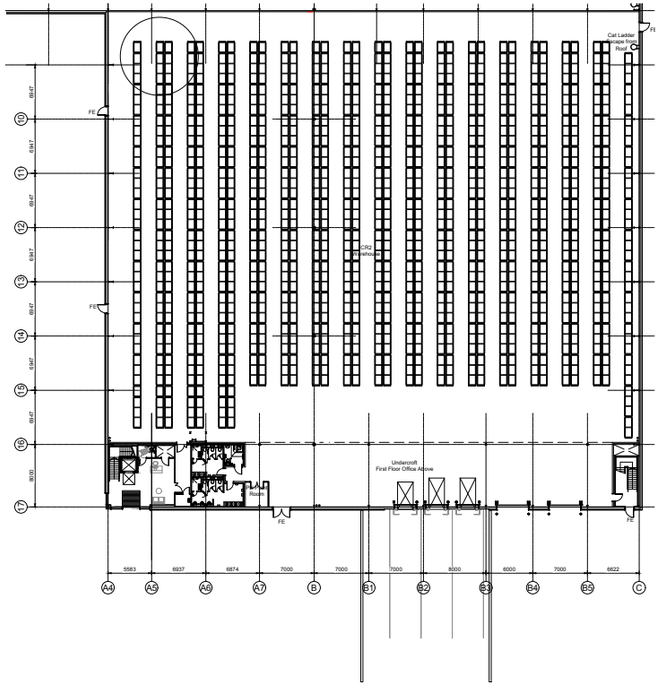
EVACUATION LIFT
The lift to facilitate disabled access to the upper floors will be a 10 person/630 capacity electric traction passenger lift to meet the requirements of EN81-2 and Part M2 Building Regulations for disabled access.



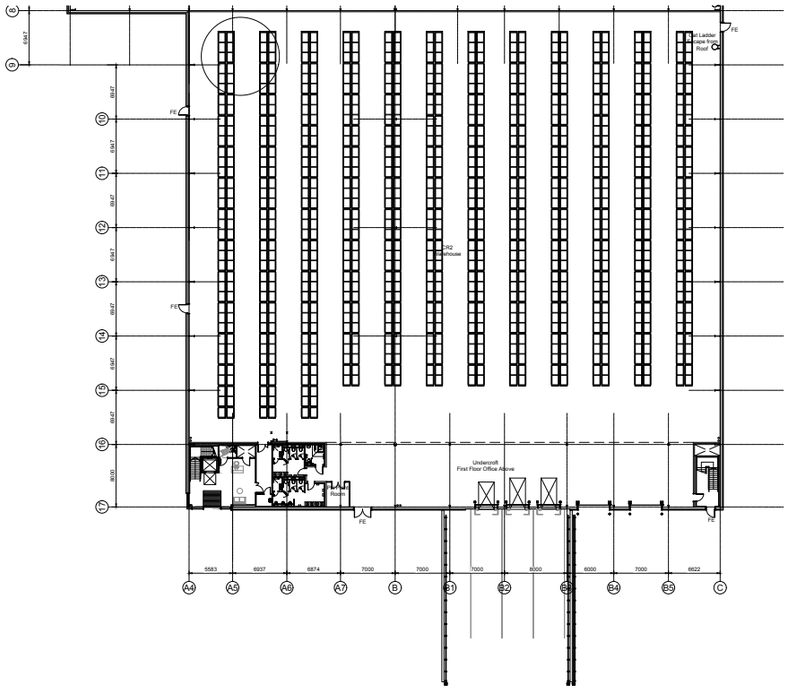
CR2 has **12m minimum clear height** providing even more flexibility. Racks can rise higher, to add value and floor space.

There is also the opportunity to combine with CR1 for total 106,043 sq ft (excl. plant deck)

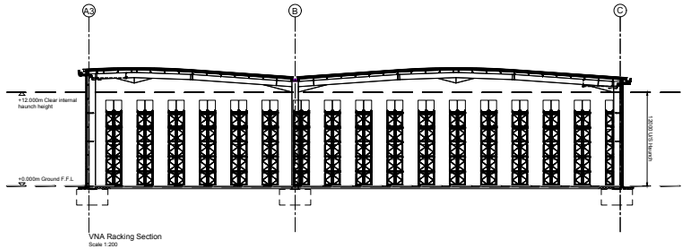
RACKING **PROPOSED LAYOUT**



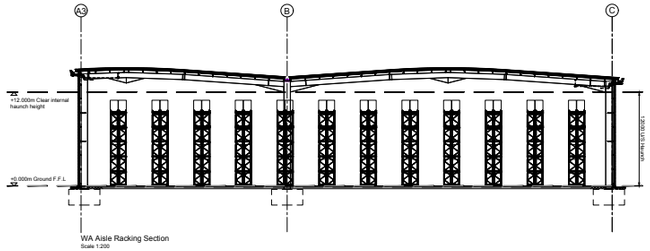
VNA Racking Plan
Scale 1:200



WA Aisle Racking Plan
Scale 1:200



VNA Racking Section
Scale 1:200



WA Aisle Racking Section
Scale 1:200

A full suite of plans (in PDF and DWG formats) plus details of the specification are available upon request.

ELEVATION
FACADE



A full suite of plans (in PDF and DWG formats) plus details of the specification are available upon request.

ELEVATION
SPECIFICATION

EXTERNAL CLADDING

The horizontal cladding will be Twin Therm® from CA Building Products trapezoidal panel incorporating one of the standard range of profiles, chosen by the Employer/ Architect.

The outer sheet will be coated with Colorcoat HPS200Ultra®and/or Prisma® from Tata Steel (colours from the standard range) with a Confidex® Guarantee of up to 40 years.

INTERNAL CLADDING

CA Building Products 300 MR Micro Rib cladding with an internal liner sheet, with a bright white finish, with a fibre insulated core (LBCP rated core) with as a minimum a thermal insulation 'U' value of 0.17W/mK to offices and 0.25W/mK to warehousea, as required, to achieve the Target Emissions Rate calculations for the overall thermal performance and heating/cooling design for the building, in accordance with the Building Regulations Approved Document L2A and Energy Report.

The outer sheet will be coated with Colorcoat HPS200Ultra®and/or Colorcoat Prisma® from Tata Steel (colours from the standard range) with a Confidex® Guarantee of up to 40 years.

ROOF

The roof will be the [Twin-Therm®/ Twin-Therm® Quantum/ Twin-Therm® Griffon] system utilising nominal 0.7mm thick Colorcoat HPS200 Ultra® coated steel external sheets supported by the Confidex® Guarantee of up to 40 years and fixed as per the system requirements.

The roof and roof lights are to provide a manufacturer's warranty for the entire installation for a period of 25 years (rainwater goods maximum 25 years).

ENVIRONMENTAL **SPECIFICATION**

NOTE: MAY REDUCE TO CONSENTED 72KWP LEVEL. KSP TO CONFIRM INSTRUCTION.

BREEAM

TARGET
EXCELLENT



EPC A+



NET ZERO
CARBON STATUS



BATTERY STORAGE –
BATTERY READY ONLY



387KWP PHOTOVOLTAIC
(SOLAR PANEL) MAXIMISING
CONTENT ON THE ROOF COVERAGE



EXTERNAL GREEN LIVING WALL TO
OFFICE AND GREEN ROOF BIN STORES

SUSTAINABILITY
BIG BOXES SMALL FOOTPRINTS

Croydon was at the forefront of the first industrial revolution, home to the first airport and the first public train station. Join us as CR2 leads the fourth industrial revolution – in sustainability.

CR2 represents a revolution in sustainable warehouse design. The site provides maximum solar PV on the roof and battery infrastructure for energy independence, reducing occupier costs and carbon footprint.

100% EVC

Powered by electricity and has EV charging points for 50% of the site's parking spaces, CR1 also delivers an energy saving cost equivalent to £1.50 per sq ft.

MAXIMUM PV SOLAR

Rooftop solar panels provide maximum opportunity to create solar power for the building.

BATTERY STORAGE

To maximise on the solar power created, batteries are provided to store electricity to use when needed, reducing reliance on the National Grid. Battery ready only.

CARBON NEUTRAL BUILD

By focussing on the materials used and with the support of carbon offsetting, we have made our construction carbon neutral.

ENERGY EFFICIENT LED LIGHTING

Installed throughout the building to uphold sustainability standards and keep operation costs low.

SMART METERING

Using the latest technology to help occupiers keep track of energy bills and ensure accuracy.

RAINWATER HARVESTING

Collecting rainwater from the roof and providing the storage to enable re-use.

HEAT RECOVERY

An energy recovery ventilation system that uses an air-to-air heat exchanger, which recovers wasted heat while at the same time supplying fresh, highly-filtered air.

SOCIALLY RESPONSIBLE SUPPLY CHAIN

We ensure all our supply chain meet high standards, both in their level of work and their responsible operations.

DESIGNED AROUND **EMPLOYEE WELLBEING**



CR1 Office

DESIGNED AROUND EMPLOYEE WELLBEING

AIR CONDITIONING

CR2

Attracting and maintaining a skilled labour force is vital in today's competitive market. CR2 provides the best interior design, providing a light, comfortable environment for employee wellbeing, with modernized and spacious warehouse space alongside office facilities matched to Central London standards.

LIFT ACCESS

BIKE STORAGE

EXCELLENT TRANSPORT LINKS

FEATURES

SERVICES

- 850 kVA total incoming power
- A new incoming cold water mains supply connection shall be provided and associated cold-water storage tank/booster pump set. Leak detection/consumption monitoring shall also be provided.

BIODIVERSITY AND PLANTING

- Landscape designed to maintain existing established on plot trees and ecology
- Additional planting in the form of extra heavy rootballed trees – species Acer Capestre and Carpinus betulus ‘Frans Fontaine
- PROPOSED MULTI-STEM TREES (Tree pit to be constructed using cellular rooting system) 3.5-4.0m height 5x transplanted Rootballed Betula albosinensis River birch
- PROPOSED ORNAMENTAL SHRUB PLANTING
  - Cornus alba ‘Sibirica’
  - Photinia fraseri ‘Red Robin’
  - Sambucus nigra ‘Aurea’
  - Viburnum tinus ‘Eve Price’

WELLBEING

- Shower/ welfare facilities at ground floor with provision for future fit-out within the undercroft
- Cycle shelter provision to provide security and protection for bicycles with a safe pedestrian route between warehouse/office areas. The shelters contain eco-habitats and green living roofs

EXTERNAL AREA OVERVIEW

- 36m yard
- 3 HGV parking bays (inclusive of the docked loading bay positions)
- 26 car parking spaces (inc. 4no. accessible)
- All car parking spaces 100% electric

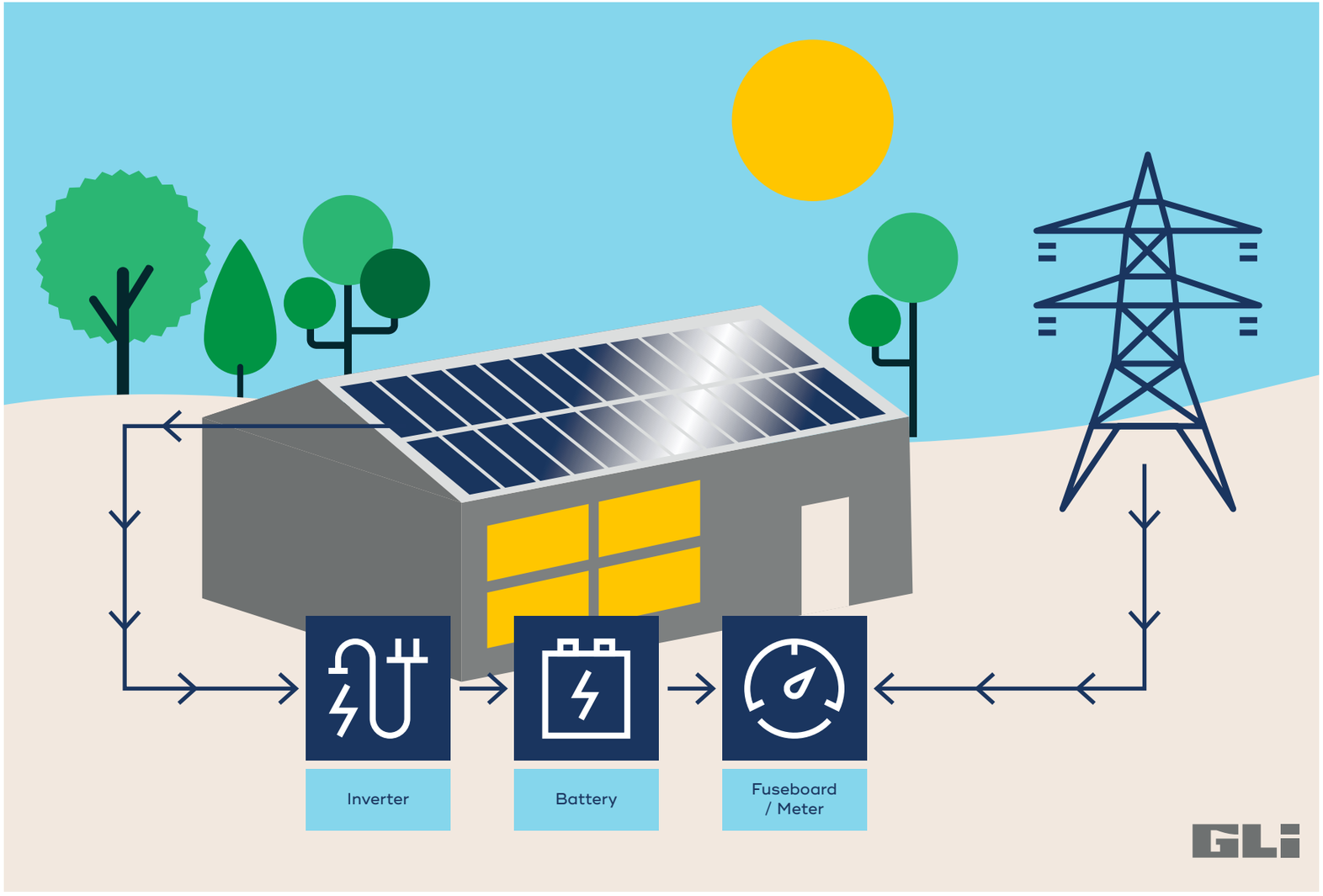
FEATURES

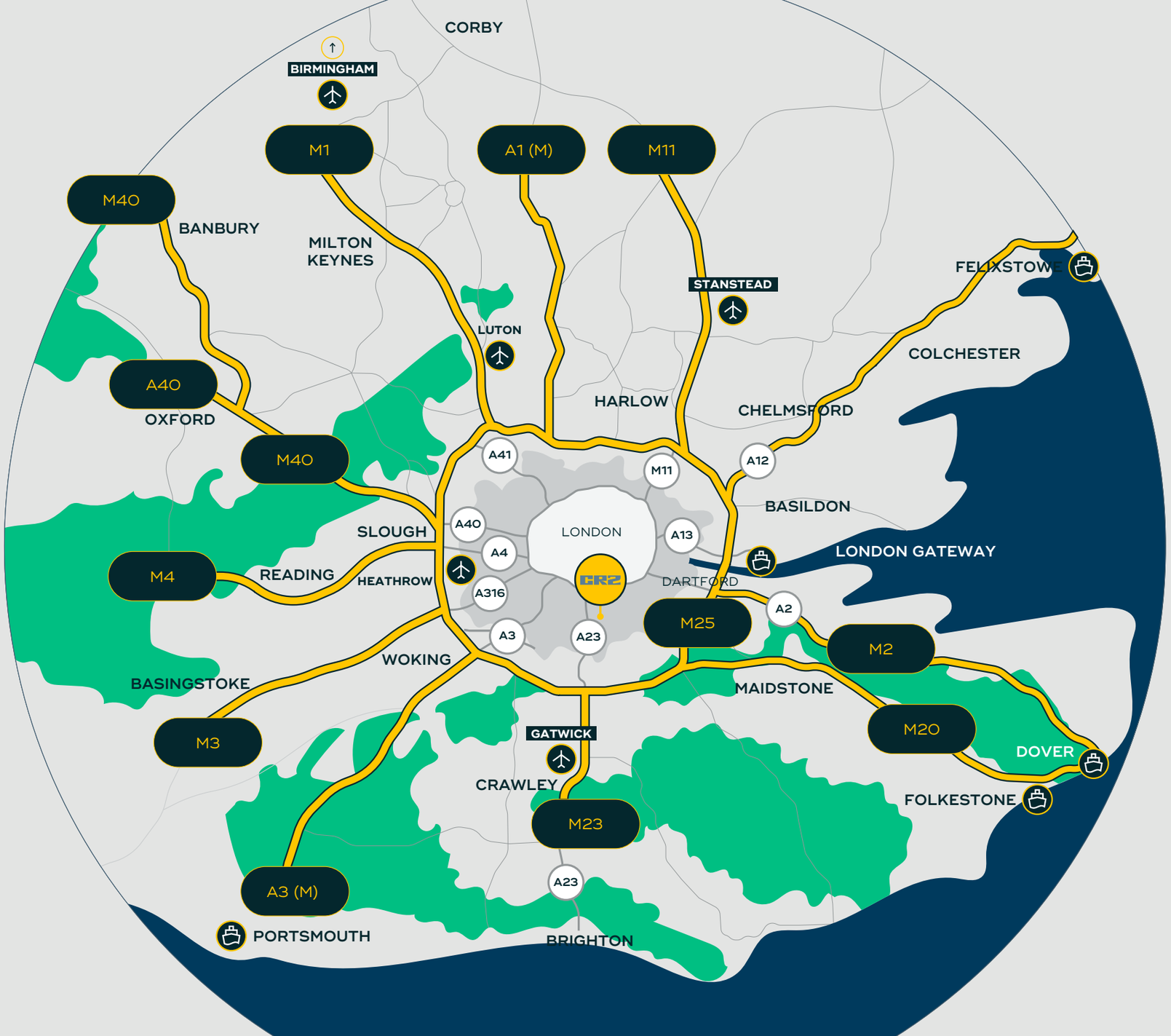
CR2 is designed with maximum rooftop photovoltaic (solar panel) coverage, and also battery storage to ensure energy resilience and occupier cost savings. Full details on application.

387kWP Photovoltaic (solar panel) maximising content on the roof coverage

Battery ready for 60kW inverter and 67kWh battery system

120kW system c/w 134kWh battery and uplift in terms of battery storage per 67kWh





CROYDON **BIG INDUSTRY**

CR2 is ideally located within Croydon, a dynamic and growing industrial and logistics hub. The area boasts 360-degree coverage across London and the South, with fast access to national transport networks and a strong labour pool.

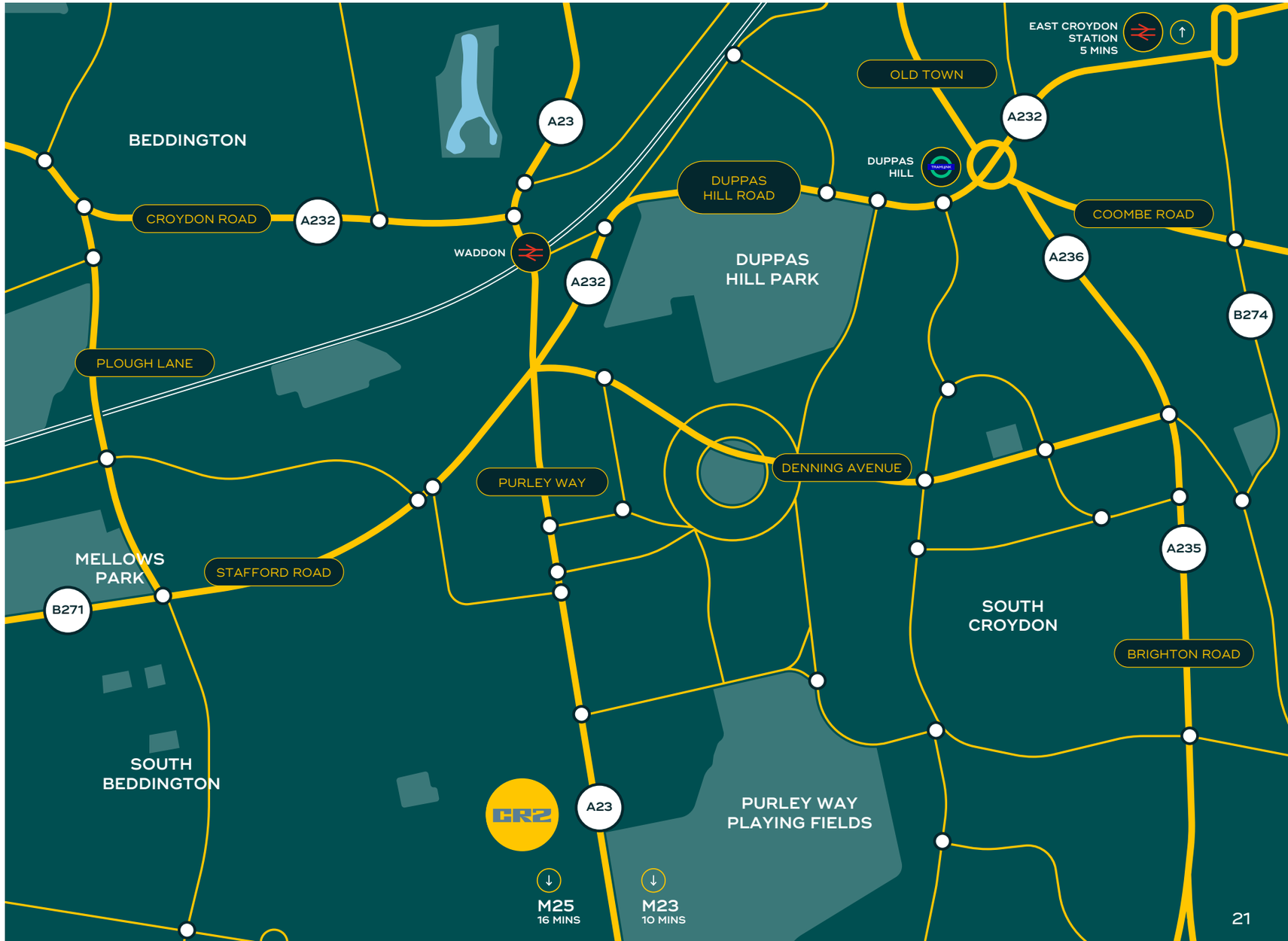
CROYDON
FUTURE THINKING

A modern location for a modern business. Croydon provides the ideal infrastructure for employers and employees in the 21st Century.

Drive times*

CITY CENTRE	7
MITCHAM	20
BROMLEY	25
GATWICK	25
EPSOM	25
LEATHERHEAD	30
CLAPHAM	40

*Times from Google maps



TRAVEL
HIGH SPEED

Times from East Croydon Station



Connections matter. Speed matters. East Croydon Station is 15 minutes from the centre of London with frequent trains to London, Cambridge and the South.

The Purley Way is within minutes of the M25 with easy access to London Gatwick and London Heathrow Airports.

The Croydon tramline also connects the area to Wimbledon and Beckenham, enabling a large pool of employees easy access to the site.

MOTORWAY

High-speed road connection to the UK Motorway network via the M23 (10 miles) and the M25 (16 miles).

AIRPORT

Freight and passengers can take to the skies from Gatwick Airport (18 miles).

RAIL

Excellent rail connectivity from Waddon station (5 mins) and East Croydon station (10 mins)

TRANSPORT

BUSES

0.3 MILES — **154 STOP EL**

THE CHASE +3 STAFFORD GARDENS +1 WADDON LEISURE CENTRE/ FIVEWAYS +2 WADDON STATION +6 DAVENANT ROAD +6 PARK LANE/ FAIRFIELD HALLS +1 WHITGIFT CENTRE +3 WEST CROYDON BUS STATION

0.4 MILES — **119 STOP NG**

COLDHARBOUR ROAD +7 CROYDON BOWLING +12 EAST CROYDON STATION +2 SANDILANDS TRAM STOP +25 BETHLEM ROYAL HOSPITAL +27 HAYES STATION +11 BROMLEY SOUTH STATION +7 BROMLEY NORTH STATION

OVERGROUND

1.6 MILES

WEST CROYDON +13 SYDENHAM +10 NEW CROSS GATE +6 CANADA WATER +7 WHITECHAPEL +2 SHOREDITCH HIGH STREET +6 DALSTON JUNCTION +4 HIGHBURY & ISLINGTON

WEST CROYDON +7 NORWOOD JUNCTION +4 CRYSTAL PALACE +2 STREATHAM HILL +4 BALHAM +5 CLAPHAM JUNCTION +4 BATTERSEA PARK +4 LONDON VICTORIA

TRAIN

1.9 MILES

EAST CROYDON +9 CLAPHAM JUNCTION +8 LONDON VICTORIA

EAST CROYDON +12 LONDON BRIDGE +5 LONDON BLACKFRIARS

TRAMLINK

1.2 MILES

WIMBLEDON +30 MITCHAM JUNCTION +16 WEST CROYDON +10 EAST CROYDON +7 SANDILANDS +10 BLACKHORSE LANE +23 BECKENHAM JUNCTION

GLI CROYDON

CR2

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PATRIZIA

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