GLI
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

GLi Mitcham Park
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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

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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
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

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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

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HOWDENS
HSS Hire
YODEL
zafron foods
HOVIS
carclo
Milk & More

WIMBLEDON

Goat Road

MITCHAM JUNCTION
National rail and Tram

A237

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 Carlco



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)

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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



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ATTRACT AND RETAIN TALENT

MODERN, SUSTAINABLE WORKPLACE

EXCELLENT NATURAL LIGHT improving wellbeing

EV CHARGING FOR STAFF VEHICLES

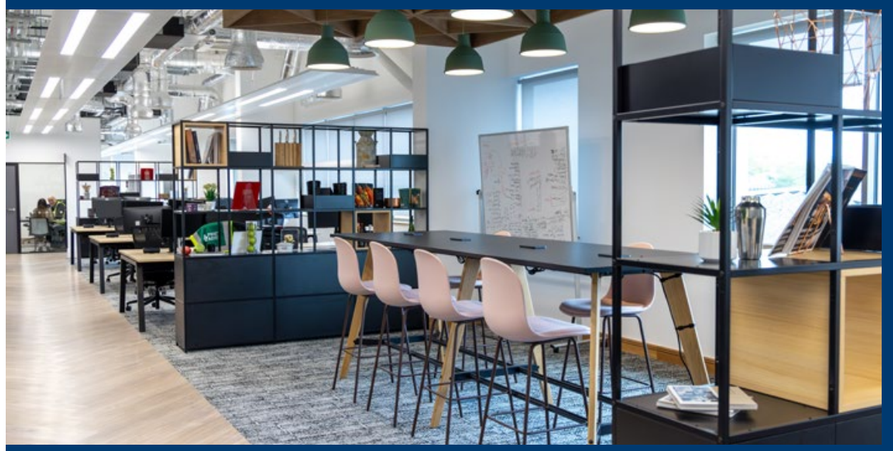
EASY PUBLIC TRANSPORT ACCESS

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.

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50% MORE STORAGE THAN STANDARD WAREHOUSES

THE MITCHAM ADVANTAGE:

Local average:
6m eaves

Mitcham Park:
10–12m eaves

IDEAL FOR:

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

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

* Illustrative of Unit 1

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**

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GLi MITCHAM PARK

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