JOIN THE CROYDON REVOLUTION

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



3 Queensway Croydon CR0 4BD
what3words ///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 107,001 SQ FT

*Details available on request

CROYDON IS CONNECTED

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



CR1. GLi Croydon

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/M²
FLOOR LOADING

N **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**

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

OPPORTUNITY TO COMBINE WITH CR2 FOR TOTAL 107,001 SQ FT
Available Now

OPPORTUNITY TO EXPAND

Opportunity to combine units CR1 and CR2 to increase capacity. This will create a total of 107,001 sq ft.

CR1. GLi Croydon

CR1
53,043 SQ FT

+

CR2
53,958 SQ FT

=

107,001 SQ FT

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

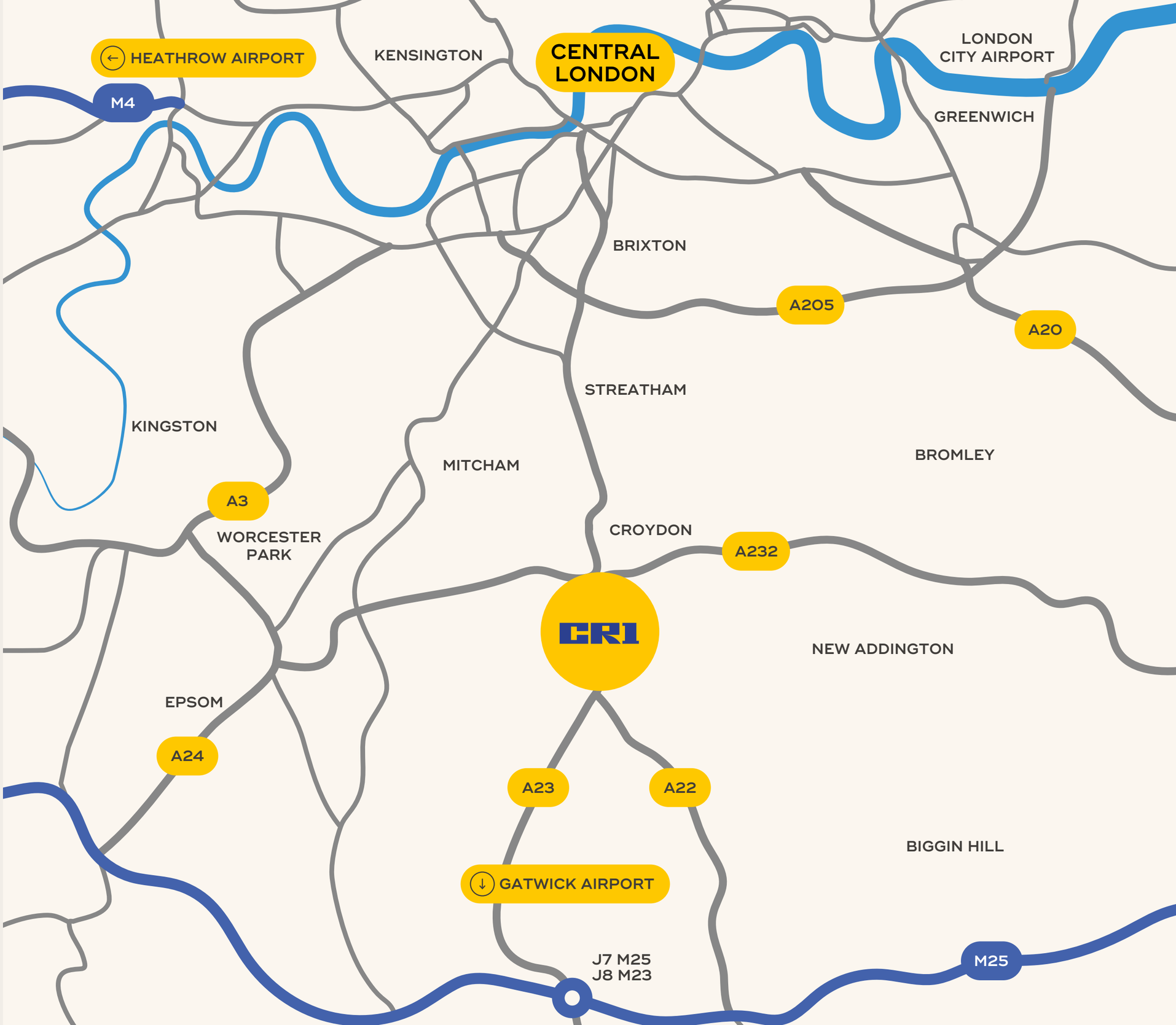
CROYDON BY ROAD

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

1.5 MILES

EAST CROYDON +9 CLAPHAM JUNCTION +8 LONDON VICTORIA

SOUTHERN

0.6 MILES

WADDON +4 WEST CROYDON +7 NORWOOD JUNCTION +4 CRYSTAL PALACE +11 CLAPHAM JUNCTION +8 LONDON VICTORIA

0.6 MILES

WADDON +4 WEST CROYDON +7 NORWOOD JUNCTION +12 LONDON BRIGE

WINDRUSH LINE

1.6 MILES

WEST CROYDON +23 NEW CROSS GATE +6 CANADA WATER +7 WHITECHAPEL +12 HIGHBURY & ISLINGTON

TRAMLINK

WIMBLEDON +30 MITCHAM JUNCTION +16 WEST CROYDON +10 EAST CROYDON +40 BECKENHAM JUNCTION

BUSES

0.3 MILES 154 STOP EL

WADDON LEISURE CENTRE/ FIVEWAYS +4 WADDON STATION +2 PARK LANE/ FAIRFIELD HALLS +12 WHITGIFT CENTRE +1 WEST CROYDON BUS STATION +3

0.4 MILES 119 STOP NG

EAST CROYDON STATION +19 SANDILANDS TRAM STOP +2 BROMLEY SOUTH STATION +38 BROMLEY NORTH STATION +2 +7

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. GLi Croydon

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

GLi CROYDON

CR1

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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