

CR1

**JOIN THE NEXT
INDUSTRIAL
REVOLUTION
CROYDON**



3 Queensway Croydon CRO 4BD

CR1 52,605 SQ FT
Available Q4 2024

AVAILABLE Q4 2024 PRIME SUSTAINABLE URBAN WAREHOUSE



52,605 SQ FT
1-3 Queensway Croydon CRO 4BD

BREEAM
Target
Excellent


Maximum
PV solar


Battery storage
for resilience


100% Electric

**OPPORTUNITY TO COMBINE
WITH CR2 FOR TOTAL
107,770 SQ FT**
Available Q4 2024

A SIZEABLE CHANGE

CR1 is leading the next industrial revolution in Croydon offering the maximum in sustainability solutions by developing ultra-efficient, 100% electric warehousing.

CR1 is ideally located within the Croydon market, boasting extensive coverage across London and the south by road and rail.

Maximum rooftop PV and battery storage installed as standard can help reduce occupier energy bills by the equivalent of £1.50 per sq ft.*

12m minimum clear height offers exceptional volume, with the opportunity to add a mezzanine floor, making CR1 perfect for companies seeking flexibility and growth.

*contact us for details



Secure serviced yard



52,605 sq ft

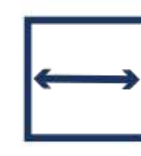
Opportunity to combine with CR2 for total 107,770 sq ft
Available Q4 2024



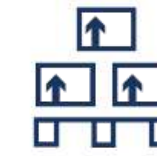
12m minimum clear height



Total power 850 KVA



37m yard depth



Floor loading 50KN/M2



Designed for logistics

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.

Companies already in Croydon include Digital Realty, DHL, Day Lewis, Evri, PF Whitehead, Oddbox, Peloton and Tropic Skincare.

30 minute drive:*



Population
1.75 million



Households
716,000



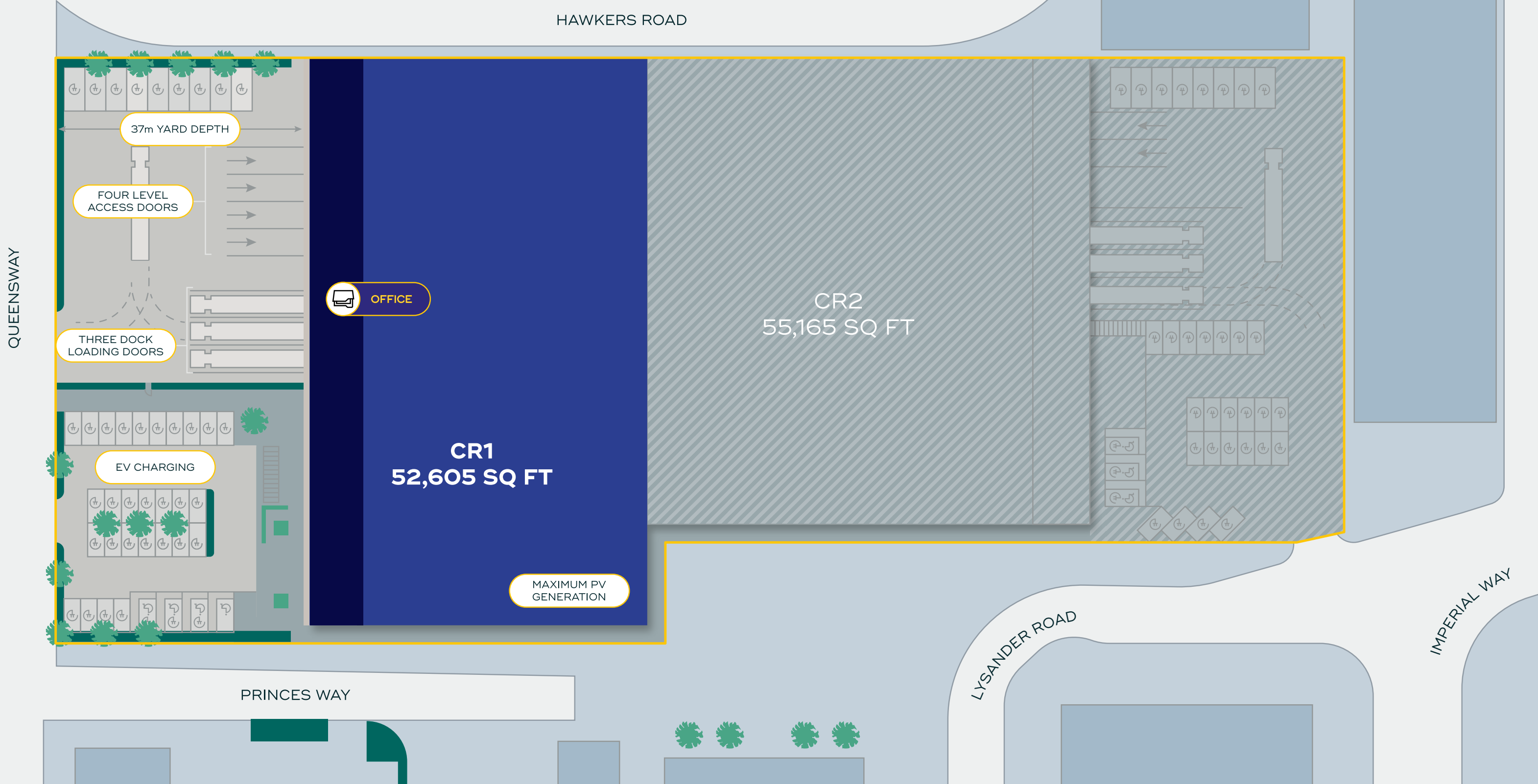
Employees
750,000



Average Annual Income
per annum
49k

*Based on CBRE data





CR1	SQ FT	SQ M
WAREHOUSE	44,995	4,180
OFFICE FIRST FLOOR	5,575	518
OFFICE CORE	2,035	189
TOTAL AREA	52,605	4,887

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

LEVEL ACCESS DOORS	4	YARD DEPTH	37
DOCK LOADING DOORS	3	CYCLE STORAGE	12
CAR PARKING (100% EV)	32	FLOOR LOADING	50KN/M2
VAN PARKING (100% EV)	9	TOTAL POWER	850KVA

N **NOT TO SCALE**
Indicative only

PALLET LOADING

CR1 has **12m minimum clear height** providing even more flexibility. Racks can rise higher, or occupiers can add mezzanines to add value and floor space.

There is also the opportunity to combine with CR2 for total 107,770 sq ft.



VNA (Very Narrow Aisle)
Maximum count
5,664



WA (Wide Aisle)
Total maximum count
4,080

REVOLUTION IN FLEXIBILITY

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)

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