

**m11**

**SIMPLY  
GREATER**

Goat Road, Mitcham  
CR4 4HQ

**SEVEN  
ULTRA PRIME  
SUSTAINABLE  
WAREHOUSES  
AVAILABLE 2025**





>  
**SIMPLY  
 GREATER  
 FOR  
 MITCHAM**



100% Electric

**BREEAM**

Target Excellent



EPC A+



EV charging



Maximum PV solar

**25,000 –  
 300,000 SQ FT**  
 AVAILABLE 2025





# > SIMPLY GREATER FOR YOUR BUSINESS

Ideally located for industrial and logistics businesses of the future, MI1 is situated in a prime location for those serving customers in Croydon, London and the southeast.

**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).



DRAKE ROAD

ARNEY'S LANE

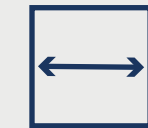
CARSHALTON ROAD

GOAT ROAD



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
<b>TOTAL AREA</b>	<b>302,335</b>	<b>28,089</b>

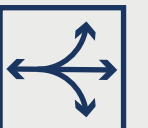
All areas are approximate and calculated on a gross external basis (GEA)



30 - 45m  
Yard depths



10 - 12m  
minimum  
clear height



360°  
Lorry turning



## GLI.LONDON

### CBRE

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