



AFFINITY X

AFFINITY Y

AFFINITY Y 22,663 sq ft

CROYDON | CRO 4TB

A Grade A industrial/logistics scheme strategically located on Beddington Lane.
Available Immediately

NEW INDUSTRIAL / LOGISTICS SCHEME

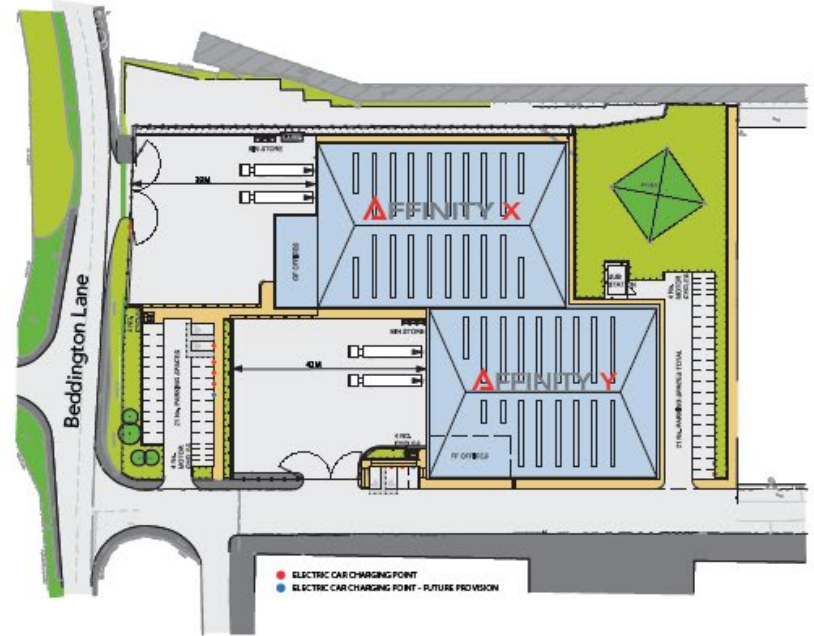
Affinity is a new speculative warehouse/industrial scheme which is now ready for immediate occupation. The area is an established commercial location combining warehousing and retail uses.

Occupiers in the area include Kuehne + Nagel, Asda, Ikea, UPS, DHL, B&Q, Wickes and DPD. The scheme is directly accessed from the B272, Beddington Lane, a busy thoroughfare and one of the main north - south arterial routes in Croydon / South London.

Affinity Y	sq m (GEA)	sq ft (GEA)	BREAAAM Excellent	Power Unit 150 kVA	Power Unit 170 kVA	Yard depth (m)	Clear height (m)	Level access doors	50kN/sq m floor load	15% roof lights	Cat A Office fit out	Designated Yard	Landscaped Environment	Air Conditioning
Warehouse	1,879.4	20,230	✓	✓		8	2	✓	✓	✓	✓	✓	✓	
Offices	226	2,433	✓								✓			✓
Total	2,105.4	22,663				42								

Approx GEA

Ability to increase power supply





UNRIVALLED LOCATION

AVAILABLE IMMEDIATELY

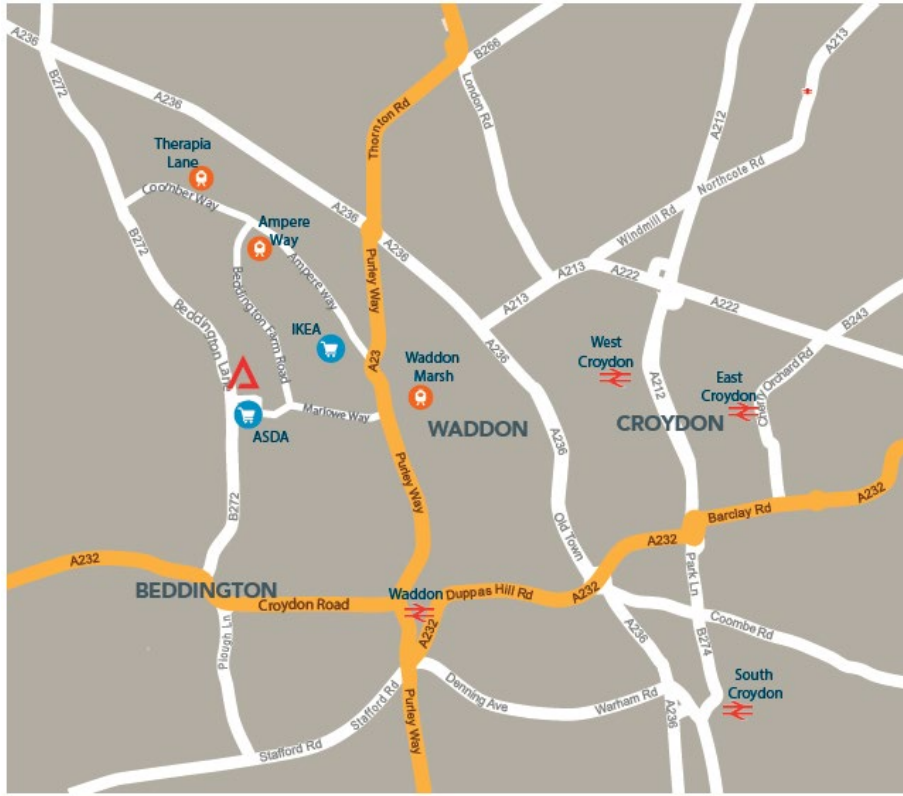


The average gross weekly pay for Croydon/Sutton is 17% cheaper than the London average (source:ONS)



Higher than average working population of 76.9% compared to the London Average of 66% (source:ONS)





[//square.forml.bunk](http://square.forml.bunk)

SAT NAV: CRO 4TB

Central London	11.8 miles
West Croydon Station	2.3 miles
East Croydon Station	2.4 miles
M25 J7	12.6 miles
Heathrow Airport	22.5 miles
Gatwick Airport	19.3 miles

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