

Prologis Park Beddington, Croydon

CR0 4TE //space.dots.give



**Industrial & logistics units
from 15,000 to 46,000 sq ft**

Available now



Designed with your business in mind



Simon Perks
Director – Capital Deployment & Leasing



If your business wants a building in the right location, easily accessible for employees and designed to help you reduce costs and increase efficiency, then Prologis Park Beddington is the place to be.

For all the right reasons

The place to be for industrial
and logistics in south London.



Location

With prominent roadside frontage ideal for trade counter use, Prologis Park Beddington is just a three-minute walk from Beddington Lane tram stop and offers access to a total population of 2 million with over 775,000 skilled workers within 30 minutes.



Cost savings

The units benefit from an EPC A+ rating and solar PV installations that can deliver c. £0.91 per sq ft in annual savings. With an enhanced warehouse fit-out, customers are able to save further costs and time.



Flexibility

Customers can benefit from the 'One Prologis' approach, offering support to flex and evolve their business operations through occupation and beyond.



For the perfect location



Perfect location

Strategically located to best serve south and Central London



10 miles

To the M25 (J7) and 10.5 miles to Central London



2 million

Population in Croydon



A well established, managed and sustainable development that is strategically positioned to access major transport routes. Prologis Park Beddington really is a fantastic place to work.

Sam Ramanan, Managing Director of Easyshipping

Easyshipping
Removals & Storage

For access to labour

Croydon and Sutton has an ideal labour pool for the logistics sector.

We know that people make your business what it is and that attracting and retaining those people is important to you.

The quality of the buildings and Park environment will also aid staff retention by helping to make your business a great place to work.



Beddington Lane tram stop just a 3 minute walk



Skilled labour force of 775,000 within a 30 minute drive



Average annual income per annum £49k





DC6 46,874 sq ft

WAREHOUSE	MEZZANINE	FIRST FLOOR OFFICE	SUB TOTAL
36,454 sq ft (3,387 sq m)	4,448 sq ft (413 sq m)	5,972 sq ft (555 sq m)	46,874 sq ft (4,355 sq m)

- 12.5M EAVES HEIGHT
- 3 LEVEL ACCESS DOORS
- 2 DOCK DOORS
- 273 KVA POWER
- 35 CAR PARKING SPACES
- 7 EV CHARGERS

DC7 15,462 sq ft

WAREHOUSE	MEZZANINE	FIRST FLOOR OFFICE	SUB TOTAL
11,579 sq ft (1,076 sq m)	1,957 sq ft (182 sq m)	1,926 sq ft (179 sq m)	15,462 sq ft (1,436 sq m)

- 10M EAVES HEIGHT
- 1 LEVEL ACCESS DOOR
- 127 KVA POWER
- 11 CAR PARKING SPACES
- 2 EV CHARGERS

DC5a and DC5b can be combined to create a 33,479 sq ft unit:

DC5a 16,256 sq ft

WAREHOUSE	FIRST FLOOR OFFICE	SUB TOTAL
13,591 sq ft (1,263 sq m)	2,665 sq ft (248 sq m)	16,256 sq ft (1,510 sq ft)

- 6M EAVES HEIGHT
- 3 LEVEL ACCESS DOORS
- 150 KVA POWER
- 13 CAR PARKING SPACES
- 3 EV CHARGERS

DC5b 17,223 sq ft

WAREHOUSE	FIRST FLOOR OFFICE	SUB TOTAL
13,992 sq ft (1,300 sq m)	3,231 sq ft (300 sq m)	17,223 sq ft (1,600 sq m)

- 6M EAVES HEIGHT
- 3 LEVEL ACCESS DOORS
- 156 KVA POWER
- 15 CAR PARKING SPACES
- 3 EV CHARGERS

For an operational advantage

A solar PV array installed as standard on each unit to ensure that an **EPC A+ rating** is achieved.



Year 1 energy savings per unit*:

DC5a	DC5b	DC6	DC7
£14,000	£15,600	£40,200	£17,000

*Based on a customer using 80% of the unit's kWp capacity. Assuming grid energy price of £0.30 per kWh.



Roofs designed with capacity for additional PV



Enhanced warehouse fit-out (LED and fire alarm) with cost and time saving – equivalent to c. 1.5 months rent free



BREEAM Outstanding



Excellent car parking ratio of 1:1276 sq ft (average across 4 units)



Warehouse elevation to yard ratio of 78% (average across 4 units)

For maximum flexibility

Whether its extra warehouse space, increasing the office size or adding in additional function areas – the **mezzanines at DC6 and DC7** will provide your business with maximum flexibility and potential to grow.

Additional space to use however you need:

- + Offices
- + Pick and pack
- + Gym
- + Welfare
- + Storage

DC6



6m mezzanine clear height



15kN/m² mezzanine floor loading



4m mezzanine clear height



10kN/m² mezzanine floor loading

DC7



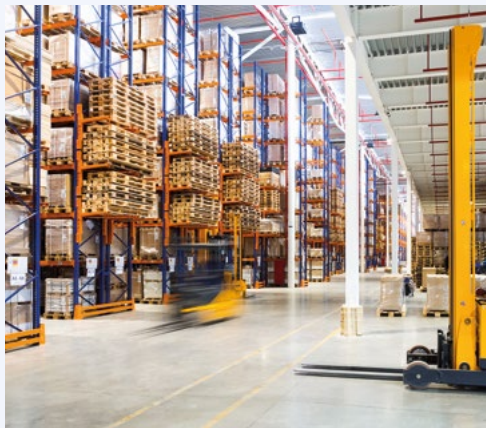
Prologis Essentials

Making Fulfillment Better



For more information, please visit prologis.co.uk/Essentials

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.



Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions



Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy



Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging

Meet Your Essentials Solutions Manager



"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock

For a wealth of wellbeing



Milena Blair
Real Estate & Customer
Experience Manager



I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

PARKlife™

We know you want to be free to look after the things that matter most. That's why, when you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and the option of Park Services designed to make life easier for you. Our team will help you take care of business and maintain your competitive advantage.



Green
Travel Plan



Maintained
Landscaping



Maintained
Park Drainage



Park
Signage



Customer
Estate Meetings



Litter
Picking



On-site
Parking Controls



Dedicated
CCTV



On-Site
Security Patrols



Community
Liaison



Maintained
Private Roads



Snow Clearance /
Road Gritting

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Terms

Available on leasehold terms on a full repairing and insuring basis.
Please contact the joint sole agents for further details.

All enquiries



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About Prologis

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit: prologis.co.uk

prologis.co.uk/PPB

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