

Prologis
Park
Beddington
Croydon



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

Available Q1 2025



Designed with your business in mind



Simon Perks
Director – Capital Deployment & Leasing



Prologis Park Beddington is an established industrial and logistics park located in a densely populated area of South London. The Park's second phase of development delivers four units of varying sizes and options, suitable for a range of business uses. 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.

The second phase of Prologis Park Beddington is an industrial and logistics scheme, with 4 units available from 15,000 to 46,000 sq ft.

Available Q1 2025, the buildings boast an EPC A+ rating with solar PV included – generating an average saving of up to c. £15k per year*.

*Based on an average solar array of 75 kWp. Based on a customer using 80% of the 75 kWp. Assuming grid energy price of £0.30 per kWh.



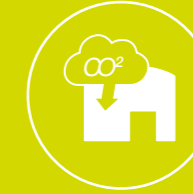
For maximum flexibility

Prologis Park Beddington offers flexible industrial / logistics space to suit a range of business uses.



For design excellence

Enhanced design aesthetics and functionality driven through innovation.



For support in your Net Zero journey

All units will be Net Zero Carbon in construction and operation, helping you reach your Net Zero goals.



For a wealth of wellbeing

Access to a range of park services via the dedicated Prologis Property Management Team.



For an operational advantage

Easy to reach by public transport with Beddington Lane tram stop only a 3 minute walk away.



For access to labour

Access to a skilled labour force of over 775,000*. Ideally situated providing easy access to the M25 J7 (5.7 miles) and to Central London (10.5 miles).

*Source: Savills



For the perfect location

Beddington Lane is home to a number of the world's largest logistics operators for a reason.

Prologis Park Beddington is a prominent and established industrial and logistics park, now into its second phase of development. Strategically located in a densely populated area of South London, with Central London 10 miles to the north and the M25 10 miles to the south, the Park provides excellent accessibility. Furthermore, Beddington Lane tram stop (only a three minute walk away) provides fast access to an excellent local labour pool as well as the primary retail and leisure services that Croydon town centre has to offer.

For your unique business needs...

Prologis has designed each building with you in mind and can tailor our offering as required.

We realise that every business is unique and will have different requirements for space and services. That's why, at Prologis Park Beddington, we offer unit sizes and options suitable for a range of business uses, from last mile logistics to food production and manufacturing. Whatever the size or nature of your business, we've designed each unit with you in mind and can tailor our offering to your business needs.

50kN

50kN/m² floor loading

24/7 access

24/7 access



Self-contained with gated access (units DC6 and DC7)



Rooftop solar PV



...with options from 15,295 to 46,520 sq ft

DC5a and DC5b are able to be combined:

| DC5a 16,165 sq ft | | | | DC5b 17,125 sq ft | | | |
|---------------------------|------------------------|------------------------|----------------------------|---------------------------|------------------------|------------------------|---------------------------|
| WAREHOUSE | MEZZANINE | FIRST FLOOR OFFICE | SUB TOTAL | WAREHOUSE | MEZZANINE | FIRST FLOOR OFFICE | SUB TOTAL |
| 13,540 sq ft (1,258 sq m) | N/A | 2,625 sq ft (244 sq m) | 16,165 sq ft (1,502 sq ft) | 13,940 sq ft (1,295 sq m) | N/A | 3,185 sq ft (296 sq m) | 17,125 sq ft (1,591 sq m) |
| 6m EAVES HEIGHT | 3 LEVEL ACCESS DOORS | 150 KVA POWER | 13 CAR PARKING SPACES | 3 EV CHARGERS | 6m EAVES HEIGHT | 3 LEVEL ACCESS DOORS | 156 KVA POWER |
| x3 | x13 | x3 | x15 | x3 | x3 | x15 | x3 |
| DC6 46,520 sq ft | | | | DC7 15,295 sq ft | | | |
| WAREHOUSE | MEZZANINE | FIRST FLOOR OFFICE | SUB TOTAL | WAREHOUSE | MEZZANINE | FIRST FLOOR OFFICE | SUB TOTAL |
| 36,285 sq ft (3,371 sq m) | 4,390 sq ft (408 sq m) | 5,845 sq ft (543 sq m) | 46,520 sq ft (4,322 sq m) | 11,475 sq ft (1,066 sq m) | 1,940 sq ft (180 sq m) | 1,880 sq ft (175 sq m) | 15,295 sq ft (1,421 sq m) |
| 12.5M EAVES HEIGHT | 3 LEVEL ACCESS DOORS | 2 DOCK DOORS | 273 KVA POWER | 35 CAR PARKING SPACES | 7 EV CHARGERS | 10M EAVES HEIGHT | 1 LEVEL ACCESS DOOR |
| x3 | x2 | x35 | x7 | x11 | x2 | x1 | x1 |

All unit sizes are displayed in GEA

For maximum flexibility

From additional warehouse space to grow-on room, the mezzanines at DC6 and DC7 can provide what you need.

DC6 and DC7 feature a mezzanine situated above the access doors, providing your business with maximum flexibility and potential to grow. The space can be used however you need – whether it's providing extra warehouse space, increasing the office size or adding an additional function area.

The DC7 mezzanine has direct access to the office area on the same floor, enabling a cohesive flow between different areas.



DC6



6m mezzanine clear height



15kN/m² mezzanine floor loading

DC7



4m mezzanine clear height



10kN/m² mezzanine floor loading



DC7 mezzanine

For design excellence

Prologis, a market leader in industrial logistics property.

As high-specification builds become more commonplace within modern distribution centres, pushing the boundaries in terms of customer-centric design is becoming more important than ever before. Staying ahead and remaining a leader means ensuring that our products are constantly evolving.

In a bid to continually push for the highest construction standards, Prologis are driving innovation that truly exemplifies sustainable development methods and processes. Focusing on enhanced design aesthetics as well as functionality has led to space-making details becoming our norm. This focus elevates our warehouses from spaces that are purely used for work, to ones that can be enjoyed by employees too.

Incorporating the specific needs of our customers, from requests such as for more natural light and restroom facilities, with market leading Net Zero construction methods, means our buildings have set a new standard in the Industrial & Logistics sector.



Office LED lighting

Smart LED lighting in the offices ensures only active areas are lit when required, helping to reduce energy consumption.



Rainwater harvesting

Helping to reduce the use of non-potable mains water, recycling natural rainwater.



15% roof lighting

Rooflights maximise natural light, and reduce the need for artificial lighting.



All electric building

All electric building allows for zero carbon operation.



Smart metering

Management of utility consumption and access to financial data.



Grade A offices with cooling

Office spaces include temperature control technology, promoting increased comfort for employees.



For support in your Net Zero journey

All units at Prologis Park Beddington are being constructed with the **future in mind**, ensuring that unnecessary energy usage is avoided.

To add to the sustainable provision, solar PV is installed as standard on all units to ensure an EPC rating of A+.

Every unit will be 'Net Zero Carbon in Construction' when considered against the UKGBC Framework for Net Zero Carbon Buildings.

Prologis is the first industrial property company in the UK to measure, reduce and mitigate 100% of the embodied carbon in our buildings and feel that we should play our part to bring the benefits of sustainability to our customers, the local community and beyond.

Once complete, the new units will support the delivery of c. 270 jobs, creating significant social value in the local area.



Net Zero in construction and operation



BREEAM Excellent



EPC A+



Solar array



Cycle provision



EV charging

COOL EARTH

To make a real difference and ensure we play our part in reducing carbon emissions for the long-term, we mitigate five times the unavoidable embodied carbon emissions in our buildings. We do this by working with Cool Earth, a charity that works with local people to halt deforestation and climate change.

Prologis Park Beddington Phase 2 has protected 256 acres – equivalent to 143 Wembley pitches.

18,087
ACRES OF RAINFOREST
PROLOGIS UK HAS
PROTECTED TO DATE

For a wealth of wellbeing



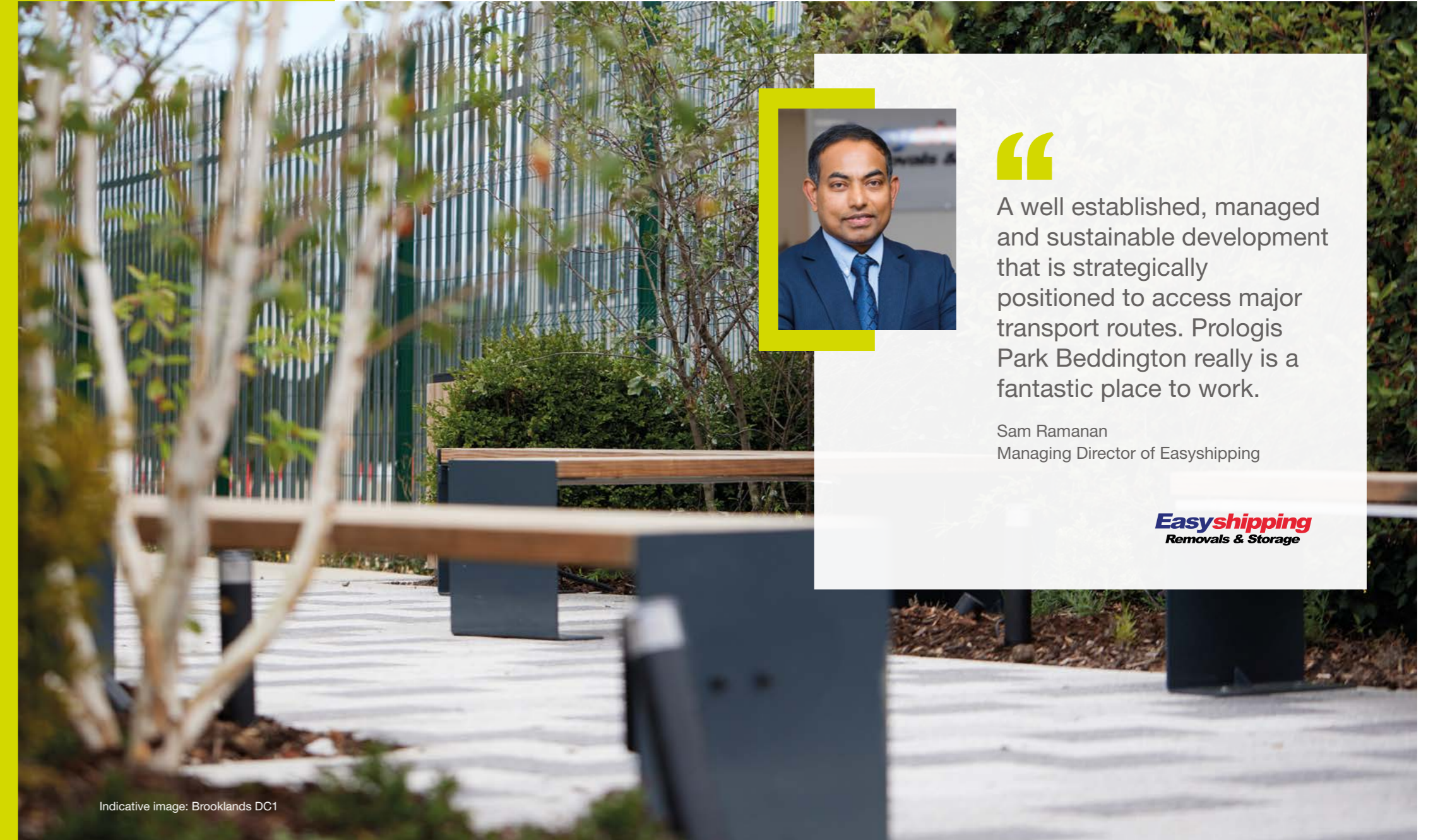
Milena Blair
Real Estate & Customer
Experience Manager

“ 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



“ 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



Indicative image: Brooklands DC1

For easy set up and smooth operations



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

It's about keeping it simple. We believe that the right location, with the right end-to-end operations, energy, sustainability, mobility and workforce solutions gives you strategic advantage, helping to transform today's logistics challenges into opportunities for your business.

Built around customer care, the Essentials platform applies scalable business value and a full-service approach to your business' everyday needs, whether you lease a Prologis building or not.



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 – Essentials Solutions Manager



Operations

A streamlined warehouse setup, from facility arrangement and material handling to intelligent warehouse management.



Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage an upskilled workforce and top-tier talent that grows alongside you.



For an operational advantage

A solar PV array will be installed as standard for every unit to ensure it reaches an EPC A+ rating.

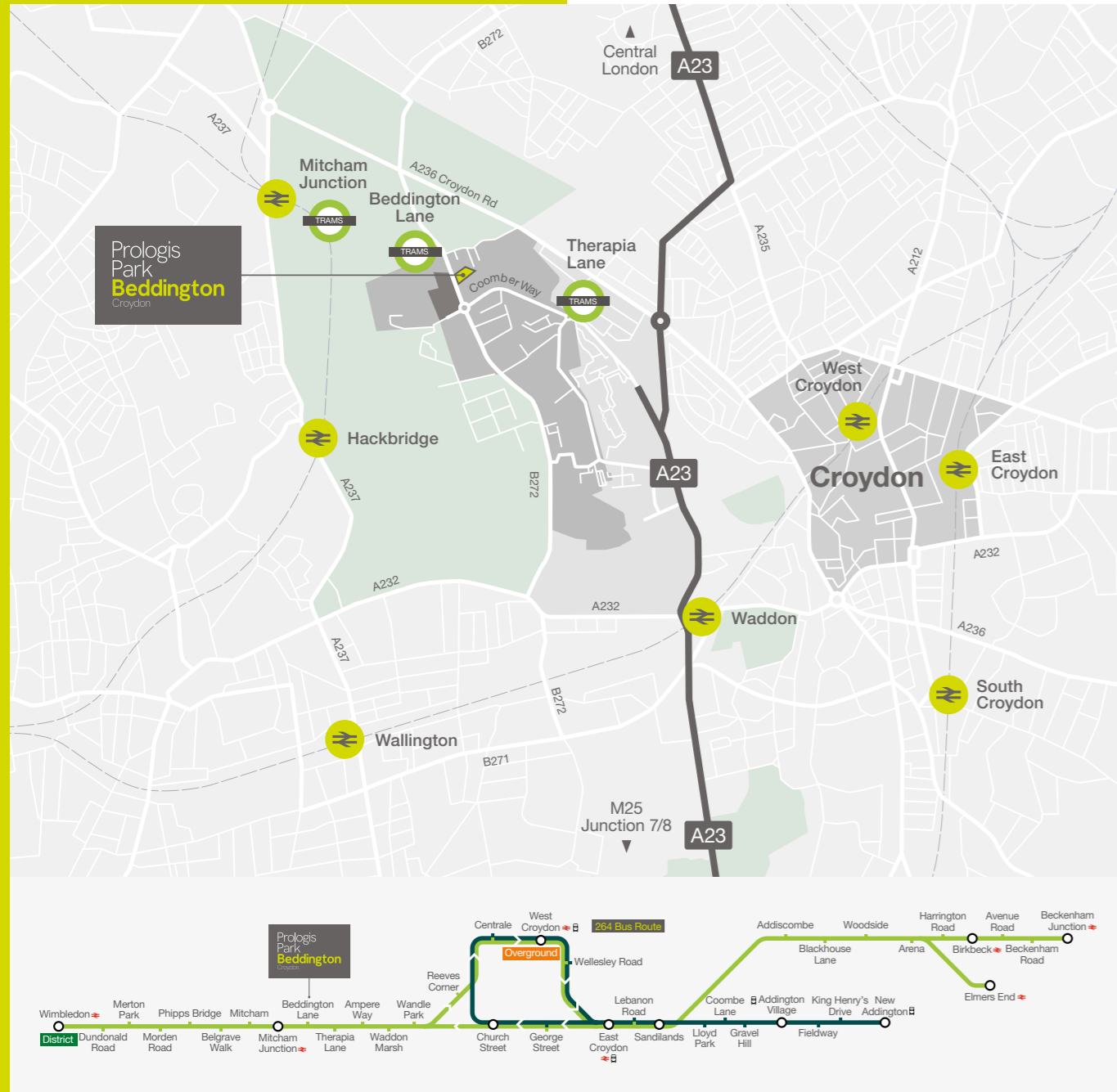
This means that the unit will use minimal energy to operate, resulting in reduced energy costs and a smaller carbon footprint. This will make each unit Net Zero Carbon in Operation for Regulated Energy. Each array can be extended in size through Prologis Essentials to further reduce Unregulated Operational Energy requirements.

Year 1 energy savings per unit*:

| DC5a | DC5b | DC6 | DC7 |
|---------|---------|---------|--------|
| £11,280 | £12,000 | £24,720 | £9,600 |

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

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



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.

Prologis Park Beddington is located in an area with access to skilled labour force of over 775,000 within a 30 minute drive time.* What's more, the Park is well-served by local tram and bus routes. With Beddington Lane tram stop being only 0.1 miles away makes it easy for your staff to get to and from work.

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

*Source: Savills

Map key

- Beddington Strategic Industrial Location
- City centre
- Commercial
- Residential
- Open space

Tram stops

- Beddington Lane
3 min walk / 0.1 mile
- Therapia Lane
13 min walk / 0.6 mile
- Mitcham Junction
22 min walk / 1 mile

For last mile

The premier location for last mile logistics and industrial uses serving South London.

Prologis Park Beddington is strategically located relative to the local road network including the A23 and A205. Well suited for e-commerce businesses, the location has fast access to a population of 2,099,110 and 856,991 households within a 30 minute drive time.*

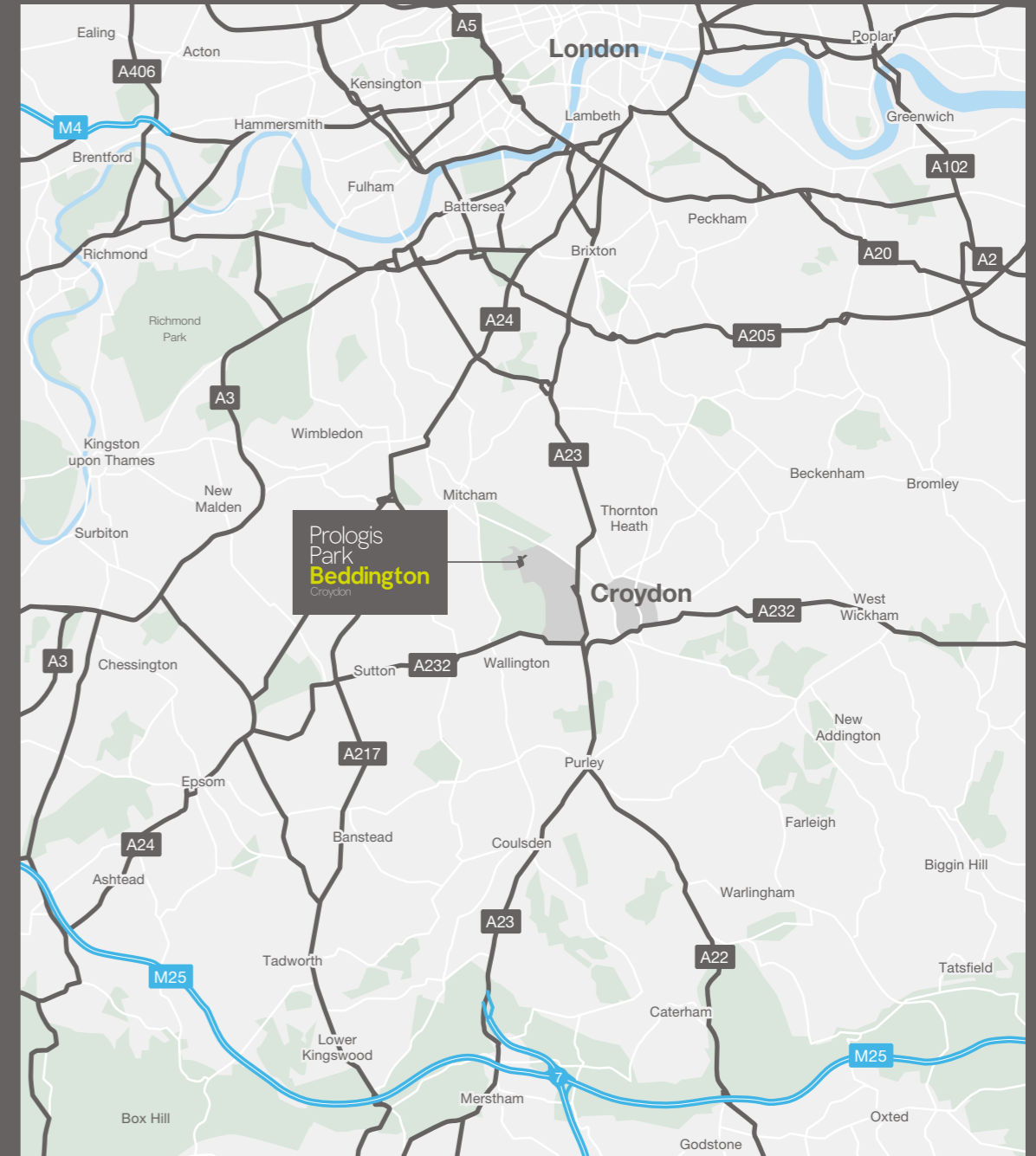
Furthermore, nearby Croydon town centre is undergoing major regeneration with upgraded rail infrastructure, significant residential development, new office space, retail and leisure.

*Source: Prologis GIS

Drive times

| | | |
|----------------|------------|---------|
| J7 M25 | 5.7 miles | 20 mins |
| Central London | 10.5 miles | 30 mins |

Drive times based on journey times by car
Source: Google Maps



Perfect location

Strategically located to best serve South East and London



5.7 miles

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



10 minutes

via tram (0.1 mile away) to Croydon city centre

Prologis Park Beddington

Croydon

Sat Nav: CR0 4TE
///space.dots.give

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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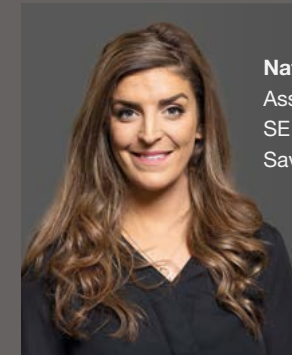
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**“Prologis Park Beddington is
a great place for business.”**



Prologis Park Beddington Phase 2 is a prime urban logistics development in Croydon providing four highly sustainable units boasting low-carbon design features.

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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