

BRIDGE POINT CROYDON
56 FACTORY LANE, CROYDON, CRO 3RL
/// best.gaps.charge



BRIDGE POINT CROYDON

TO LET

63,274 SQ FT (5,879 SQ M)

PRIME LAST-MILE WAREHOUSE

AVAILABLE NOW



Waddon Station

A23

currys

amazon

next

amazon

Day Lewis Pharmacy

carpetright.

Sainsbury's

TESCO

DECATHLON

A23

AN ESTABLISHED LOGISTICS LOCATION

Bridge Point Croydon is a strategically located, detached and self-contained distribution warehouse, totalling 63,274 Sq Ft.

Immediately linked to the A236 with direct access to the A23 Purley Way and linking to the M23 and M25 in half an hour, Croydon is an established industrial location, with a large population and excellent transport links. Some of the operators located in the immediate area include Royal Mail, Amazon, Edmundson Electrical and Access Self Storage.





**BEST IN
CLASS
LOGISTICS
FACILITY**



ACCOMMODATION

Area	Sq Ft	Sq M
Warehouse	55,529	5,159
First Floor Offices	7,745	720
Total GEA	63,274	5,879



PV Panels



Floor Loading
50 Kn/M²



Total Power
550 KVA



24/7
Unrestricted Use



Kitchenette



5 Dock & 2 Level
Loading Doors



FM1 Warehouse
Floor



35 Car
Parking Spaces



Ability To Install
Fibre Internet



Office - Cat-A
Fit Out



Comfort Heating
/ Cooling



Classes Eg(ii),
Eg(iii), B2 And B8



LED
Lighting



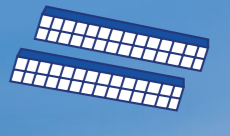
10m Clear
Internal Height



Fully
Secure Yard



Barrel
Vaulted Roof



15% Roof Light
Coverage



BUILT FOR TOMORROW

ESG Credentials

Bridge Point Croydon has been designed with a sustainable future in mind featuring best in class ESG credentials reducing occupational costs and catering to the requirements of modern day occupation, safeguarding against the requirements of tomorrow.



Electric Vehicle Charging Points



BREEM Excellent



Operational Net Zero Carbon



Secure Cycle Parking



External Envelope of Building has a High Thermal Efficiency Performance



PV Panels



Air Source Heat Pumps



EPC A+ Rating

Operational Cost Savings



*Estimated figures - more information available on request



WORLD CLASS LOGISTICS NETWORK

Strategically located in **Croydon**, within easy access of **central London**, **Gatwick** and the **wider motorway networks**. Just a **14 minute walk** from **Croydon Town centre**, which is conveniently serviced by London Overground train lines into East & West Croydon. The town has become a **major location for urban logistics** in a densely populated area of South London.

2,250
The logistics sector in Croydon employs 2,250 people

384,800
Croydon has a thriving population of 384,800



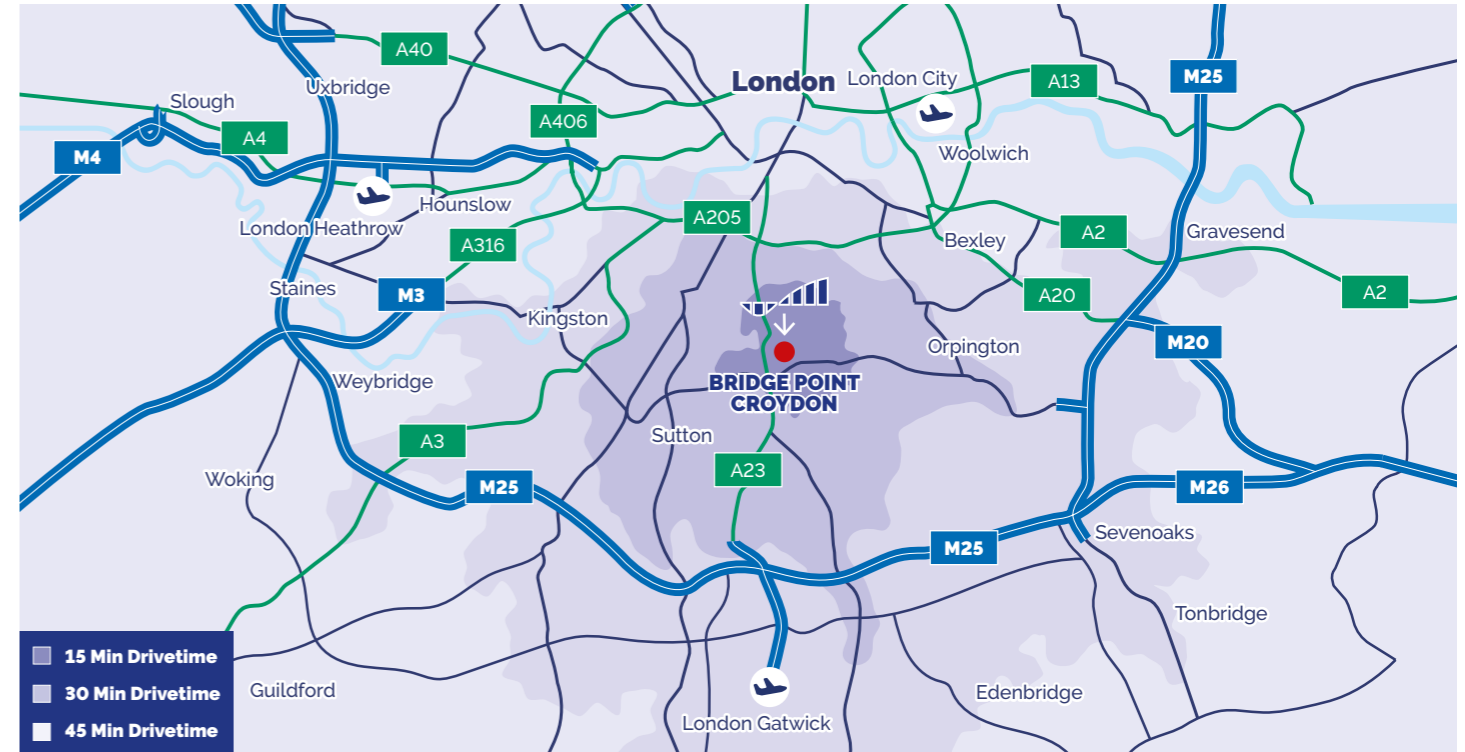
15%
Hourly pay in Croydon is £18.51, 15% higher than national average

976,773
people within a **5 mile radius**

64.5%
of Croydon's population are of working age

UNRIVALLED LAST MILE URBAN LOGISTICS

Croydon stands as a key economic hub and a premier destination for retail and leisure. Additionally, it boasts the most established industrial and logistics market in South London attracting a vast array of occupiers.



Terms

The unit will be available by way of a new FR&I lease on terms to be agreed.

Further Information

For further information please contact the below agents:

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BRIDGE Is A Vertically Integrated Real Estate Operating Company And Investment Manager Focused On The **Acquisition And Development Of Class A Industrial Properties.**

