

Prologis  
Park  
**Beddington**  
Croydon

**For all the right**

# reasons

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

Prologis Park Beddington will deliver 6 new industrial and logistics units, offering flexible opportunities from **13,820 - 146,120 sq ft.**

All units will be ready for occupation in summer 2020 with the opportunity of early access for fit-out to get you up and running without delay.

# Designed with your business in mind.



Oliver Bycroft  
Development & Leasing Team  
Prologis

**“Designed with your business in mind.”**



We know you want a building that ticks all the right boxes; a building that's in the right location, easily accessible for employees and designed to help you reduce costs and increase efficiency. That's why I'm delighted to introduce you to Prologis Park Beddington, an exciting new industrial and logistics park located in a densely populated area of South London. Here, we are building six units of various sizes, suitable for a range of business uses and over the following pages we'll explain why Prologis Park Beddington is the place to be if you're looking for the space to take your business to the next level.

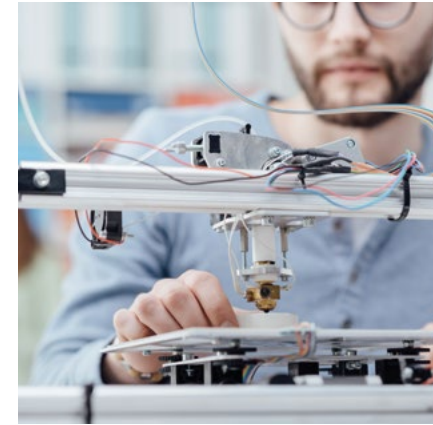
**For maximum flexibility  
For business success  
For operational advantage  
For access to labour  
For serving South London**

**For all the right reasons**



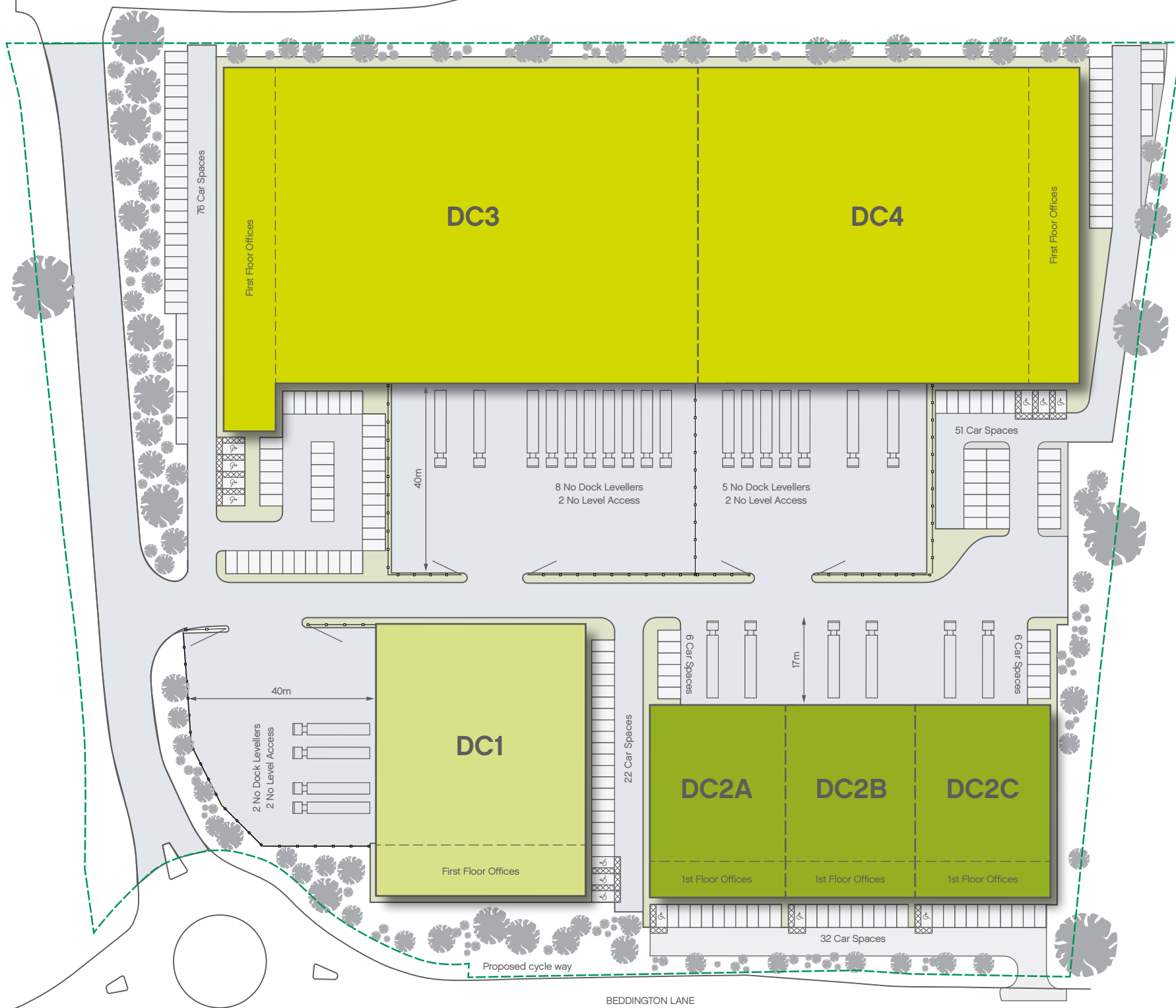
**For**  
maximum  
flexibility





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 Prologis Park Beddington with you in mind and can tailor our offering to your business needs.



BEDDINGTON LANE



# From 13,820 - 146,120 square feet

DC1			
Warehouse		26,490 sq ft	2,461 sq m
Offices (first floor)		4,850 sq ft	451 sq m
Total (GEA)		31,340 sq ft	2,913 sq m
Clear internal height	10m	Level access doors	2
Yard depth	40m	Car parking	22
Dock doors	2		

DC2A*			
Warehouse		12,320 sq ft	1,145 sq m
Offices (first floor)		2,360 sq ft	219 sq m
Total (GEA)		14,680 sq ft	1,365 sq m
Clear internal height	10m	Level access doors	2
Yard depth	17m	Car parking	17
Dock doors	-		

DC2B*			
Warehouse		11,600 sq ft	1,078 sq m
Offices (first floor)		2,220 sq ft	207 sq m
Total (GEA)		13,820 sq ft	1,285 sq m
Clear internal height	10m	Level access doors	2
Yard depth	17m	Car parking	10
Dock doors	-		

DC2C*			
Warehouse		12,320 sq ft	1,145 sq m
Offices (first floor)		2,360 sq ft	219 sq m
Total (GEA)		14,680 sq ft	1,365 sq m
Clear internal height	10m	Level access doors	2
Yard depth	17m	Car parking	17
Dock doors	-		

\*Ability to combine: 13,820 - 43,180 sq ft (1,285 - 4,015 sq m)

DC3*			
Warehouse		72,130 sq ft	6,701 sq m
Offices (first floor)		8,250 sq ft	767 sq m
Total (GEA)		80,380 sq ft	7,468 sq m
Clear internal height	15m	Level access doors	2
Yard depth	40m	Car parking	76
Dock doors	8		

DC4*			
Warehouse		57,990 sq ft	5,388 sq m
Offices (first floor)		7,750 sq ft	721 sq m
Total (GEA)		65,740 sq ft	6,108 sq m
Clear internal height	15m	Level access doors	2
Yard depth	40m	Car parking	51
Dock doors	5		

We have units available from 13,820 – 146,120 square feet – each built to the same high standard and quality for which Prologis is renowned.

For maximum flexibility, DC2 can be leased as three individual units or as two or three units combined. Likewise, DC3 and DC4 are also available to lease as individual units or combined and leased as a larger unit. The choice is yours!

Further details on unit layouts can be found in our Technical Pack or website [prologis.co.uk/PPB](https://prologis.co.uk/PPB)

\*Ability to combine: 146,120 sq ft (13,576 sq m)

At Prologis we make more than buildings, we make places where businesses can grow and employees can thrive. Prologis Park Beddington will be a first class business environment, but it's not just about the physical space, our customer focused approach and in-house teams will be on-hand for the long-term to understand your needs and help you take your business forward.

**“For Dwell, this new Prologis building is a game changer.”**



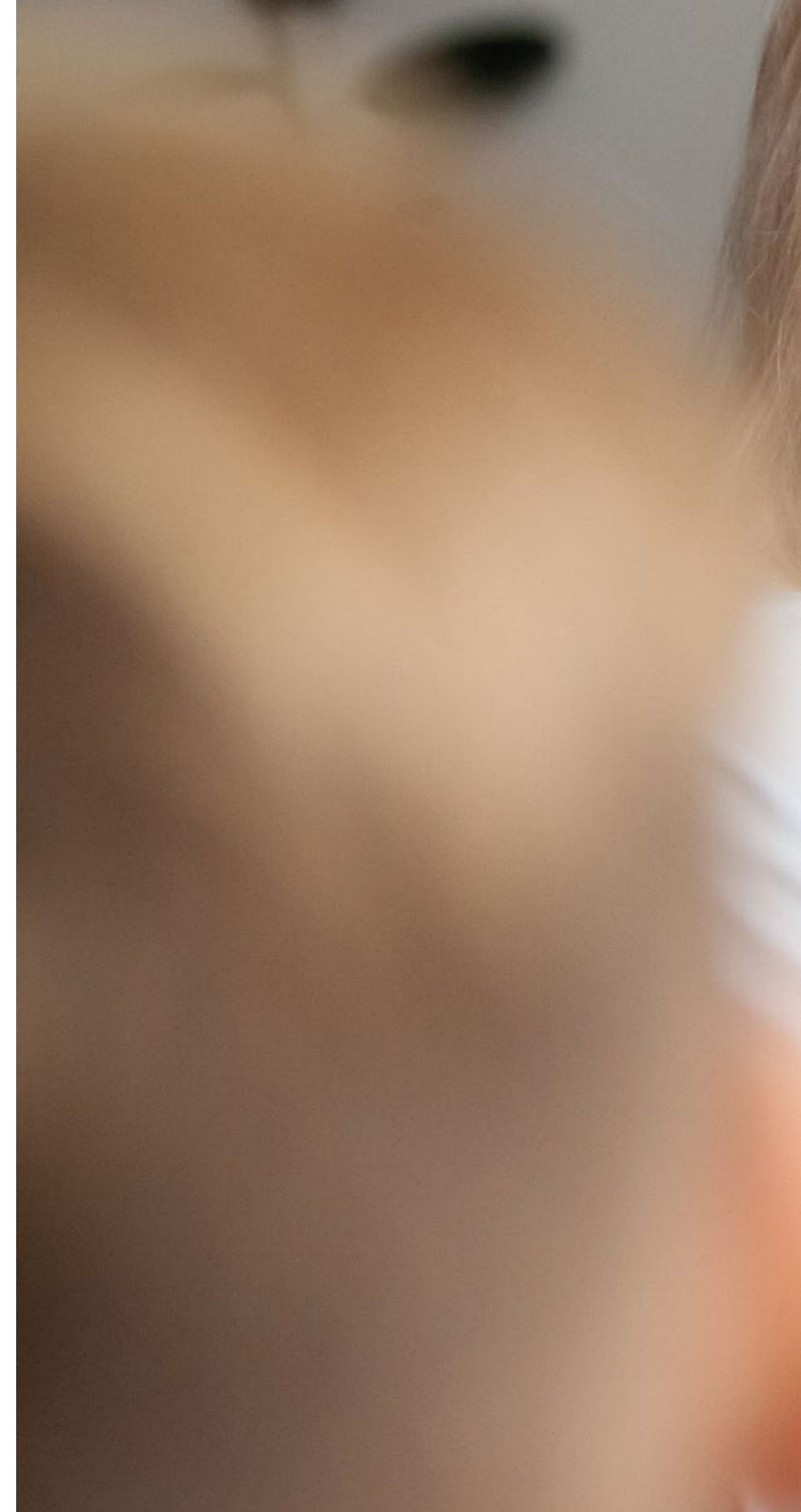
We need a distribution centre like this to make sure we can deliver the service our customers expect. For Dwell, this new Prologis building is a game changer.

dwell

Aamir Ahmad

CEO, Dwell

Prologis Park Marston Gate



A woman with blonde hair and black-rimmed glasses, wearing a light blue button-down shirt, is seated at a wooden table. She is gesturing with both hands while speaking. In the background, another woman with dark hair is partially visible, looking towards the speaker. On the table in the foreground, there is a black smartphone and a brown paper coffee cup with a white lid. The text "For business success" is overlaid on the right side of the image.

**For**  
**business**  
**success**

# 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 a range of Park Services designed to make life easier for you. From Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.

The scale of our Prologis Parks means we can also offer additional services like snow clearance and cleaning that would be unviable at a single unit or smaller scheme. Pooling resources means we can buy in bulk and offer the savings to our collective customers.



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







# Discover the difference



I pride myself on providing the very best customer service and derive real pleasure from watching our customers' businesses grow and thrive on our Parks. Our customers know that they can rely on our dedicated, award-winning team to add value to the relationship and deliver much appreciated continuity.

Wayne Porter

Head of Customer Solutions  
Prologis UK





# When you choose a Prologis building, you choose a building that gives you an **operational advantage.**

At Prologis Park Beddington not only will you get a building you can tailor to your needs, you'll get a space that works as hard as you do.

That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind.

Occupying a building that's both smart and sustainable can help you attract and retain employees and provide you with valuable data that helps you manage operational costs such as lighting.

For more information on building specification and features, please refer to our Technical Pack.



Indicative computer generated image





**For**  
**operational  
advantage**



**For**  
access  
to labour

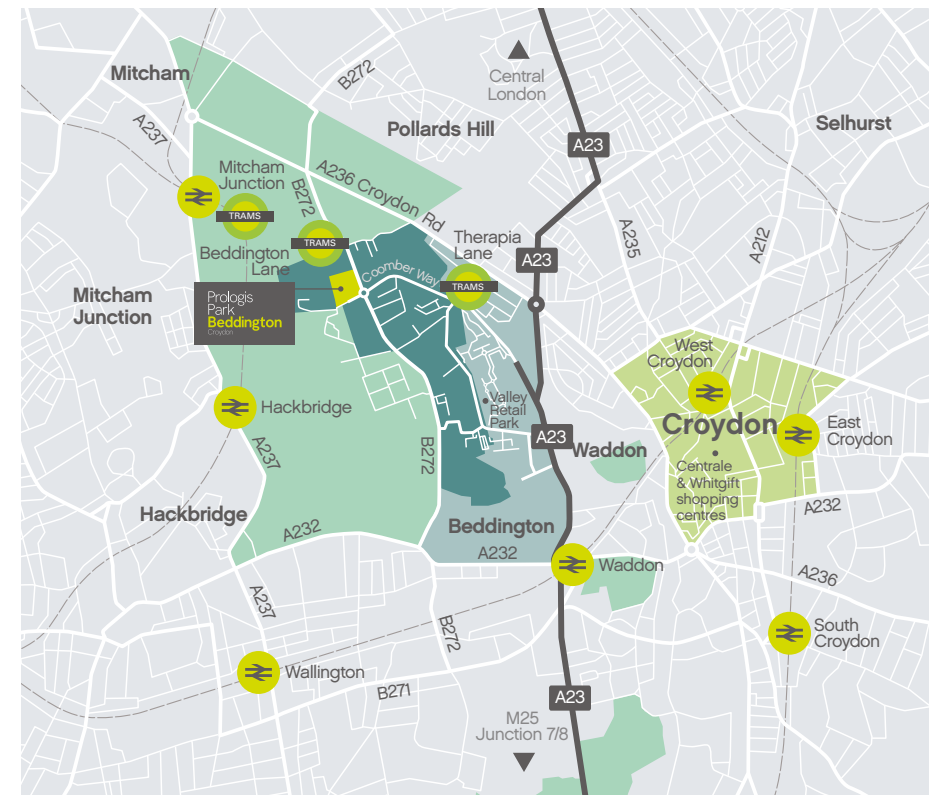


## Croydon and Sutton has an ideal labour pool for the logistics sector.

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 a labour pool ideally suited to the industrial and logistics sector. What's more, the Park is well-served by local tram and bus routes, making it easier 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.



Beddington Strategic Industrial Location  
Residential Commercial City centre Open space



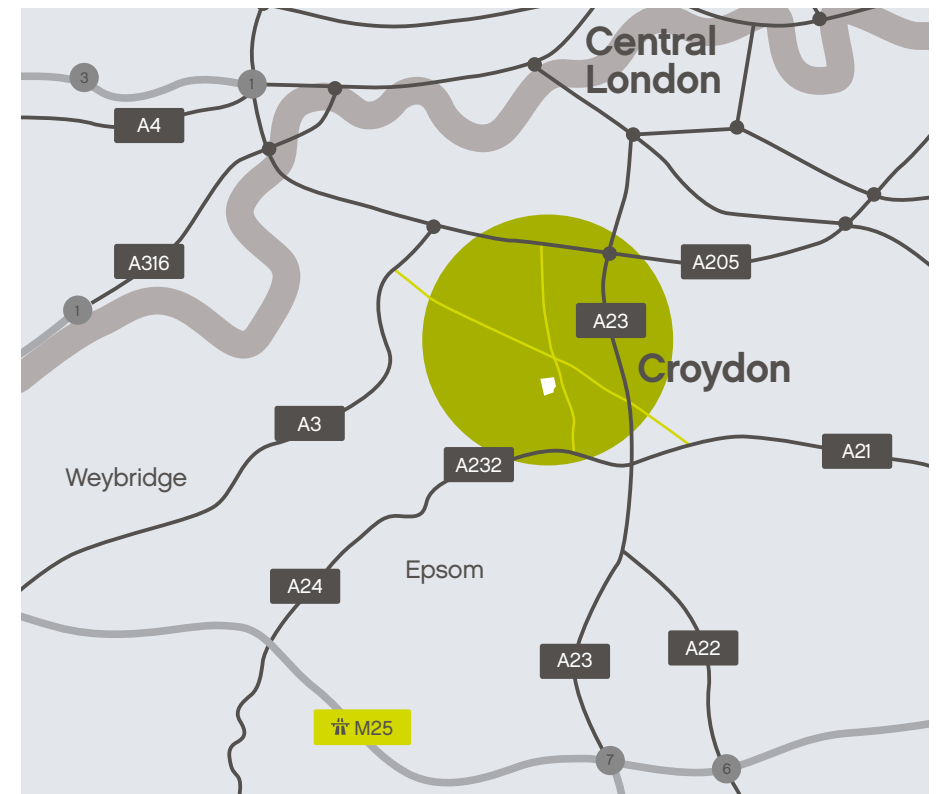






# For serving South London

Prologis Park Beddington is in the ideal location for serving South London. It is strategically located relative to the local road network including the A23 and A205. Fast access to the high density South London population make it well suited for e-commerce businesses. Furthermore, nearby Croydon town centre is undergoing major regeneration with upgraded rail infrastructure, a Westfield Shopping Centre, new office space and homes.



# Prologis Park Beddington

Croydon

Sat Nav: CR0 4TD

## 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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Alice Hampden-Smith  
Associate Partner  
DTRE

**“I have no doubt Prologis Park Beddington will be a great place for business.”**



Prologis have been at the forefront of logistics and industrial real estate in the UK for 20 years. Their reputation is built on being a trusted partner and innovator.

## 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](https://prologis.co.uk)

[prologis.co.uk](https://prologis.co.uk)/PPB

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