

Prologis Park Beddington, Croydon

CR0 4TD //legend.vote.limbs



To Let

DC3: 81,271 sq ft*

DC4: 66,145 sq ft*

Available now

*Potential to occupy 147,416 sq ft



Designed with your business in mind



Gillian Scarth

Director – Capital Deployment
& Leasing

Prologis Park Beddington is an established industrial and logistics park located in a densely populated area of South London. DC3 and DC4 offer 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. Prologis Park Beddington is a new industrial and logistics scheme, with two units available.

DC3: 81,271 sq ft and DC4: 66,145 sq ft.

Available now.



**2 minute walk to
tram station**



**Up to 1MVA of
power with ability to
upgrade to 4.5MVA**



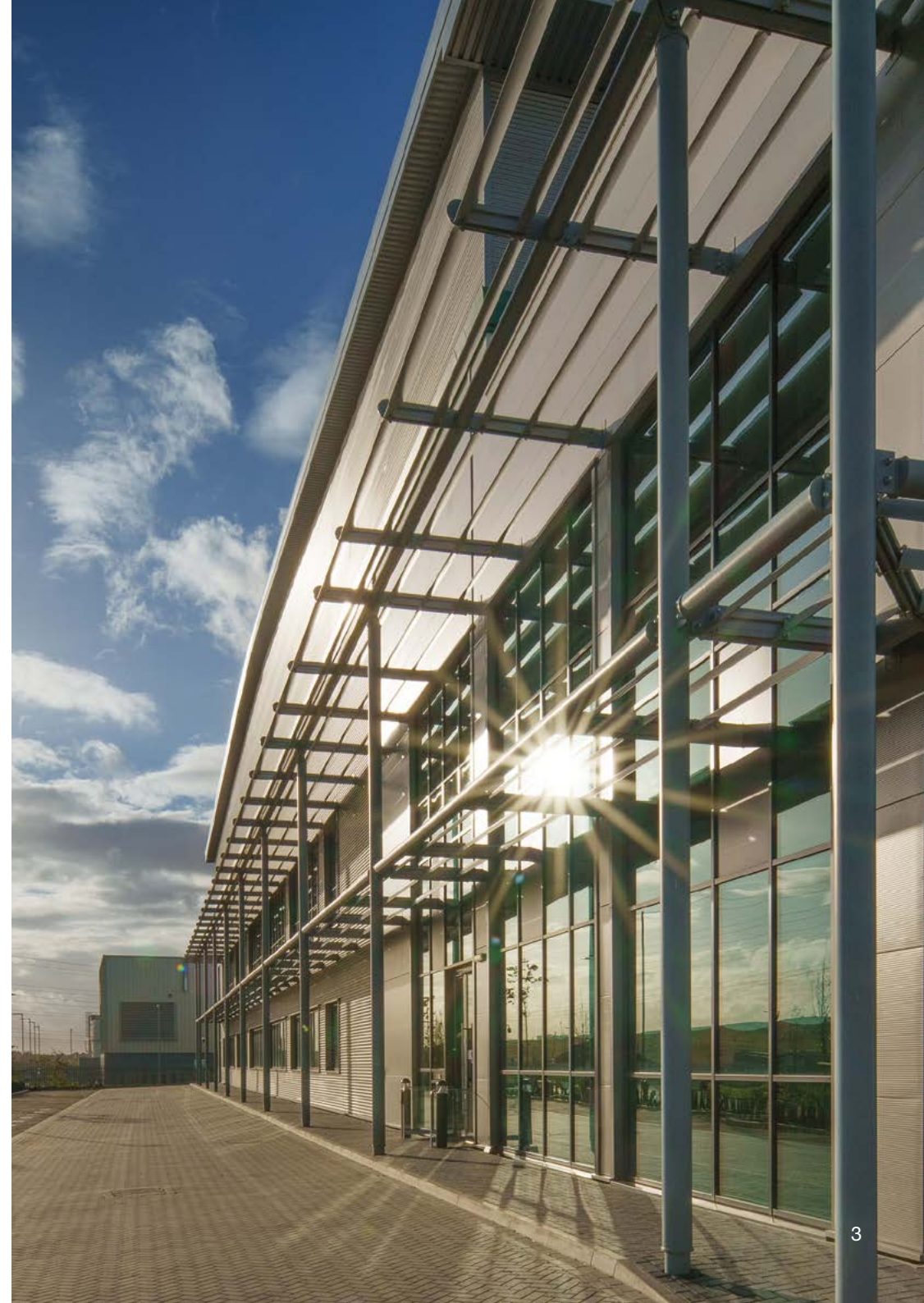
**1:1,079 sq ft
car parking ratio**



**40m
yard depth**



**15m clear
internal height**



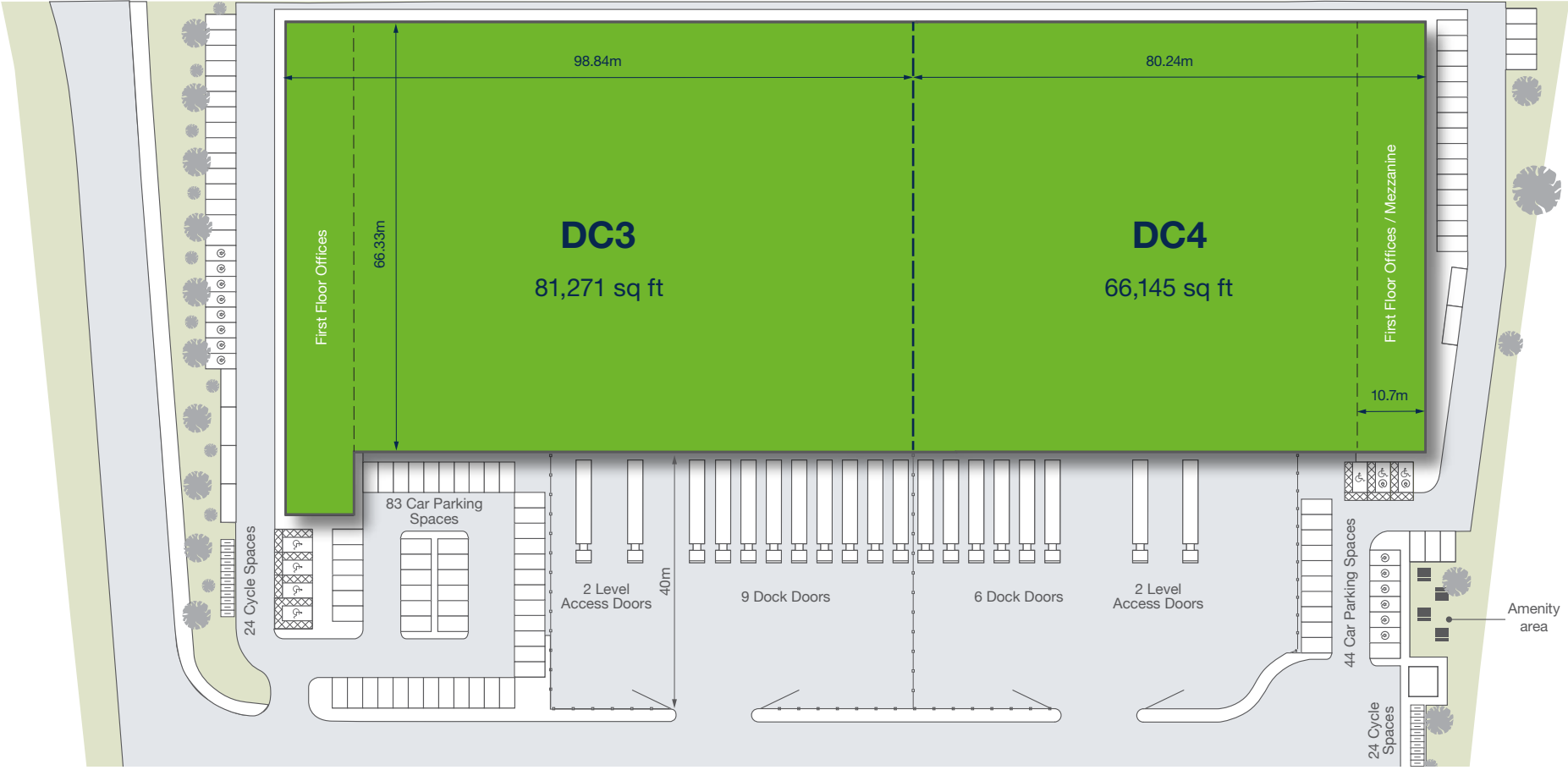


For the perfect location

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. 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 two 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.

Split unit options



Solar PV



BREEAM Excellent



EPC A+



Secure yard



Grade A offices with cooling

It's all in the details

DC3 81,271 sq ft*

WAREHOUSE	FIRST FLOOR OFFICE	SUB TOTAL
72,628 sq ft (6,747 sq m)	8,643 sq ft (803 sq m)	81,271 sq ft (7,550 sq m)

DC4 66,145 sq ft*

WAREHOUSE INCLUDING GROUND FLOOR OFFICE	FIRST FLOOR OFFICE / MEZZANINE	SUB TOTAL
58,125 sq ft (5,400 sq m)	8,020 sq ft (745 sq m)	66,145 sq ft (6,145 sq m)



x9

9 DOCK
DOORS



x2

2 LEVEL
ACCESS DOORS



40m

40M YARD
DEPTH



15m

15M CLEAR
INTERNAL HEIGHT



x83

83 CAR
PARKING SPACES



x6

6 DOCK
DOORS



x2

2 LEVEL
ACCESS DOORS



40m

40M YARD
DEPTH



15m

15M CLEAR
INTERNAL HEIGHT



x44

44 CAR
PARKING SPACES



8 EV BAYS
(23 READY
FOR FUTURE
INSTALMENT)



750
kVA
(ABILITY TO UPGRADE
DC3/DC4 POWER
TO 4.5 MVA)



LED LIGHTING
INSTALLED
THROUGHOUT



BICYCLE
RACKS



8 EV BAYS
(15 READY
FOR FUTURE
INSTALMENT)



250
kVA
(ABILITY TO UPGRADE
DC3/DC4 POWER
TO 4.5 MVA)



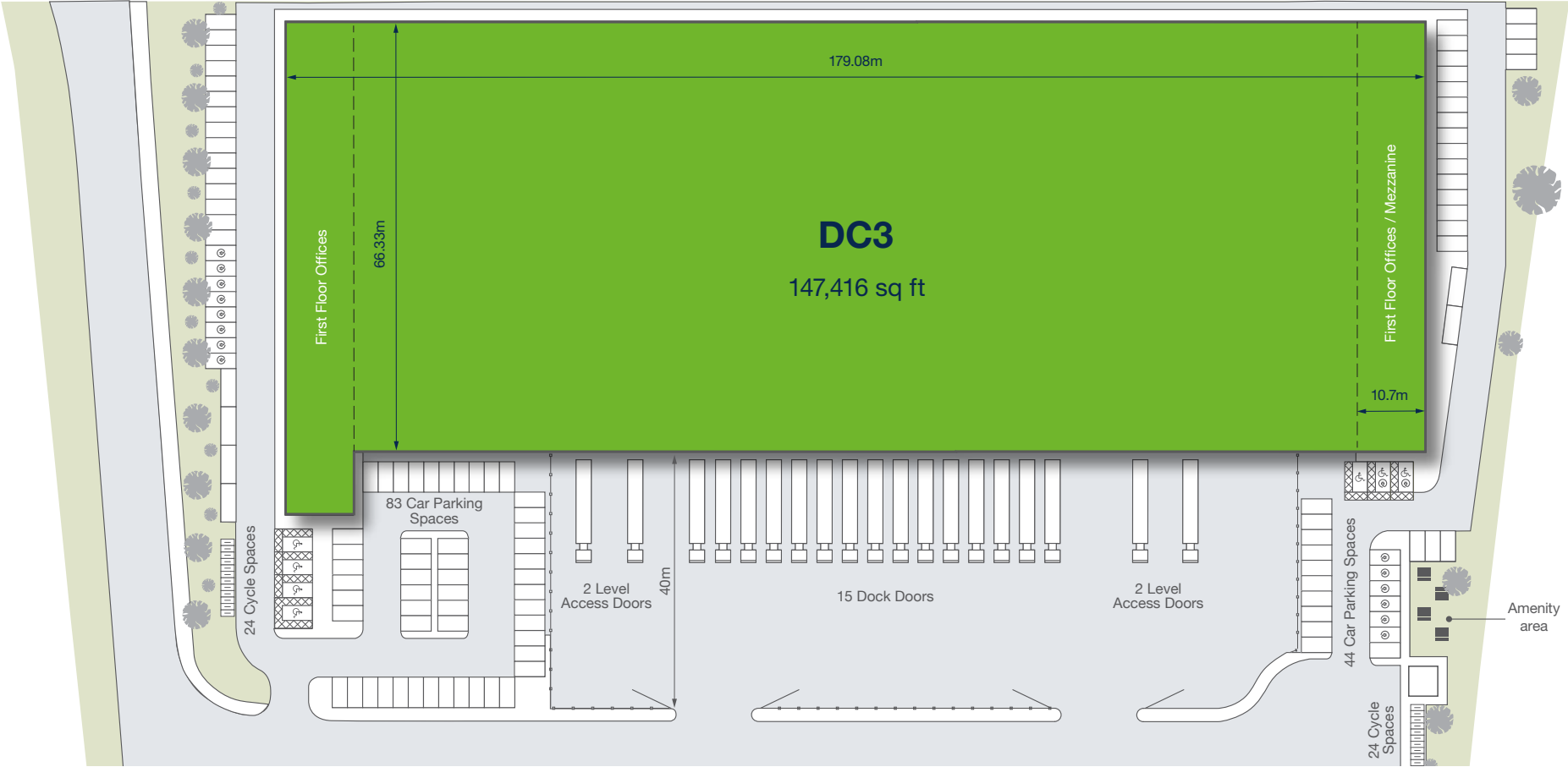
LED LIGHTING
INSTALLED
THROUGHOUT



BICYCLE
RACKS

*Capable of combining

Single unit option



**Solar
PV**



**BREEAM
Excellent**



**EPC
A+**



**Secure
yard**



**Grade A
offices
with cooling**

It's all in the details

DC3 147,416 sq ft*

WAREHOUSE INCLUDING GROUND FLOOR OFFICE	FIRST FLOOR OFFICES / MEZZANINE	SUB TOTAL
130,754 sq ft (12,147 sq m)	16,663 sq ft (1,548 sq m)	147,416 sq ft (13,695 sq m)



x15

15 DOCK
DOORS



x4

4 LEVEL
ACCESS DOORS



40m

40M YARD
DEPTH



15m

15M CLEAR
INTERNAL HEIGHT



x127

127 CAR
PARKING SPACES



16 EV BAYS
(38 READY
FOR FUTURE
INSTALLMENT)



1 MVA
(ABILITY TO
UPGRADE POWER
TO 4.5 MVA)



LED LIGHTING
INSTALLED
THROUGHOUT



BICYCLE
RACKS

*Ability to split



The image shows the interior of a large, modern industrial warehouse. The ceiling is high and features a complex steel truss structure with numerous skylights that allow natural light to illuminate the space. The floor is a smooth, light-colored concrete. The walls are also made of steel panels, and there are several large doors or openings visible in the distance. The overall atmosphere is clean, bright, and spacious.

Interior & exterior

Prologis Park Beddington DC3/DC4 is an energy efficient building, built to a high standard.



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

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.



**Net Zero in
construction
and operation**



**BREEAM
Excellent**



**EPC
A+**



**Solar PV
array**



**Cycle
provision**



EV charging

Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

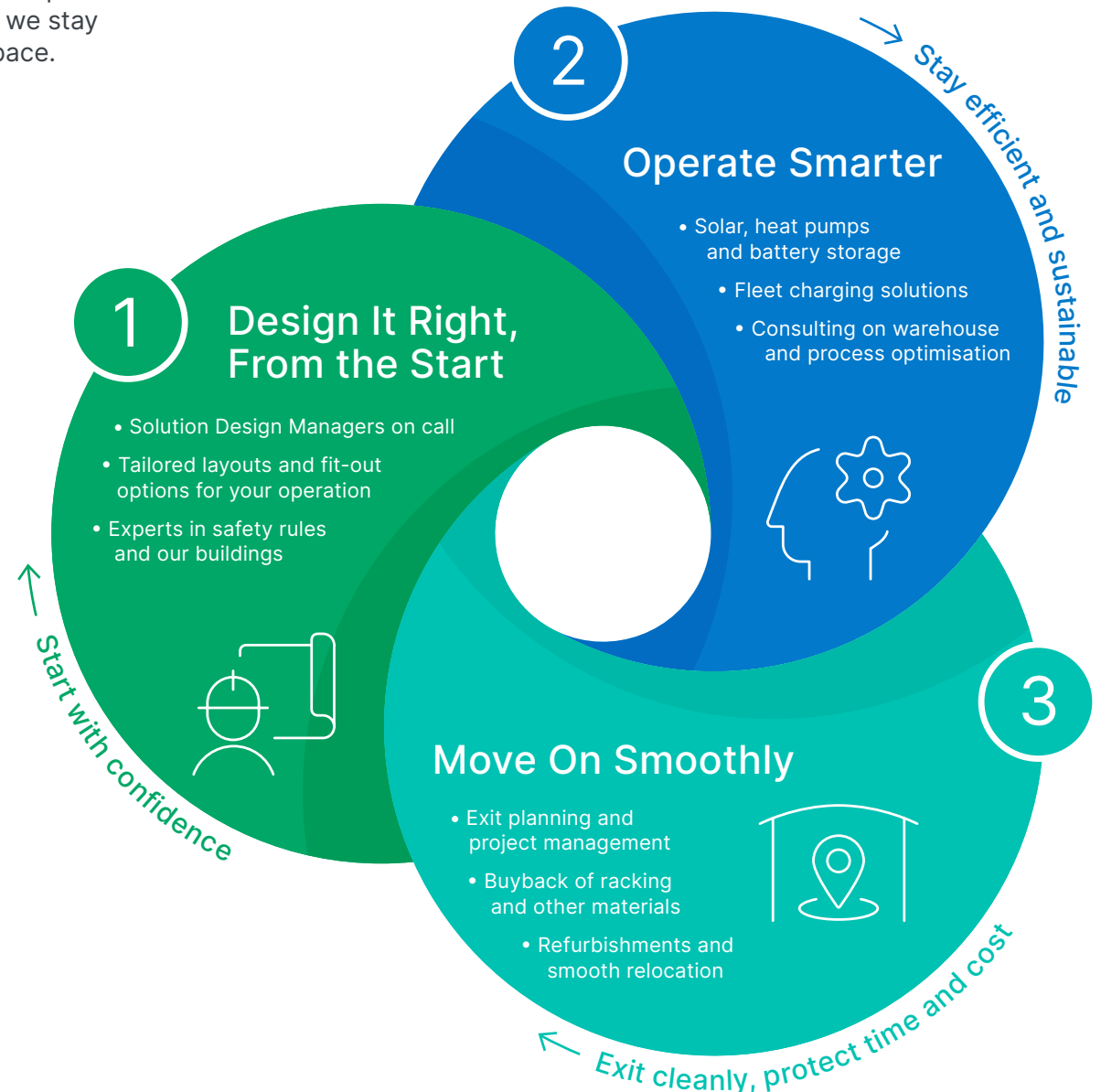
Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

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 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 20 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.

The EPC for DC3/DC4 at Prologis Park Beddington is EPC A+.

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

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.*

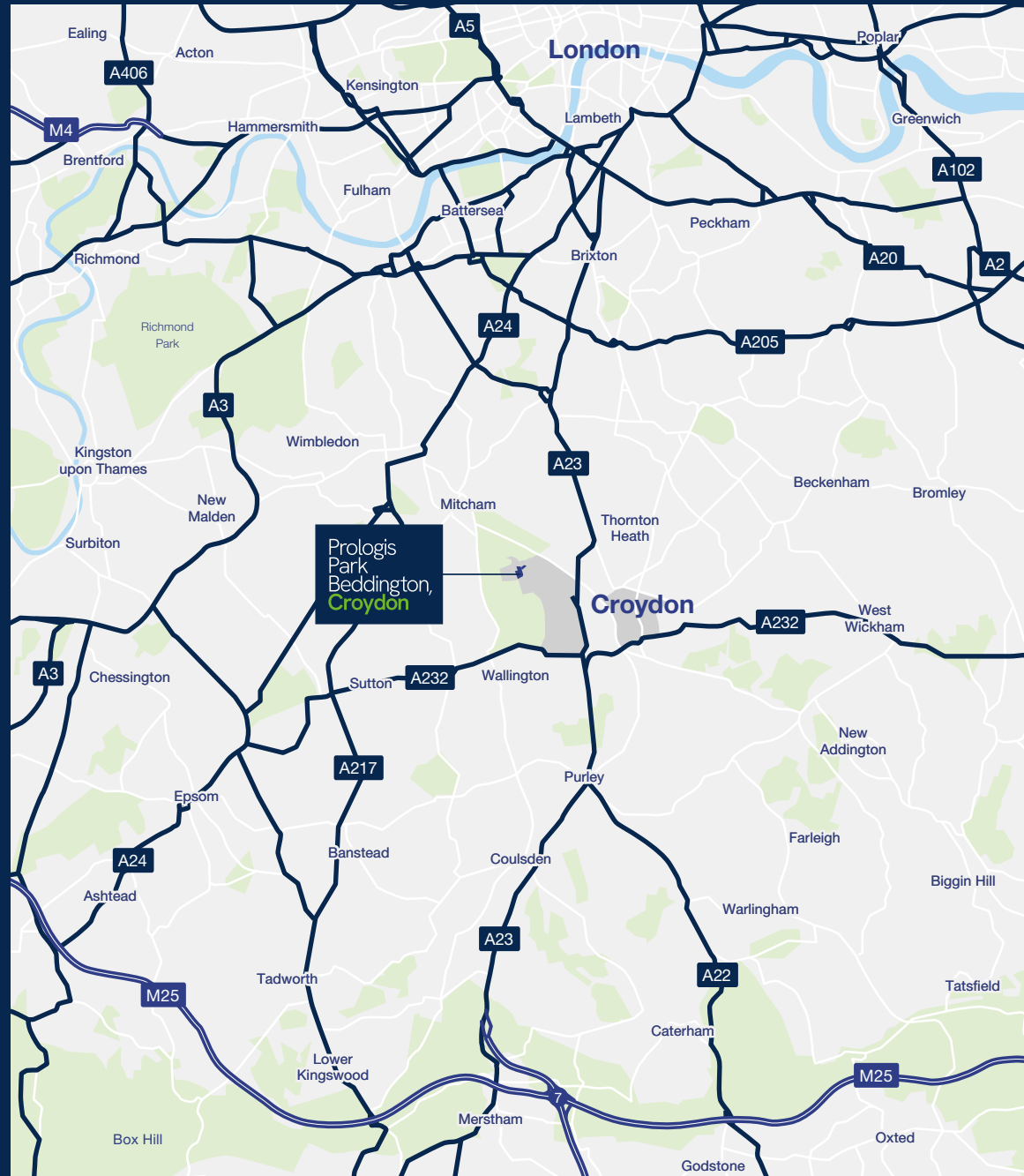
Furthermore, nearby Croydon town centre is undergoing major regeneration with upgraded rail infrastructure, significant residential development, new office space, retail and leisure.

*Source: Prologis GIS

Drive times

Kingston upon Thames	9.2 miles	28 mins
J7 M25	10 miles	20 mins
Bromley	10.1 miles	24 mins
Central London	10.5 miles	30 mins

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



Perfect location

To best serve the South East and London



10 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 4TD
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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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