



THE WORKS


Croydon CR0 3RL

- > 15 new industrial/warehouse units
- > 2,411 - 41,645 sq ft (units 7-9 combined)
- > Core London industrial location

For sale/
To let



A development by:

Chancerygate 

 SGN
Place

Available Q4 2024

The Works is situated on Factory Lane in a predominantly industrial area to the north-west of central Croydon.

Croydon is a large town in South London with access by road to Central London and the M25.

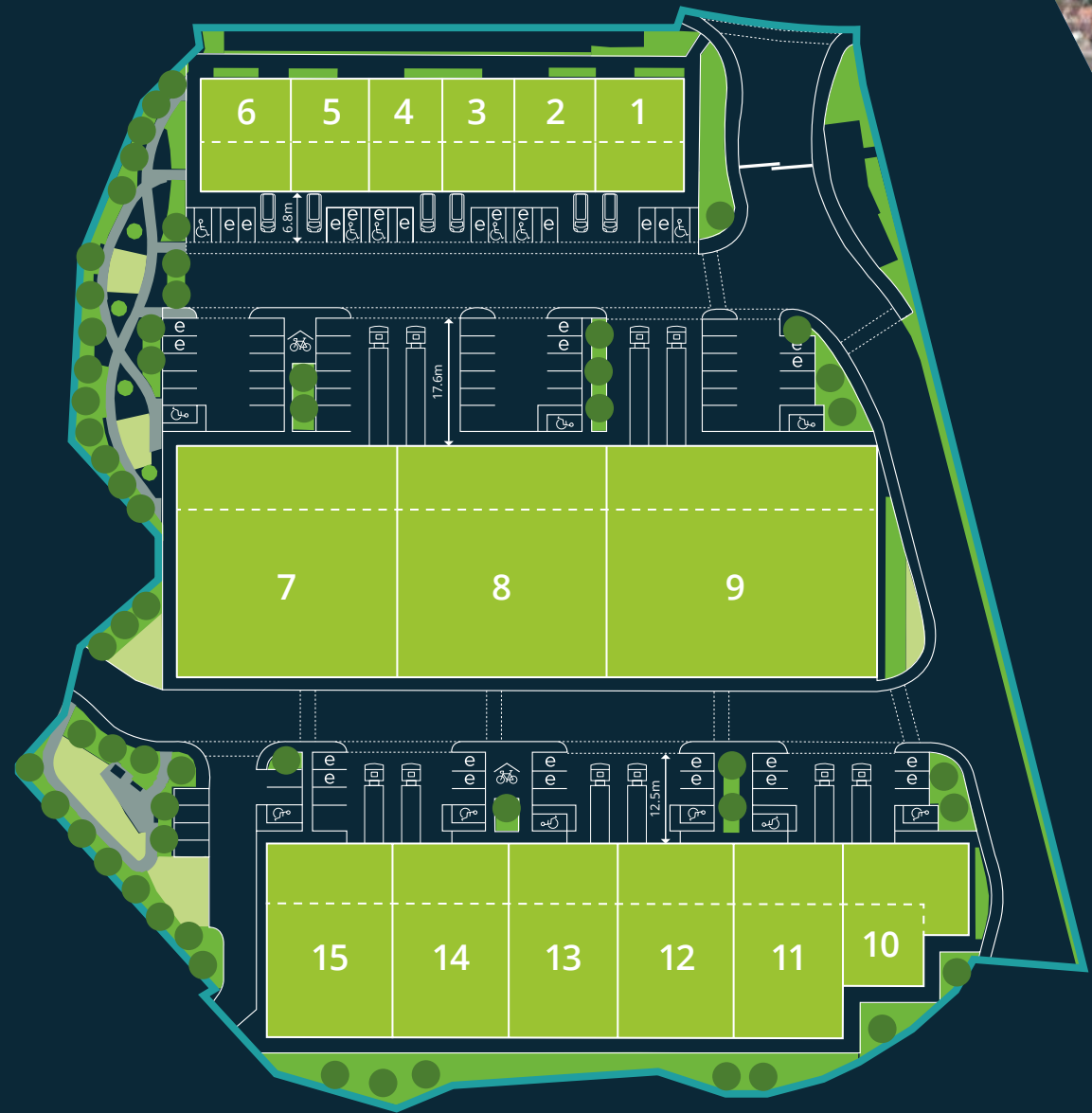
East Croydon is a major railway hub with frequent fast services to London Victoria and London Bridge just 15 minutes away.

One of the largest commercial districts in Greater London and in close proximity to Purley Way and Box Park.

Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	2,110	883	2,992
2	1,873	775	2,648
3	1,701	710	2,411
4	1,701	710	2,411
5	1,873	775	2,648
6	2,110	883	2,992
7	10,398	2,680	13,078
8	9,924	2,551	12,475
9	12,798	3,294	16,092
10	3,251	1,851	5,102
11	4,359	1,324	5,683
12	4,607	1,410	6,017
13	4,327	1,324	5,651
14	4,607	1,410	6,017
15	5,016	1,528	6,544



Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a freehold and leasehold basis on terms to be agreed.



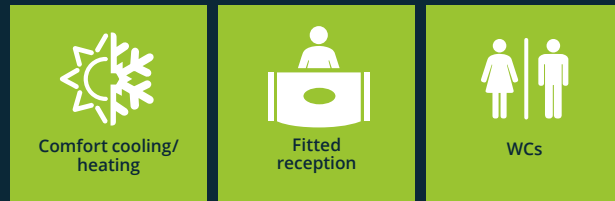
Industrial and Warehouse Units 1-6

2,411 up to 16,102 sq ft (units 1-6 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:



Warehouse/industrial:





Computer Generated Image



THE WORKS



Previous Chancerygate development



Previous Chancerygate development

Industrial and Warehouse Units 7-15

5,102 up to 41,645 sq ft (units 7-9 combined)

General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

First floor offices:

 Comfort cooling/ heating	 Fitted reception	 Lift units 7-9
 WCs		

Warehouse/industrial:

 8.4m clear internal height	 Electric loading doors	 37.5kN sq m floor loading
 Ability to combine units	 Secure business park	 Shower Facilities





Computer Generated Image



THE WORKS



Previous Chancerygate development



Previous Chancerygate development



THE WORKS

The wellbeing of people and the local eco-system is central to the design of The Works.

Extensively landscaped areas will include the planting of 61 new semi-mature trees, improving the surroundings for visitors as well as providing wildlife habitats.

The estate provides a dedicated landscaped amenity space, including 10 bird boxes and 2 bat boxes, grassed areas, deciduous trees and shrub planting.

Outdoor seating with pleasant urban-garden surroundings.

76 secure bicycle parking spaces, with green roofs on cycle shelters.

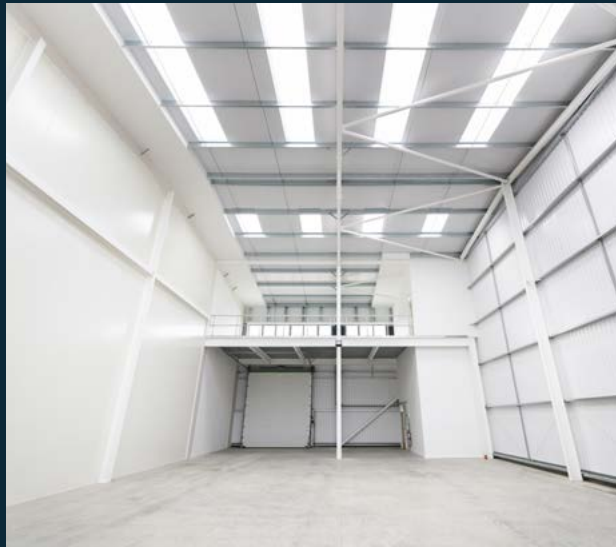






Green credentials

We take a forward-thinking approach to consider and minimise the impact of our developments on the environment throughout the course of their life cycle, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.



Low air permeability design

Air source heat pumps

15%
warehouse roof
lights increasing
natural daylight

Photovoltaic
panels on
all units

Targeting
BREEAM
'Excellent'

Targeting
EPC A

High
performance
insulated cladding
and roof
materials

Exterior
and interior
cycle storage to
encourage
cycling to
work

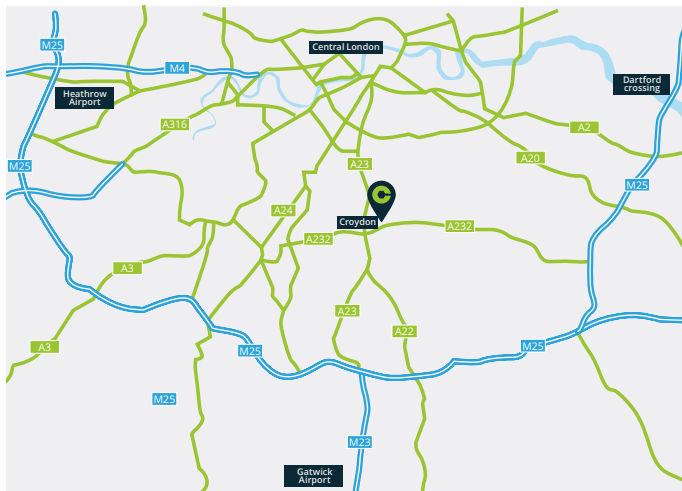
Active
and passive
Electric Vehicle
charging
points

Landscaping
including
native and
non-native
species

Low
speed limit
restrictions to
reduce
emissions



The Works, Croydon



theworkscroydon.co.uk

Travel Distances

Road:

A23	0.7 miles
J7 M25	9 miles
J2 M4	15 miles
J1 M3	20 miles
Central London	10.3 miles

Rail/Tram:

West Croydon Rail Station	0.3 miles
Wandle Park Tram Station	0.5 miles
Waddon Marsh Tram Station	0.6 miles
East Croydon Rail Station	2.2 miles

Airport:

Gatwick Airport	18 miles
London City	20 miles
Heathrow	32 miles

The Works, Factory Lane
Croydon CR0 3RL

[/// brick.raft.engage](http://brick.raft.engage)

More information available
through the joint marketing agents:

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2023.

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