



THE WORKS

Croydon CR0 3RL

To let

15 new industrial/warehouse units  
2,418 - 42,051 sq ft



# Strategic locations. Sustainable buildings.

The Works is a brand new industrial/warehouse scheme featuring 15 high quality, eco-efficient units situated in a carefully considered landscaped environment. The development is located in one of the largest commercial districts in Greater London, with easy access to the M25 and Greater London by road and rail.



A236

Royal Mail

EDMUNDSON  
ELECTRICAL

TESCO

TKmaxx

▲ Wimbledon

Sainsbury's

Waddon  
Marsh

DECATHLON

▼ A23

A23  
Purley Way

▼ Beckenham





# Accommodation

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

Unit	Ground floor	First floor	Total	Minimum Cubic Area
1	2,118	896	<b>3,014</b>	1,368m <sup>3</sup>
2	1,869	793	<b>2,662</b>	1,242m <sup>3</sup>
3	1,698	720	<b>2,418</b>	1,127m <sup>3</sup>
4	1,698	721	<b>2,419</b>	1,127m <sup>3</sup>
5	1,867	790	<b>2,657</b>	1,242m <sup>3</sup>
6	2,110	891	<b>3,001</b>	1,368m <sup>3</sup>
7	10,447	2,765	<b>13,212</b>	9,568m <sup>3</sup>
8	9,955	2,646	<b>12,601</b>	9,216m <sup>3</sup>
9	12,843	3,395	<b>16,238</b>	11,808m <sup>3</sup>
10	3,267	1,876	<b>5,143</b>	2,839m <sup>3</sup>
11	4,364	1,341	<b>5,705</b>	3,907m <sup>3</sup>
12	4,618	1,426	<b>6,044</b>	4,171m <sup>3</sup>
13	4,333	1,343	<b>5,676</b>	3,907m <sup>3</sup>
14	4,605	1,422	<b>6,027</b>	4,171m <sup>3</sup>
15	5,033	1,558	<b>6,591</b>	4,461m <sup>3</sup>
<b>Total</b>			<b>93,408</b>	



Largest combined area: 42,051 sq ft (units 7-9)

# Industrial & warehouse 2,418 - 42,051 sq ft

The Works is a scheme of 15 high quality, flexible units with fully fitted first floor offices. The ground floor space features a fitted reception and warehouse space with electric loading doors and generous natural light. On the first floor, the fitted offices include comfort heating/cooling, WCs and shower facilities.

**Available Q2 2026**



37.5kN sq m  
floor loading



6-8.4m minimum  
clear internal height



Ability to  
combine units



Electric loading  
doors



Up to 17.6m  
yard depths



Fitted first floor  
offices



Lift  
units 7-9



Comfort cooling/  
heating



Fitted reception



WCs and  
shower facilities



Secure  
business park



24/7 access  
available



The v

H&C GROUP





Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



**Sustainable approach.**  
**Positive impact.**

We take a forward-thinking approach to minimise our impact the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embrace the latest technologies and methods to achieve future-proof solutions.

**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 will feature grassed areas, deciduous trees, shrub planting, bird boxes and bat boxes. There will also be a dedicated landscaped amenity space including outdoor seating in pleasant urban garden surroundings.

**Green initiatives at The Works include:**

- Photovoltaic panels on all units\*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Air source heat pumps
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- 76 secure bicycle parking spaces with living-roof shelters
- External wellbeing areas
- Targeting BREEAM 'Excellent'
- Targeting EPC A+ rating

\*Savings of up to £1.49 per sq ft per annum through use of PVs

Based on using current energy prices as of February 2025 and assuming 100% PV generation is used.



Targeting  
BREEAM 'Excellent'



Targeting  
EPC A+ rating

# Right spaces. Right places.

## Factory Lane, Croydon CR0 3RL



Road	Distance (miles)	Airport	Distance (miles)
A23	0.7	Gatwick Airport	18
J7 M25	9	London City	20
J2 M4	15	Heathrow Airport	32
J1 M3	20		
Central London	10	<b>Rail</b>	
		West Croydon Rail Station	0.3
		Wandle Park Tram Station	0.5
		Waddon Marsh Tram Stop	0.6
		East Croydon Rail Station	2.2
<b>Town</b>			
Beckenham	5		
Wimbledon	8		
Epsom	10		
Central London	10		

[theworkscroydon.co.uk](http://theworkscroydon.co.uk)

### Contact agents to find out more

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