



AFFINITY X

AFFINITY Y

AFFINITY
CROYDON CRO 4TB

22,570 to 46,250 sq ft

A new and unrivalled Industrial/Logistics scheme strategically located within Croydon

NEW INDUSTRIAL / LOGISTICS SCHEME

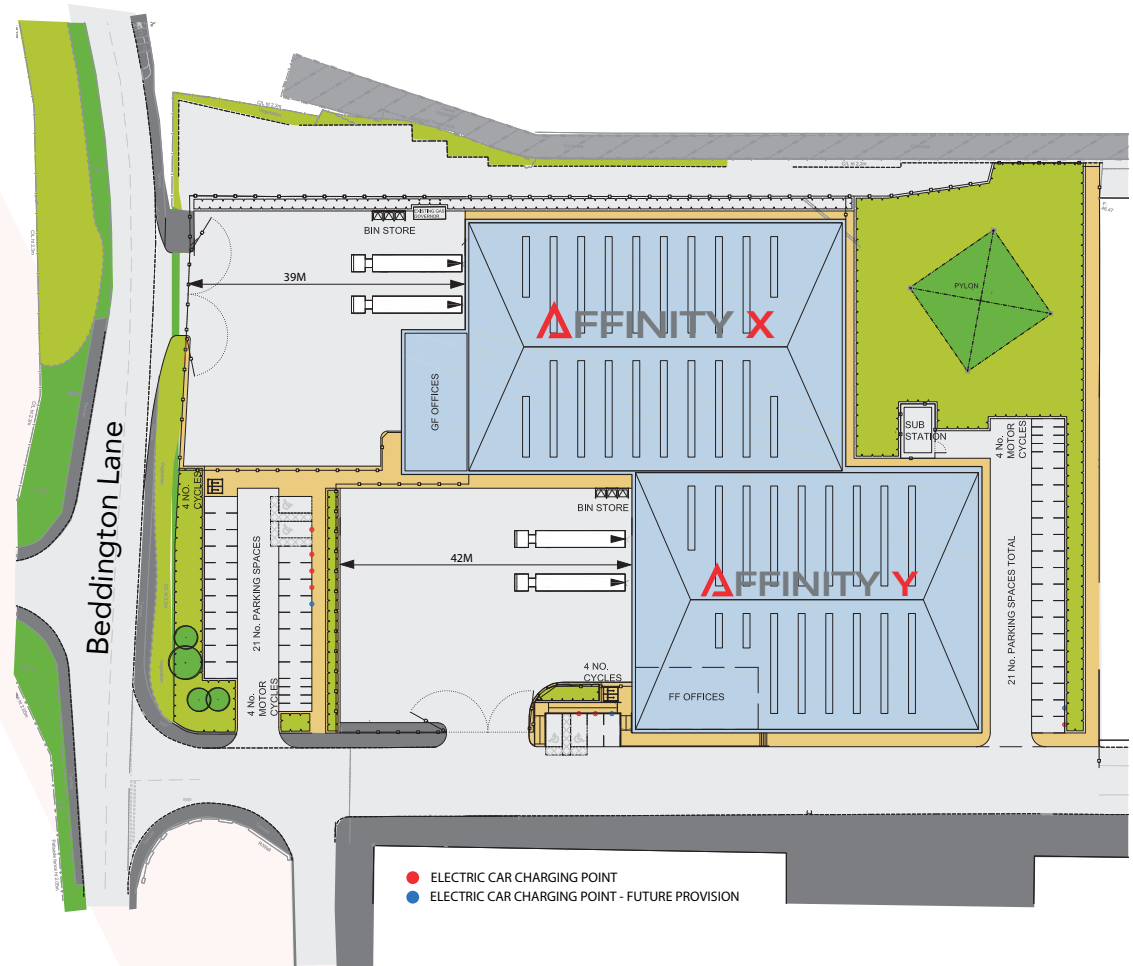
Affinity is a new speculative warehouse/industrial scheme which is due for completion in Q2 2019. The area is an established commercial location combining warehousing and retail uses.

Occupiers in the area include Kuehne + Nagel, Asda, Ikea, UPS, DHL, B&Q, Wickes and DPD. The scheme is directly accessed from the B272, Beddington Lane, a busy thoroughfare and one of the main north - south arterial routes in Croydon / South London.

			BREEAM Excellent	Yard depth (m)	Clear height (m)	Level access doors	50kN/sq m floor load	15% roof lights	Cat A Office fit out	Designated Yard	Landscaped Environment
Affinity X	sq m (GEA)	sq ft (GEA)									
Warehouse	2,000	21,530	✓	8	2	✓	✓		✓	✓	
GF Offices	199	2,150	✓						✓	✓	✓
Sub total	2,199	23,680		39							
Affinity Y	sq m (GEA)	sq ft (GEA)									
Warehouse	1,919	20,660	✓	8	2	✓	✓		✓	✓	
FF Offices	177	1,910	✓						✓	✓	✓
Sub total	2,096	22,570		42							
Total	4,295	46,250									

Approx GEA

Ability to combine units



UNRIVALLED LOCATION

AVAILABLE Q2 2019

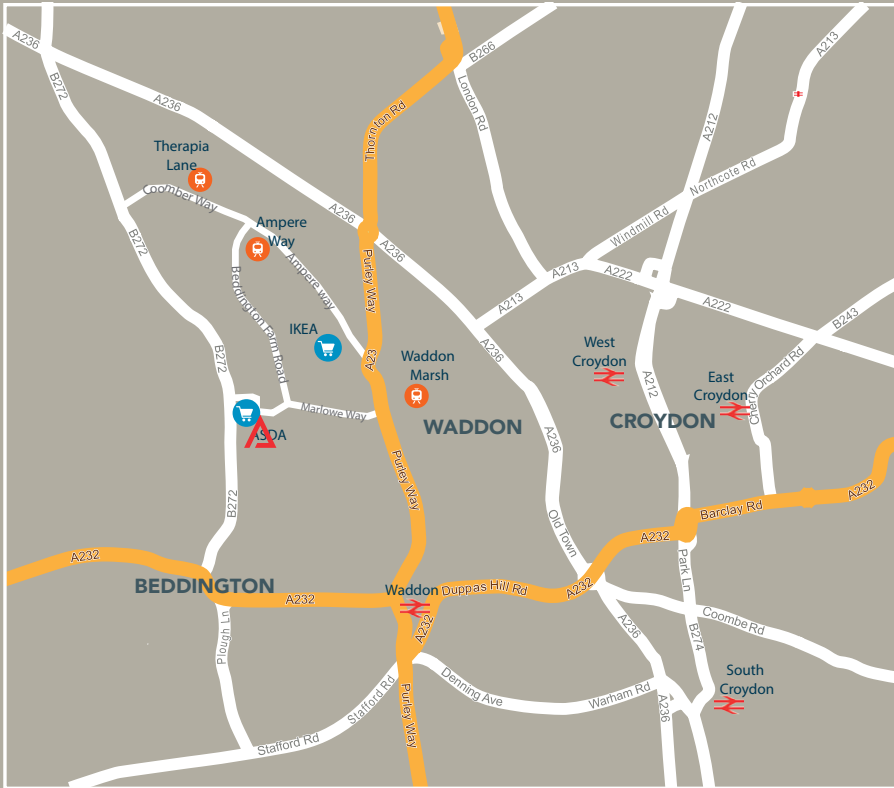


The average gross weekly pay for Croydon/Sutton is 20% cheaper than the London average (source: ONS)



Higher than average working population of 86.1% compared to the London Average of 78.4% (source:ONS)

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Central London	11.8 miles
West Croydon Station	2.3 miles
East Croydon Station	2.4 miles
M25 J7	12.6 miles
Heathrow Airport	22.5 miles
Gatwick Airport	19.3 miles



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November Act 1967. Every care has been taken in the preparation of these details, however any intending tenant 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.