

# UNIT 5, ORPINGTON BUSINESS PARK

## ORPINGTON BR5 3AA



Unit 5 Orpington Business Park– 8,454 sq ft of prime industrial space with excellent access to the A20

**INDUSTRIAL**

**TO LET**

**8,454 SQ FT**

**(785.40 SQ M)**

- 6.7m eaves height
- 37.5 kN/m<sup>2</sup> minimum warehouse floor loading
- Solar walls
- EPC A
- Ancillary offices
- PV panels

# UNIT 5, ORPINGTON BUSINESS PARK, ORPINGTON, BR5 3AA

## OVERVIEW

Available Size	8,454 sq ft
Rent	£16.50 per sq ft
Rates Payable	£5.43 per sq ft
Rateable Value	£84,000
Service Charge	N/A
EPC Rating	Upon enquiry

## DESCRIPTION

Orpington Business Park is situated on Faraday Way off Cray Avenue (A224), which is the main commercial location for trade and retail operators in the area. For those that need their daily coffee fix, the site is 200 metres from Costa Coffee on Nugents Retail Park, which also includes M&S and Nando's.

## LOCATION

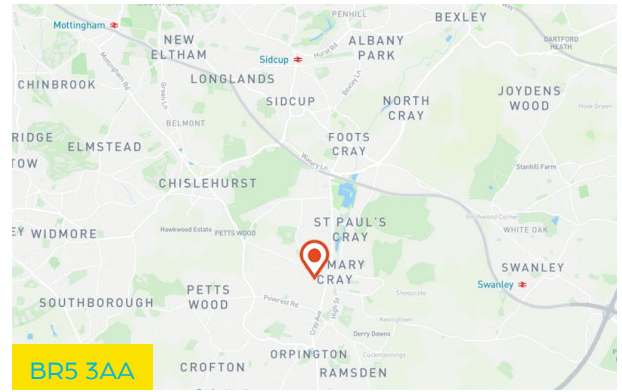
Orpington Business Park is situated on Faraday Way, off Cray Avenue (A224), which is the main commercial arterial location for trade and retail operators in Orpington.

The park is 1.5 miles from the A20 Crittalls Corner junction which is only 4.5 miles from Junction 3 of the M25 to the east and 17 miles to Central London via the A20 dual carriageway to the west.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 5	8,454	785.40	Available
Total	8,454	785.40	



## VIEWING & FURTHER INFORMATION

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