



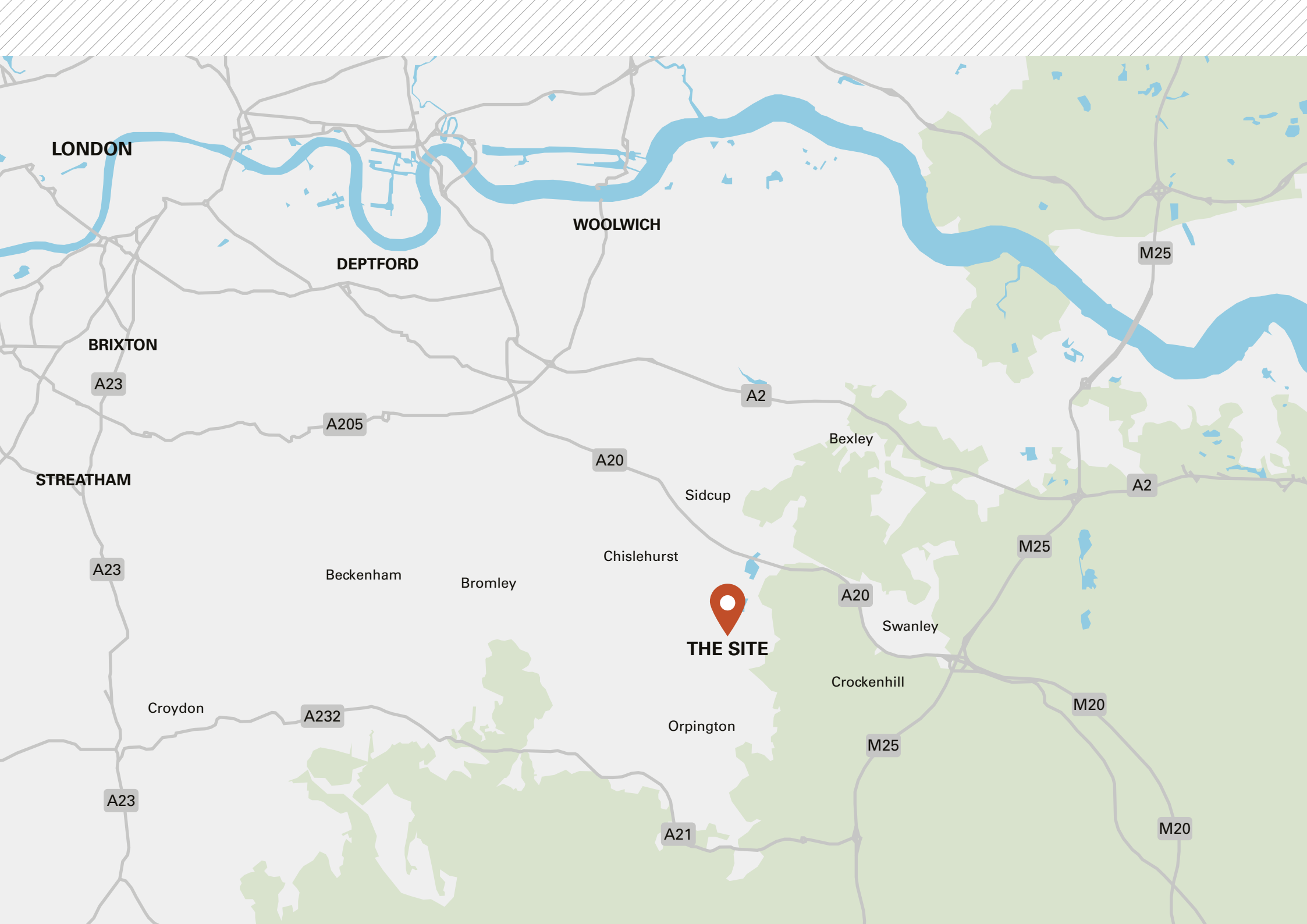
Unit 5, Orpington Business Park, Orpington, Kent, BR5 3AA

TOTAL AREA (GEA): 8,454 SQ FT (785 SQ M)

RENT: £15.00 PSF PER ANNUM EXCLUSIVE

NEWMARK

**MONTAGU
EVANS**



LONDON

DEPTFORD

WOOLWICH

M25

BRIXTON

A23

A205

A2

STREATHAM

A20

Bexley

A2

Sidcup

M25

A23

Beckenham

Bromley

Chislehurst

A20

Swanley

THE SITE

Croydon

A232

Crockenhill

M20

Orpington

M25

A23

A21

M20

THE LOCATION

Orpington Business Park is situated on Faraday Way, off Cray Avenue (A224), which is the main commercial 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.

DESCRIPTION

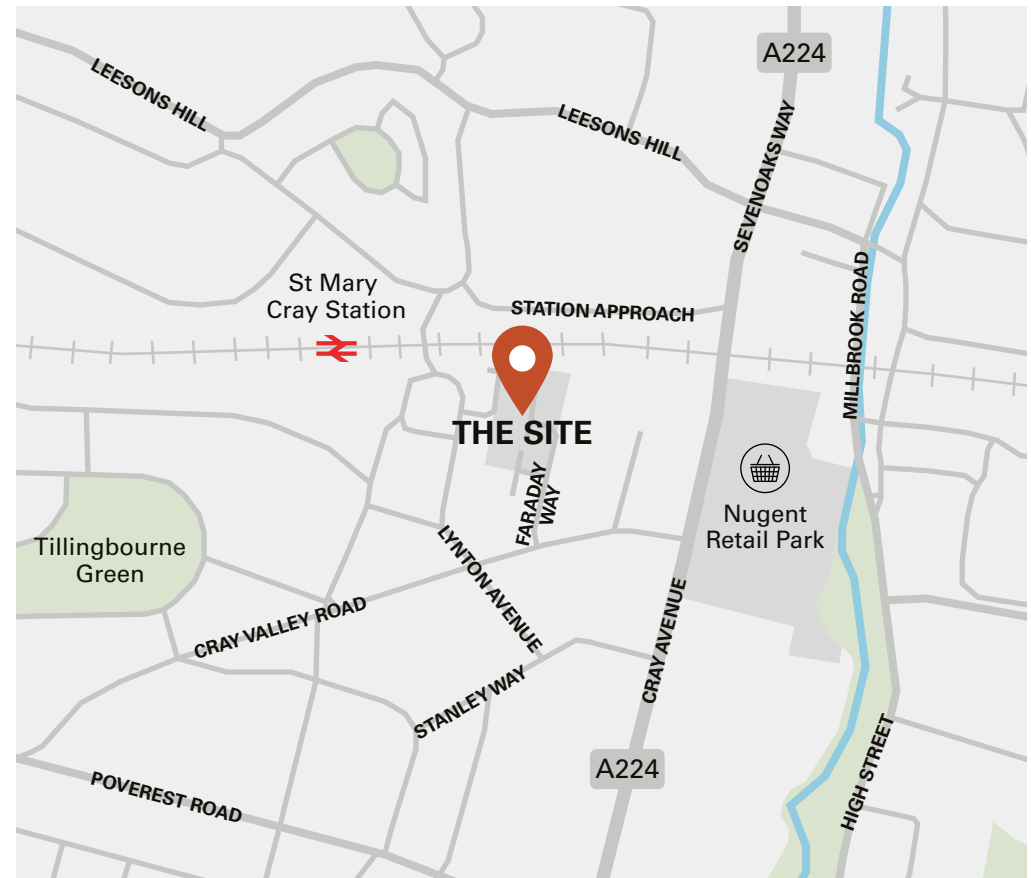
The unit offers 8,454 sq ft of modern industrial accommodation with fully fitted first floor offices. The unit has an electric roller shutter door and separate pedestrian access into a reception/lobby area. The property has a WC and three phase power.

SPECIFICATION

- 6.7m eaves height
- 15% roof lights for increased natural lighting
- EPC Rating A
- 37.5 kn/m2 minimum warehouse floor loading
- Electric roller shutter door
- Fully fitted first floor offices
- Six car parking spaces
- Solar panels

DRIVE TIMES

ROUTE	DISTANCE (MILES)
A20	0.75
M25/Junction 3	6
M20	6
Ebbsfleet International	14
Central London	17



FLOOR AREA (GEA)

ACCOMMODATION	SQ FT
Warehouse	7,179
First Floor Offices	1,275
Total	8,454

RENT

£15.00 psf per annum exclusive.

SERVICE CHARGE

On application.

BUSINESS RATES

Please rely on your own enquiries.

EPC

EPC Rating A.

VIEWINGS

For further information or to arrange a viewing please contact the agents.





Contacts

For further information please contact:

David Moule
Partner
m +44 (0)7905 764910
David.Moule@nmrk.com

Lizzie Elliott
Surveyor
m +44 (0)7827 250026
Lizzie.Elliott@nmrk.com

Luca Nardini
Partner
m +44 (0)7795 501905
luca.nardini@montagu-evans.co.uk

Zahra Bhojani
Surveyor
m +44 (0)7920 741093
zahra.bhojani@montagu-evans.co.uk



DISCLAIMER

Newmark Gerald Eve LLP ("Newmark"), is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term "partner" is used to refer to a member of Newmark Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. **No Offer:** These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Newmark, nor any partner, or any employee or consultant thereof (or any such person in respect of Newmark GE Services LLP) ("Newmark Persons"), has authority to make or enter into any such offer or contract;
2. **No Reliance:** All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. **Crime Prevention:** In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.
4. **Privacy:** For further information concerning how we use personal data please see our privacy statement: <https://www.nmrk.com/notices>

Particulars issued February 2026.