



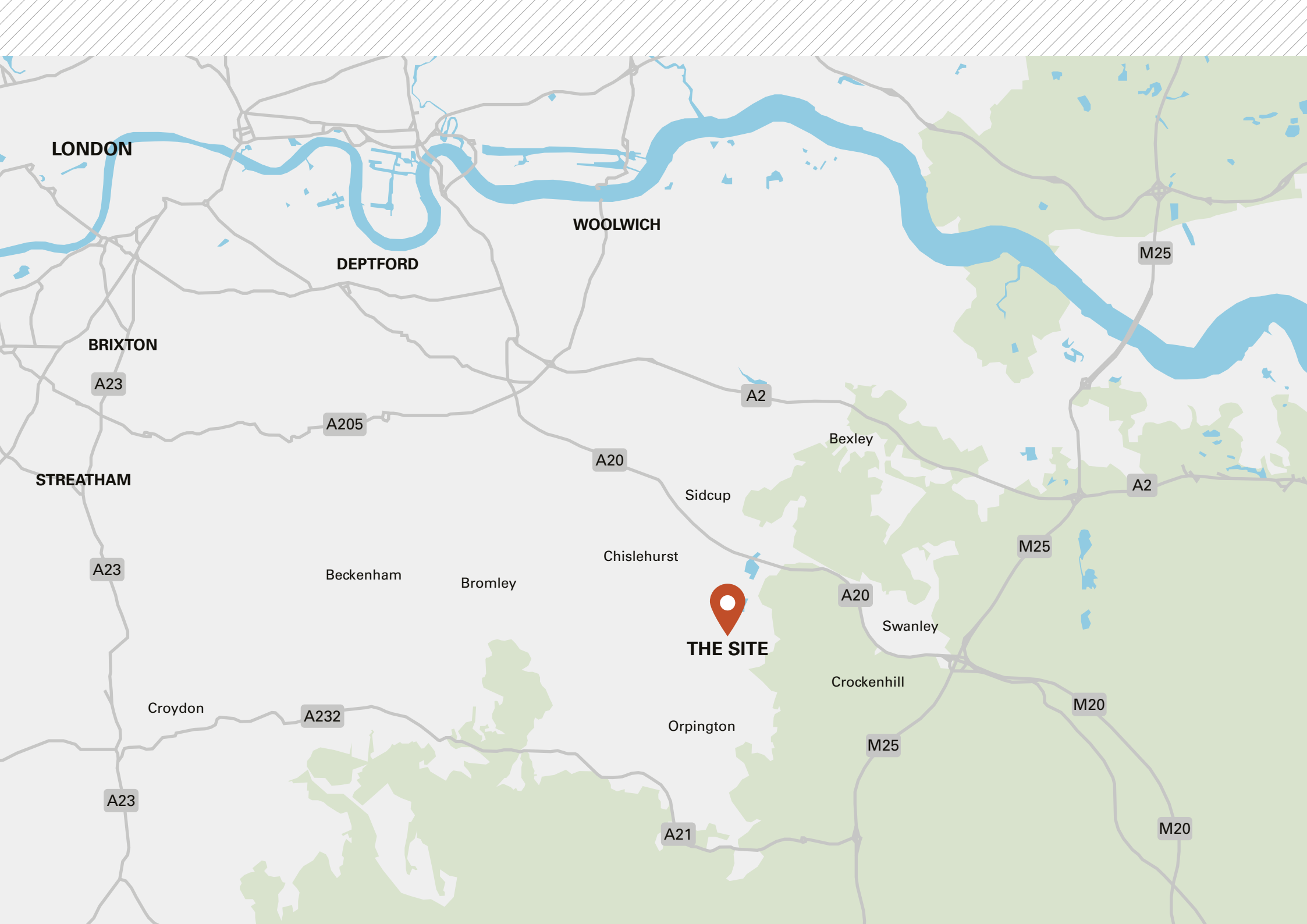
## Unit 2, Orpington Business Park, Orpington, Kent, BR5 3AA

TOTAL AREA (GEA): 4,747 SQ FT (441 SQ M)

RENT: £15.00 PSF PER ANNUM EXCLUSIVE

**NEWMARK**

**MONTAGU  
EVANS**



LONDON

DEPTFORD

WOOLWICH

BRIXTON

A23

A205

A2

M25

STREATHAM

A23

A20

Sidcup

Bexley

A2

Beckenham

Bromley

Chislehurst

M25

THE SITE

A20

Swanley

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

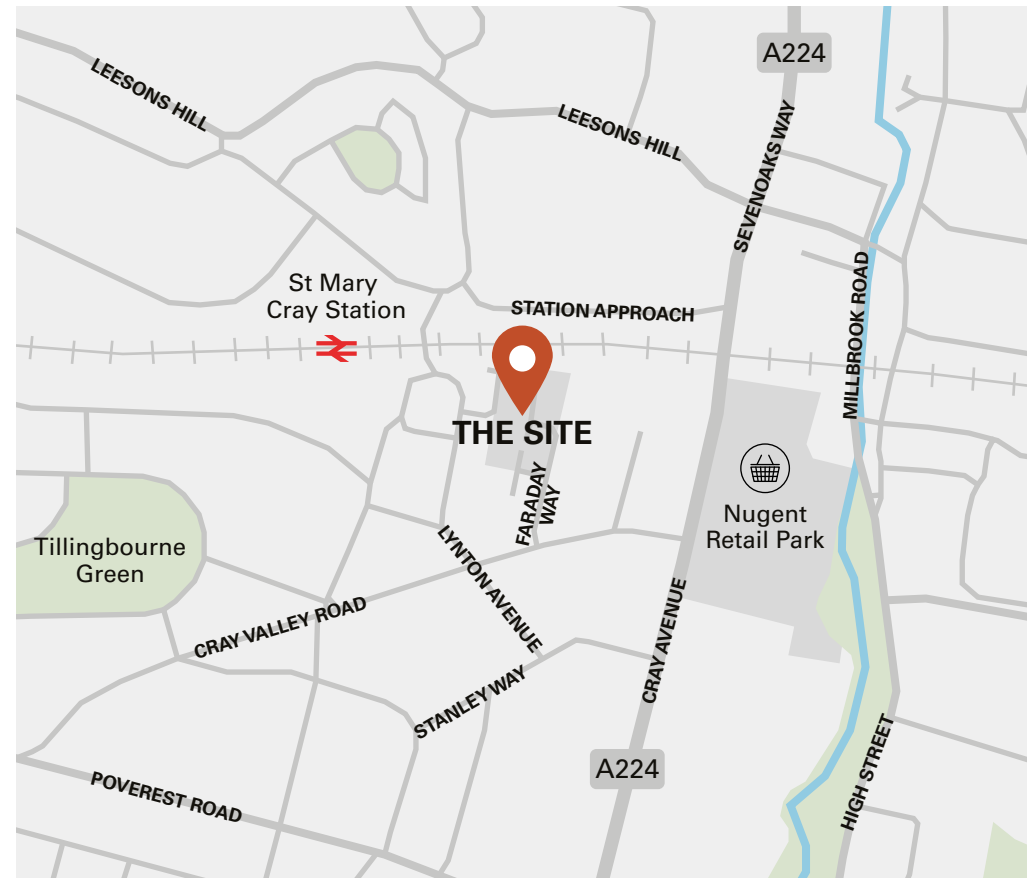
The unit offers 4,747 sq ft of modern industrial accommodation with fully fitted first floor offices. The unit has an electric roller shutter door and separate pedestrian access into a reception/lobby area. The property has a WC and three phase power.

## 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



## 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.





UNIT 2, ORPINGTON BUSINESS PARK, ORPINGTON, KENT, BR5 3AA 5

# Contacts

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Particulars issued March 2026.