

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/m² minimum warehouse floor loadingpoint...
- 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
Business Rates	N/A
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

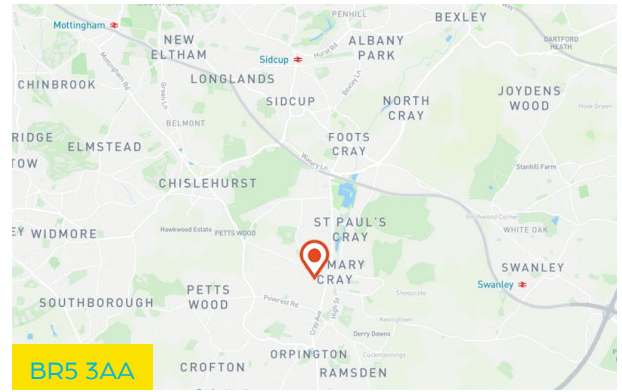
Orpington Business Park is situated on Faraday Way, off Cray Avenue (A224), which is the main commercial arterial location for trade and retail operators in Orpington.

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

WILL FENNELL

07818 538230

will.fennell@montagu-evans.co.uk

NIAMH BELL

07920 418 012

niamh.bell@montagu-evans.co.uk

CAMERON AITCHISON

07721599643

cameron.aitchison@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://www.montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 30/09/2024