

ORPINGTON  **BR5 3AA**
BUSINESS PARK

A NEW WAREHOUSE DEVELOPMENT



A NEW TRADE COUNTER / WAREHOUSE DEVELOPMENT

4,747 – 17,978 sq ft
(441 – 1,670 sq m)

Immediately Available
Leasehold



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.

The scheme provides units from 4,747 sq ft (441 sq m) to 17,978 sq ft (1,670 sq m) and is one of the first speculative warehouse developments in the UK which offers energy saving technologies to create a potential 40% saving in energy consumption over a 2012 building.



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Situated off the A224, the main commercial arterial location for trade and retail operators in Orpington.

BUILT TO A HIGH SPECIFICATION, WITH STATE OF THE ART ECO INITIATIVES

- Solar walls
- Photovoltaic panels
- Tighter construction tolerance to minimise heat loss
- 15% rooflights for increased natural lighting
- Motion sensitive LED lighting to offices
- 40% reduction in carbon emissions over a 2012 building
- Energy monitors
- Bike shelters

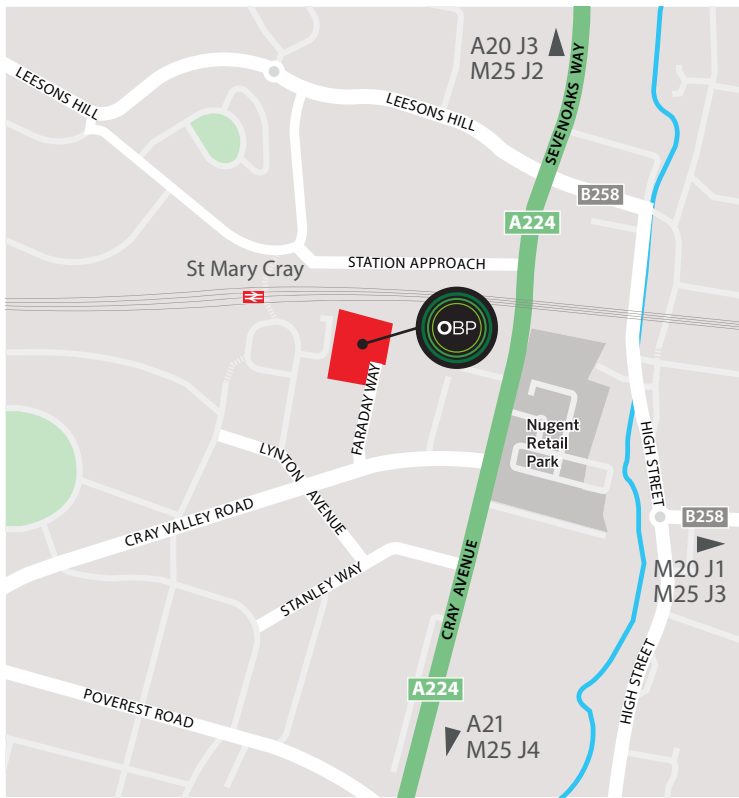
Specification

- EPC Rating A
- Units 5 & 6 - 6.7m eaves height
- Units 2,3,4 - 6m eaves height
- 37.5 kN/m² minimum warehouse floor loading
- Electric roller shutter doors
- Fully carpeted and heated offices
- Entrance lobbies have ceramic tiles, brushed metal ironmongery, vertical radiators and walnut veneered solid doors



Unit No	Sq ft (GEA)	Sq m (GEA)	Status
1	3,940	366	LET
2	4,747	441	Available
3	3,114	289	LET
4	6,036	561	Available
5	8,454	785	Available
6	9,524	885	Available
7	7,541	701	LET
8	4,731	440	LET
9	3,971	369	LET



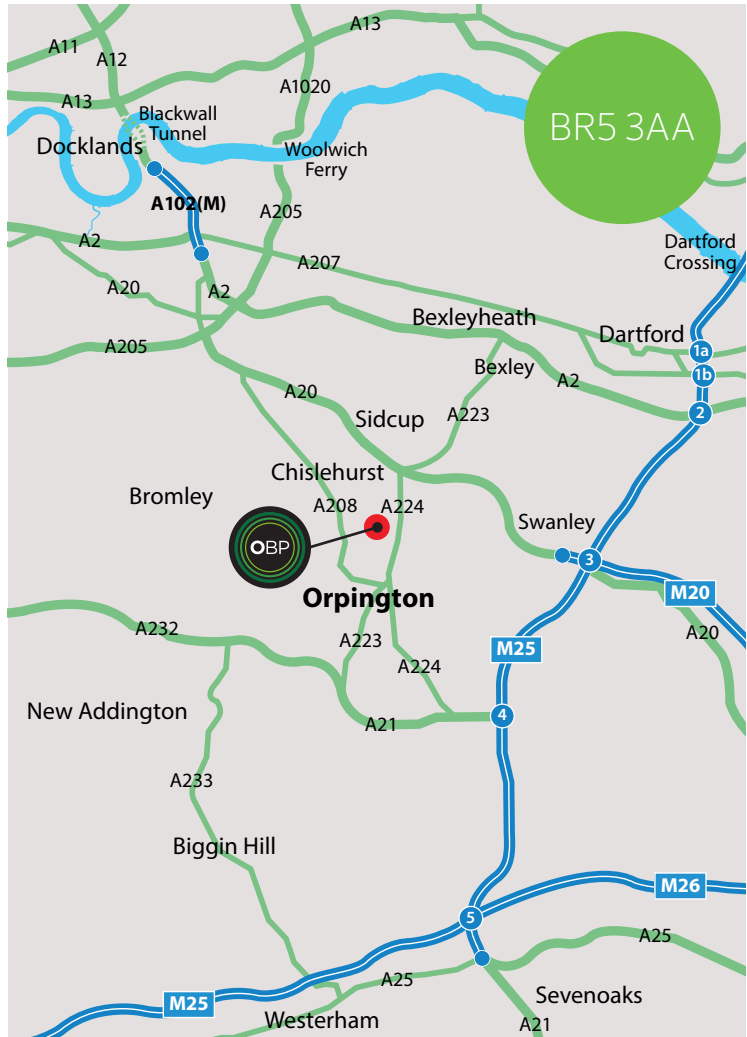


Destination	Distance
A20	0.75 miles
M25 / J3	6 miles
M20	6 miles
Ebbsfleet International	14 miles
Central London	17 miles

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.



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