



2 & 3 Ravensquay Business Centre Cray Avenue, Orpington, Kent BR5 4BQ

9,962 sq ft
(925.58 sq m)

- Modern high quality flexible space
- Greater London location with good access to public transport and road network
- Tenant has a Creditsafe rating of 86 A (very low risk)
- Established industrial/business location

2 & 3 Ravensquay Business Centre, Cray Avenue, Orpington, Kent BR5 4BQ

Description

The buildings comprise two high quality interconnected two-storey business units of steel portal frame with brick elevations. Internally the ground floor is currently fitted out to the tenants specification to provide staff breakout facilities, conference room and storage areas. Loading is available via a roller shutter door. The first floor provides a number of glass partitioned meeting rooms and open plan office accommodation with excellent levels of natural light. There are WC's at ground and first floor levels. Features include air conditioning, suspending ceilings with inset LED lighting and raised access floors. Externally there are designated parking spaces at the front of the building in addition to a separate gated yard area adjacent to Unit 3 accessed off of May Avenue.

Location

Orpington is situated within the London Borough of Bromley approximately 15 miles south of Central London, 5 miles south east of Bromley and 10 miles east of Croydon. The town is located in the heart of the south east commuter belt. St Mary Cray railway station is a short walk away where there are regular trains to London Victoria. Orpington railway station is located 2 miles distance with regular trains to London Bridge taking 16 minutes. Ravensquay Business Centre is situated on Cray Avenue, a major thoroughfare offering direct access to the M20, M25 and South London (A20) with excellent levels of passing traffic and an established location for trade, retail and distribution.

Tenancies

The buildings are currently let on two conterminous leases to Atomwide Ltd until August 2027 at a passing rent of:

Unit 2: £53,691 pax;

Unit 3: £72,420 pax.

Total Income: £125,931 per annum exclusive.

Both leases are contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Terms / Price

The property is available for sale. Offers are invited in excess of £2,100,000 subject to contract and exclusive of VAT, reflecting a net initial yield of 5.64% (allowing 6.3% costs of purchase) and a low capital value of £210 per sq ft.

VAT

We are advised that Unit 2 is **not** elected for VAT whilst Unit 3 is elected for VAT.

Tenant Covenant Information



Atomwide is part of the AdEPT Technology Group one of the UK's leading providers of integrated technology solutions established in 2003. **Atomwide Limited has a Creditsafe rating of 86 A indicating 'Very Low Risk'.**

EPC

Energy Performance Asset Rating – B-33.



Accommodation

(Approx. GIA)

Name	SQ FT	SQ M	Availability
Ground Floor	4,980	462.68	Available
First Floor	4,982	462.9	Available
Total	9,962	925.58	

Further Information

There is a data room providing various further information including the occupational leases. Access can be provided upon request.

Viewing & Further Information

Tom Booker
tom.booker@altusgroup.com
07584 237 141

Chris Birch
chris.birch@altusgroup.com
07976 681 951