



Unit 7 Halo Business Park

Cray Avenue, Orpington, BR5 3FQ

Modern High Quality Industrial / Warehouse Unit Available by way of Lease Assignment

7,429 sq ft
(690.18 sq m)

- Eaves height of 7.5m
- Single electric roller shutter door
- 6 allocated car parking spaces
- Heated first floor office space with LED lighting, Kitchenette
- Roof mounted photovoltaic panels (PV)
- Fenced and gated estate with CCTV
- Close proximity to St Marys Cray train station

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Summary

Available Size	7,429 sq ft
Business Rates	TBC.
Service Charge	Details upon request
VAT	Applicable at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	A (16)

Description

To Let - This modern high quality semi-detached industrial / warehouse unit built in 2019 is of steel portal frame construction, with metal profile clad elevations under a pitched insulated metal sheet roof incorporating intermittent roof lights. A disabled WC incorporating a shower together with a separate single WC is located on the ground floor. Fitted office space is at first floor. Ancillary areas and office space is gas centrally heated. The warehouse is accessed via a full height electrically operated loading door. External there is a loading apron together with 6 allocated car parking spaces.

Location

Halo is situated in the heart of the main Orpington commercial area for trade, retail and distribution with frontage directly onto Cray Avenue (A224). Cray Avenue is one of the major thoroughfares in the area and links directly to the A20 to the south (1.5 miles) and M25 at junction 4 to the north (4 miles). St Mary Cray overland station is within 0.3 miles of the site providing a direct train service to London Victoria (30 minutes).

Accommodation

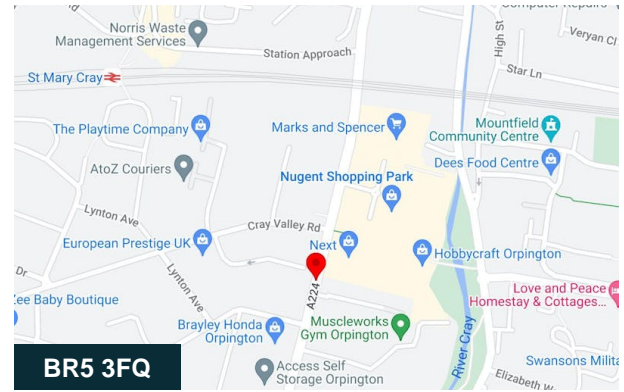
The accommodation comprises the following approx. GEA areas:

Name	sq ft	sq m
Ground - Floor Warehouse & Ancillary Areas	6,212	577.11
1st - Floor Office	1,217	113.06
Total	7,429	690.17

Terms

The unit is available by way of an assignment of the existing lease expiring in March 2027.

Alternatively, a new longer term lease maybe available directly with the landlord on terms to be agreed.



Viewing & Further Information



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