



BUSINESS PARK
ORPINGTON | BR5 3FQ

AVAILABLE TO LET

BRAND NEW INDUSTRIAL / WAREHOUSE UNITS
6,219 SQ FT (577.8 SQ M) - 22,596 SQ FT (2,099.2 SQ M)

WWW.HALOBUSINESSPARK.CO.UK



A NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT TO LET

An exciting new speculative trade and warehouse development totalling up to 150,599 sq ft, offering 14 units to suit all your business needs. Located on Cray Avenue, Halo Business Park is a short walk from St Mary Cray train station.

Amenities within walking distance of St Mary Cray include:

M&S
EST. 1884

WHSmith

★ PRET A MANGER ★

COSTA
COFFEE


Nando's

METRO
BANK

Superdrug[☆]





AERIAL | OVERVIEW



FLEXIBLE UNITS

UNIT	GROUND GEA	FIRST GEA	TOTAL GEA SQ FT
1	5,502 ft ²	1,079 ft ²	6,581 ft ²
2	LET TO FLOORING SUPERSTORE		4,943 ft ²
3	LET TO CUBICO BATHROOMS		4,181 ft ²
4	LET TO TRENDY FLOORING		4,646 ft ²
5	5,862 ft ²	1,146 ft ²	7,008 ft ²
6	9,007 ft ²	2,256 ft ²	11,263 ft ²
7	6,212 ft ²	1,217 ft ²	7,429 ft ²
8	5,182 ft ²	1,011 ft ²	6,193 ft ²
9	6,511 ft ²	1,228 ft ²	7,739 ft ²
10	6,821 ft ²	1,424 ft ²	8,245 ft ²
11	18,864 ft ²	3,732 ft ²	22,596 ft ²
12	LET TO SPECAC		33,670 ft ²
13	LET		19,886 ft ²
14	LET TO TRUSTEE FIRE & SECURITY		6,219 ft ²
TOTAL			150,599 ft²

SITE PLAN

TOTAL GEA SQ M	EAVES HEIGHT	PARKING SPACES
611.4 m ²	6.5	5
459.2 m ²	6.5	4
388.4 m ²	6.5	4
431.6 m ²	6.5	4
651.1 m ²	6.5	6
1,046.4 m ²	7.5	9
690.2 m ²	7.5	6
575.3 m ²	7.5	5
719 m ²	7.5	6
766 m ²	7.5	7
2,099.2 m ²	10.5	19
3,128.1 m ²	8.5	27
1,847.5 m ²	8.5	17
577.8 m ²	7.5	5
13,991.2 m²		



SCHEME | DETAILS

SPECIFICATION

The new development will have the following minimum specification:

- EPC rating of A
- BREEAM 'Very Good' rating
- Clear internal height of 6.5 – 10.5m
- Max height to undercroft to ensure maximum working space
- 37.5kN/m² warehouse floor loading
- Electric roller shutter loading doors
- Fully carpeted and heated offices
- Entrance lobbies with ceramic tiles, brushed metal ironmongery, brushed metal vertical radiators and walnut veneer solid doors.

ECO-INITIATIVES

- 35% improvement in CO² emissions over 2013 building regulation requirements
- 13% reduction in CO₂ emissions through the use of Low & Zero Carbon (LZC) technologies
- Roof mounted photovoltaic panels (PV)
- 12-15% roof lights in warehouse to ensure unencumbered natural light
- Motion sensitive LED lighting to offices with daylight controls
- Electric car charging points.







LIFE AT HALO BUSINESS PARK

Bewonder*

At Halo Business Park, Aviva have teamed up with Instinct to provide a unique occupier service. Instinct blends JLL's expertise in property management with the creativity and customer focused approach of Bewonder*, a specialist property experience and marketing agency.

Delivering customer experience this way is unique amongst Landlords and is another reason why you should choose Halo.

Once you have completed your fit-out and moved in there will be offerings that are just not available at any other scheme in the area.

We are starting with launching Monthly Food Pop-ups for your employees and will look to include other benefits such as:

- Health and Wellbeing Programmes (Yoga, Bootcamp, Running Club, etc.)
- Seasonal Social Events (BBQ's, Table Quizzes, Sports Days, etc.)

The above have already been successful at other Aviva schemes and have been very well received by our occupiers.

We look forward to working with you at Halo Business Park.



HALO BUSINESS PARK

ORPINGTON BR5 3FQ

TRADE & WAREHOUSE DEVELOPMENT

An exciting new speculative trade and warehouse development which totals up to 150,599 sq ft, offering 12 units to suit all your business needs.

HALO offers cutting edge, energy saving technologies to reduce carbon emissions by 35% (over a 2013 Building Regs warehouse).

Located on Cray Avenue, opposite the established Nugent Retail Park, within an established retail and industrial area which has attracted a variety of companies including:

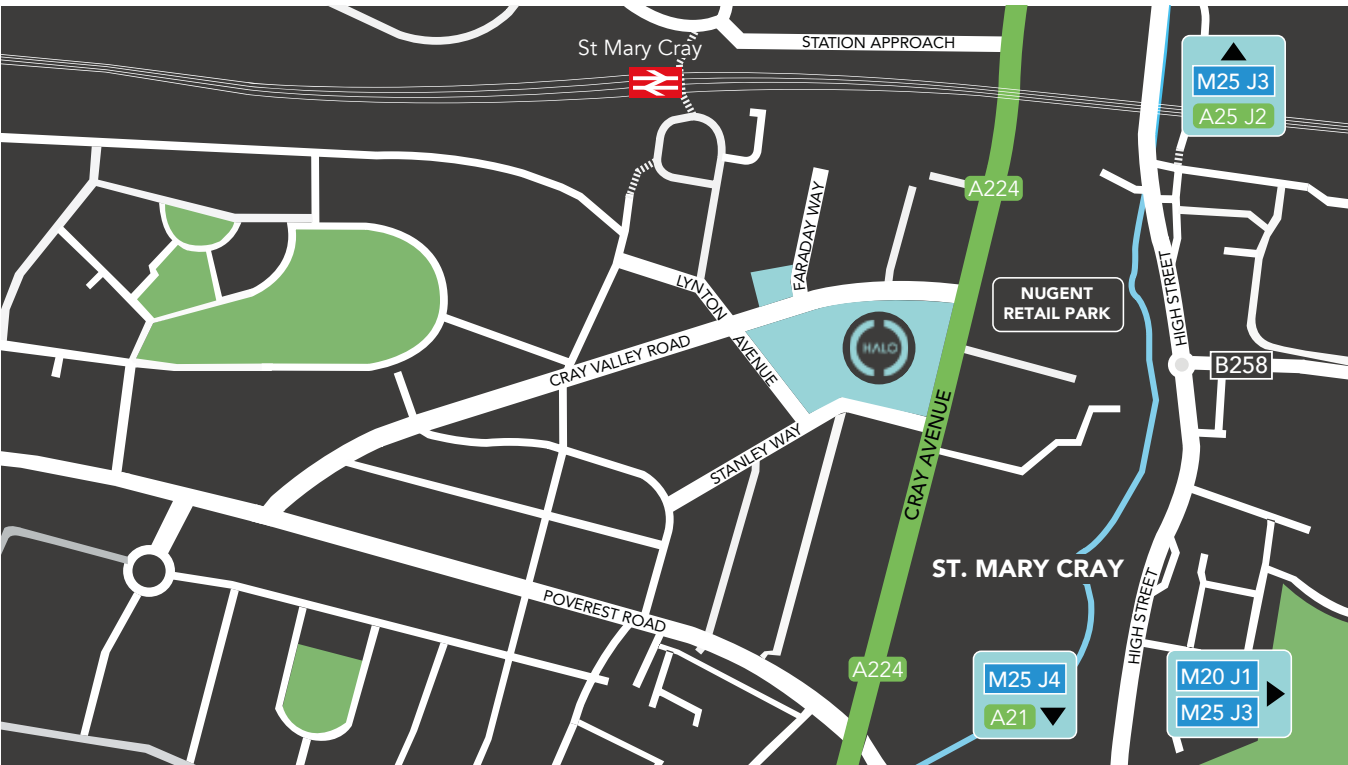
Screwfix, Toolstation, Safestore, Debenhams, Hermes, Pets at Home, Costa Coffee, Marks & Spencer and Nandos.

ADDITIONAL POINTS

- 5.9 acre site
- Suitable for a variety of uses including trade, roadside and distribution (subject to planning)
- Purpose built multi-unit scheme with units from 4,650 – 22,206 sq ft
- Bromley borough population of 331,00, increasing at 4% each year
- Orpington at 25k households within 30min drive
- Links directly to the A20 to the North (1.5 miles) and in turn the M25 at Junction 3 (4.5 miles) and to the south at junction 4 (4 miles) via the A21.



- | | | | | | |
|---|--------------------|----|-------------|----|---------------|
| 1 | HONDA | 6 | NIKE | 11 | HERMES |
| 2 | SAFESTORE | 7 | PLUMBASE | 12 | HOWDENS |
| 3 | SCREWFIX | 8 | TOOLSTATION | 13 | SPORTS DIRECT |
| 4 | TK MAXX | 9 | CEF | 14 | HOME BARGAINS |
| 5 | NUGENT RETAIL PARK | 10 | TILE GIANT | | |



LOCATION

SAT NAV REF: **BR5 3FQ**

Halo Business Park is situated on the popular Cray Avenue in Orpington with excellent access to the A20, M25 and South London.

St Mary Cray train station is situated a short walk away from where there are regular direct trains to Victoria (35 minutes).

DESTINATION	DISTANCE
ST MARY CRAY TRAIN STATION	0.3 MILES
A20	1.5 MILES
M25 JUNCTION 4	4 MILES
M25 JUNCTION 3	4.5 MILES
M20	6 MILES
SOUTH CIRCULAR A205	6.6 MILES
CENTRAL LONDON	17 MILES



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At Aviva Investors we are long-term owners with the ultimate aim of investing in and developing buildings that will meet our customer's needs both today and tomorrow. Each team member is focussed on a small number of assets and locations allowing them the time to really get to know and understand their customers.

We understand leasing a building can be a stressful time for any business, so we have recently changed our leasing process to make it as frictionless as possible.

We have made a number of changes to our standard lease which intends to be fair and reasonable at the very outset, the idea being to reduce negotiation time and ultimately save time, cost and stress for both parties. Should you be interested in the building on offer, the asset manager will be pleased to meet you and run through the improvements we have made in more detail.

We look forward to meeting you.



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