

TO LET



Trade Counter / Warehouse Unit.
Central House, Leasons Hill, Orpington, BR5 3QY.
35,046 sq ft (3,255 sq m) + Covered Canopy.

Description.

The property comprises a detached industrial warehouse building built in circa 1970's.

The useable site area is approximately 1.4 acres, with the demised site area including scrubland and secondary access of approximately 2.3 acres. See plan overleaf.

The key features:

- Brick built elevations set beneath a pitched roof covering
- 3.80m eaves height, 9.60m to apex
- Clear span
- Translucent roof panels
- 2 storey ancillary accommodation (WC's on ground & first floor)
- Trade counter frontage, prominence to gateway of estate
- 2 level access, 5 dock level access doors
- Ample parking

Accommodation.

	Sq Ft	Sq M
Trade Counter Warehouse	32,678	3,035
First Floor / Ancillary	2,368	220
TOTAL	35,046	3,255
Covered Loading/Canopy	2,949	274

All areas are approximate gross internal.

Legal Costs.

Each party to bear their own legal costs.

Location.

The property is situated on Leasons Hill, an established Orpington industrial location made up of both trade and industrial occupiers.

The property is prominently positioned to the entrance of the industrial estate on the junction of Leasons Hill and Murray Road.

Lessons Hill is located less than 0.2 miles from the A20, which provides direct access to J3 of the M25 (5 miles). St Mark Cray main line train station provides a regular service to London Victoria station (52 min's).

Terms.

On application.

Rates.

TBA

EPC.

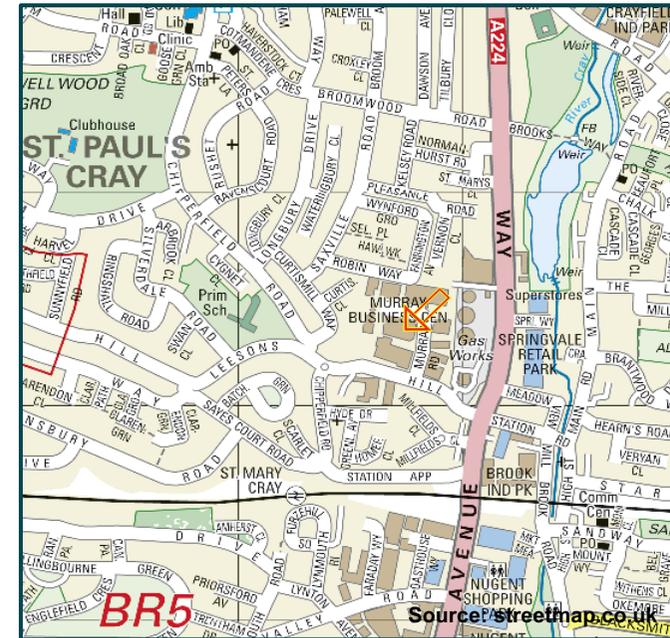
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Due Diligence.

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

VAT.

All pricing is subject to VAT.



Aerial.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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SUBJECT TO CONTRACT

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Particulars dated August 2020. Photographs and videos dated 28th July 2020.

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