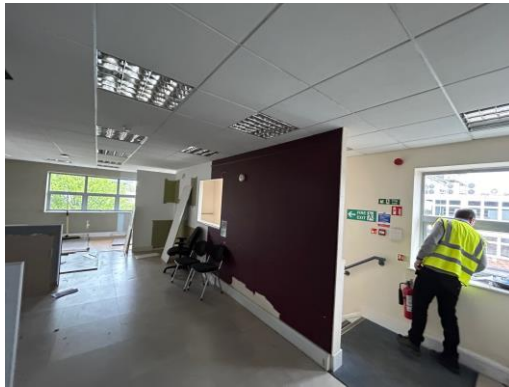


UNITS 1&2 ORPINGTON TRADE PARK, MURRAY ROAD, ORPINGTON, BR5 3SS



**TO LET 4,979- 10,009 SQ FT
(462.75-930.23 SQM)
TRADE/WAREHOUSE/INDUSTRIAL UNIT**

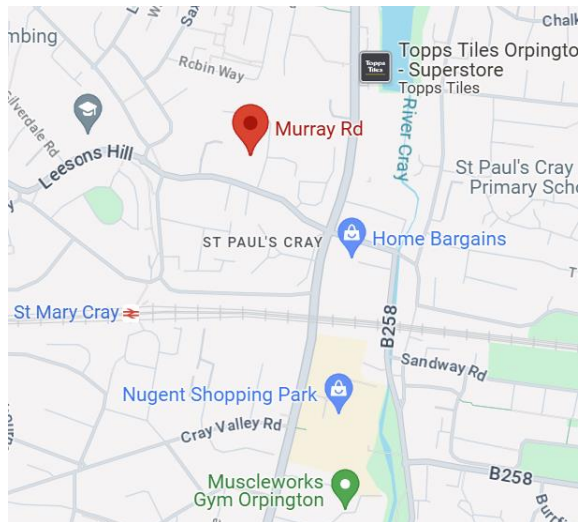
12-14 Denman Street, London W1D 7HJ
T: 0203 151 1011 / info@tlre.co.uk / tlre.co.uk

LOCATION

Orpington Trade Centre is located on Murray Road, just off Sevenoaks Way/Cray Avenue, a major trade and warehouse location in SE London. The Sidcup bypass (A20) is 1.5 miles to the north with j4 of the M25 4.5miles to the south. The unit is ideally suited to service Orpington, Sidcup, Swanley and Petts Wood.

St Mary Cray is located just ½ mile from the units and provides services to London Victoria, Blackfriars and Sevenoaks.

Nugent shopping Park is also located ½ mile south and provides a Boots, Costa Coffee, Greggs, M&S and Next amongst other outlets.



DESCRIPTION

Orpington Trade Park is a modern secure development of warehouse units arranged as two terraces.

Units 1 and 2 front the scheme and offer good signage opportunities to occupiers onto Murray Road. The units are of steel portal frame construction with column free warehouse space and offices to the first floor. The undercroft area can be used for a showroom, offices or additional storage.

Each warehouse is serviced by a single surface level electrical loading door providing access onto a loading apron. WCs are located in both the ground floor reception and to the rear of the undercroft area.

TERMS

The units are available on an assignment, sublease or new lease to be agreed with the landlord.

ACCOMMODATION

	SQ M	SQ FT
Unit 1 Ground Floor	401.08	4,316
Unit 1 First Floor Office	66.40	714
Unit 1 Total	467.48	5,030
Unit 2 Ground floor	394.98	4,250
Unit 2 First floor office	67.78	729
Unit 2 Total	462.75	4,979
TOTAL	930.23	10,009

AMENITIES

- 8 combined Car Spaces
- 6m eaves
- Up and over loading door per unit
- First floor offices
- Units can be occupied separately

ENERGY PERFORMANCE CERTIFICATE

Each property has an EPC rating of C.

BUSINESS RATES

Potential occupiers are recommended to make their own enquiries to LB Bromley.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

VIEWING

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