



# TO LET – SECURE TRADE / INDUSTRIAL SITE WITH WAREHOUSE

Lower Road, Orpingon BR5 4AL

Prominently Located Adjacent to A224 – Site Area Approx. 28,531 sq ft (2,651 sq m)

## LOCATION

The site occupies a prominent roadside position adjacent to Cray Avenue (A224), a main arterial route carrying high volumes of passing traffic. The A224 links directly with the A20 and Junction 3 of the M25 motorway.

The property is situated within an established commercial location, close to the Cray Industrial Area and nearby business and retail parks including Mighty, Halo Business Park and The Nugent Shopping Park.

St Mary Cray railway station is located approximately 1.3 km north, providing regular services into Central London.

## DESCRIPTION

The property comprises a secure, predominantly concrete surfaced commercial yard which has most recently been operated as a timber merchant. The site is broadly level and fully enclosed, with gated access from Lower Road.

On site accommodation includes a detached warehouse building together with covered storage and ancillary building comprising a customer service/trade counter area, offices, kitchenette and WC facilities. The site would suit a variety of commercial, trade counter and storage uses, subject to any necessary consents.

Accommodation	Sq Ft	Sq M
Warehouse:	2,975	276.39
Customer Service and Staff Areas:	782	72.65
Covered Store:	643	59.74
Open Storage:	24,131	2,242
<b>Total Site Area (approx.)</b>	<b>28,531</b>	<b>2,651</b>



### SECURE YARD

Fully fenced and gated



### VERSATILE USE

Suitable for a variety of commercial uses (STP)



### PROMINENT LOCATION

Immediately adjacent to Cray Avenue A224



### WAREHOUSE

Modern warehouse with loading door



### ON-SITE STAFF ANCILLARY

Including offices, kitchenette and WC facilities

## TERMS

The property is available by way of a new FRI lease on terms to be agreed, at an initial rent of £85,000 per annum exclusive.

## EPC

TBC – Awaiting Report.

## BUSINESS RATES

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £25,440. Interested parties are strongly advised to check the actual rates liability with the local authority directly.

## VAT

We understand the site is not elected.

## AML

Successful applicants will be required to submit information to satisfy anti-money laundering requirements.



## VIEWINGS

Strictly by prior appointment via Sole Agents:



Contact:  
Tel:  
Email:

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