

LINAYS COMMERCIAL
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1 LAGOON ROAD

AVAILABLE TO LET

CRAY AVENUE | ORPINGTON | BR5 3QX

19,269 SQ.FT / 1790SQ.M

PROMINENT INDUSTRIAL / WAREHOUSE BUILDING

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Summary

- Warehouse, industrial, production facility, retail showroom, leisure or fitness opportunity, subject to necessary consents
- Located on Cray Avenue, an established retail warehousing and industrial area offering strong visibility and adjacent to Nugent Retail Park.
- Front forecourt/allocated parking – 15 spaces
- External shared service yard at rear.
- Steel portal frame construction with brick clad elevations.
- Eaves height of 6.21m

LOCATION MAP

Location

Orpington is situated in the Greater London conurbation approx. 15 miles southeast of Central London within the Borough of Bromley.

The property is located in a highly prominent position on the corner of Lagoon Road and Cray Avenue (A224) forming the principal route from the town centre to the A20 dual carriageway. The A224 also connects Orpington to Junction 3 of the M25 motorway, which is situated 5 miles east.

To the north of the property is Nugent Retail Park where occupiers include Marks & Spencer, Next, Boots, Nando's and Costa Coffee.







Description

The property comprises a semi-detached building arranged on ground and first floor level with the benefit of forecourt car park (15 spaces) and a loading bay to the rear.

Internally the building is currently arranged to provide trade and retail sales/ showroom area, warehouse plus ground and first floor offices plus mezzanine area. The first-floor offices are currently in shell condition.

Features include 3 Phase power, 6.2m clear internal eaves height to main warehouse, and cloakrooms/ WC's on both floors.

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed. The lease will be granted **outside** the provisions of The Landlord and Tenant Act 1954 (as amended).

Rent

Upon application.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rateable value is: £139,000 (2026/27 assessment). Interested parties are strongly advised to check the actual rates liability with the Local Authority directly.

VAT

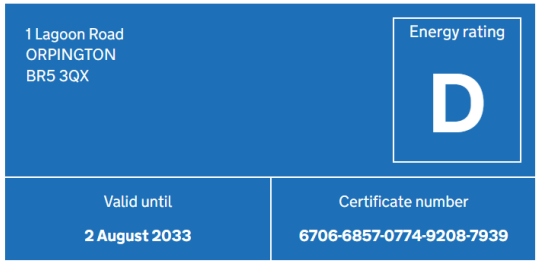
We are advised that the property has been opted to tax.

Accommodation

The property provides the following approximate gross internal floor areas:

Floor	Description	Sq Ft	Sq M
Ground	Showroom, Warehouse & Offices	13,007	1,208
First	Mezzanine	3,307	307
First	Offices (Shell Condition)	2,955	274
	Total	**19,269**	**1,790**

Commercial Energy Performance Certificate



Viewing

Viewings strictly by prior appointment with Sole Agents:

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A20 Central London
M&S
Chocolat
next
Boots
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