

REFURBISHED MODERN BUSINESS UNIT- **TO LET**

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**Unit 5 Ravensquay, Cray Avenue,
Orpington, Kent, BR5 4BQ**

398.2 sq m (4,286 sq ft)

- ▶ Fully refurbished
- ▶ Door entry security system
- ▶ Air-conditioned offices
- ▶ Excellent staff facilities



Location

See plan. Ravensquay Business Centre is prominently located at the junction of Cray Avenue (the main A224) and Poverest Road, about 0.5 miles from St Mary Cray BR station (fast frequent service to London Victoria and the Kent coast), 1 mile from Orpington town centre and 3.5 miles from Junction 4 of the M25 motorway directly via the A224.

Description

An attractive full refurbished semi-detached 2-storey business unit forming part of the Ravensquay development of similar properties which was constructed in the early 1990s. The unit comprises a mix of production/storage space and offices on the ground floor, with an open-plan office area on the first floor. Externally there are parking and loading areas which form part of the central courtyard area of the estate. The property would suit a wide range of business uses.

Accommodation

Ground Floor	2,156 sq ft	200.3 sq m
First Floor	2,130 sq ft	197.8 sq m

Tenure

The property is available to let on full repairing and insuring terms at an initial rent of **£62,500 per annum exclusive** of all other outgoings.

Rates

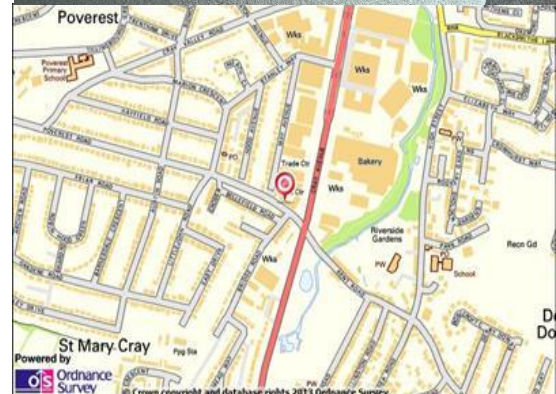
According to the Valuation Office Agency website the property's description is "Warehouse and Premises" and the Rateable Value is £44,500. For information regarding business rates please visit Gov.uk.

Service Charge

A service charge is levied by the landlord to cover the cost of maintenance and management of the common parts of the estate.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing

By appointment, please contact:

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