

UNITS 1 & 2 ORPINGTON TRADE CENTRE

MURRAY ROAD, ORPINGTON, BR5 3SS

AVAILABLE TO LET
FROM 5,124 – 10,250 SQ FT



MODERN TRADE / WAREHOUSE / INDUSTRIAL UNITS





Prominent trade park location



Units available separately or combined



8 combined car parking spaces



Approx. 6m eaves height



Surface level loading door to each unit



First floor office accommodation



Clear span warehouse space



Good loading and circulation areas



Secure established estate environment



Excellent road connectivity to A20 and M25

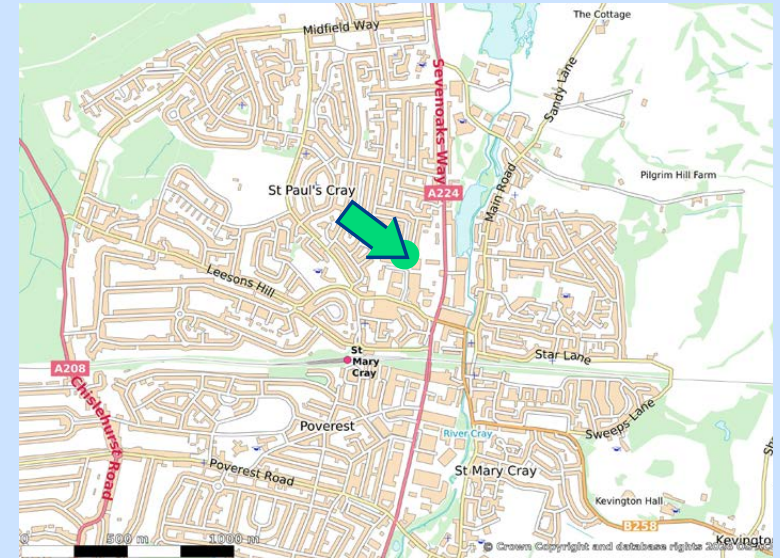
LOCATION

Orpington Trade Centre is situated on Murray Road, directly off Sevenoaks Way / Cray Avenue (A224), one of South East London's principal trade, warehouse and industrial locations. The estate benefits from excellent connectivity, with the A20 Sidcup Bypass located approximately 1.5 miles to the north, providing direct access to Central London and the wider South East motorway network.

Junction 4 of the M25 lies approximately 4.5 miles to the south, offering convenient access to the national motorway network.

St Mary Cray railway station is located within approximately 0.5 miles of the property and provides regular services to London Victoria, Blackfriars and Sevenoaks.

The surrounding area is a well-established commercial location serving Orpington, Sidcup, Swanley and Petts Wood, with nearby occupiers and amenities including Nugent Shopping Park, home to retailers such as M&S, Next, Boots, Costa Coffee and Greggs.



DESCRIPTION

Orpington Trade Centre comprises a modern, secure development of warehouse / industrial units arranged across two terraces.

Units 1 & 2 occupy a prominent frontage position within the estate, offering excellent visibility and signage opportunities onto Murray Road.

The units are of steel portal frame construction and provide predominantly clear span warehouse accommodation together with first floor offices. The undercroft areas can be utilised for showroom, office or additional storage accommodation, providing flexibility for a variety of occupiers.

Each unit benefits from a surface level loading door opening onto a dedicated loading apron, together with reception areas and WC facilities at both ground and undercroft levels.

The units are available individually or combined.



ACCOMMODATION

Unit	GIA Sq ft	GIA Sq m
Unit 1 Ground Floor	4,348	404.0
Unit 1 First Floor Offices	776	72.1
Unit 1 Total	5,124	476.1
Unit 2 Ground Floor	4,330	402.3
Unit 2 First Floor Offices	796	73.9
Unit 2 Total	5,126	476.2
TOTAL	10,250	952.3

TERMS

The units are available by way of assignment or sublease until September 2027 at a rent of £138,500 per annum. A new lease directly from the landlord may be considered, subject to term.

RATEABLE VALUE

£168,000 - 2026 Rating List. Interested parties are advised to make their own enquiries with the London Borough of Bromley

EPC

Each unit has an EPC rating of C.

Copies of the EPCs are available upon request.

SERVICE CHARGE

The tenant will cover the annual service charge, currently budgeted at £8,968.

CONTACTS

For further information please contact:

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