

TO LET

TRADE COUNTER – 3,269 SQ FT (303.69 SQ M)

Unit 2, Electron Trade Centre, Cray Avenue, Orpington, Kent, BR5 3RJ

Rent | On application — Modern Trade Counter with Main Road Frontage To Let — 03 September 2026

DESCRIPTION
Unit 2 is a mid-terraced trade unit constructed of steel portal frame with profiled steel cladding beneath a pitched metal roof, incorporating translucent roof lights. Loading is via a full height roller shutter door along with an electric sliding entrance door.

LOCATION
Electron Trade Centre is located in Orpington, one of Greater London's most significant trade locations. It is prominently situated on the highly sought after Cray Avenue (A224), approximately 1 mile from the A20 which links J3 of the M25.

Located in Orpington's key trade, retail and distribution area, nearby occupiers include: Toolstation, Carpet Giant, N&C Tiles, Carpets 4 Less and Crown Decorating Centres.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	3,269	303.69

AMENITIES / OPPORTUNITY
- Prominent established trade location
- Main road visibility
- Undergoing refurbishment
- Availability Q3 2026 (August)
- Allocated parking
- Full height roller shutter door

RENT
On application

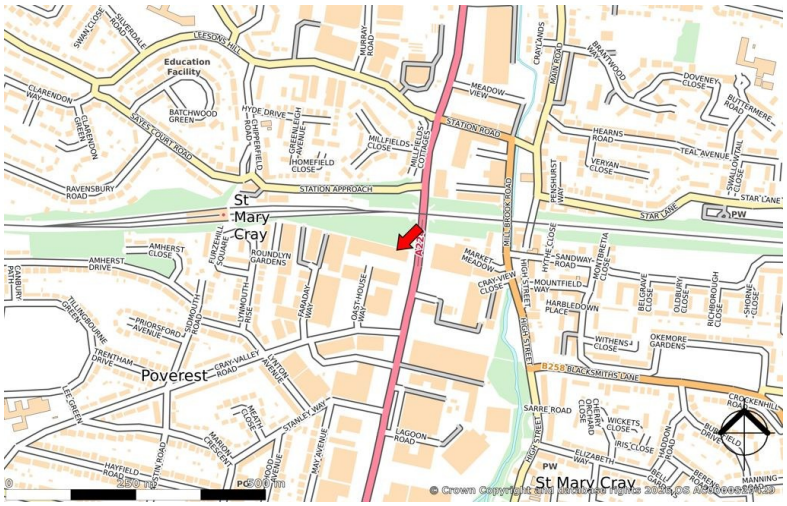
RATES
The current Rateable Value of the property is £64,000.

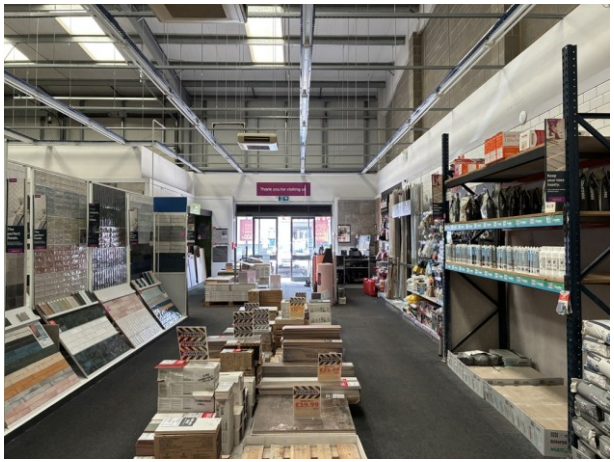
VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
26-50 B

34 B







VIEWINGS – 01322 285588

Steve Richmond **t:** 07771 900 682 **e:** srichmond@shw.co.uk

Toby Coldbreath **t:** 07947 373 875 **e:** tcoldbreath@shw.co.uk

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