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# TO LET

## INDUSTRIAL AND WAREHOUSE – 3,403 SQ FT (316.14 SQ M)

**Unit 2, Oasthouse Way, Orpington, Kent, BR5 3PT**

# Rent | On application  To Let - Warehouse unit - 3,403 sq ft -  Flexible Terms / Economical rent  11 June 2026

## DESCRIPTION
The property comprises a end of terraced unit of steel portal frame construction with brick elevations and benefits from a full height concertina door, 3 phase power, lighting, 4.4m clear internal eaves, covered loading bay and parking for 3 vehicles. The offices are situated at first and second floor and comprise hardwood flooring, lighting, suspended ceiling and separate WCs on alternate floors.

## LOCATION
Oasthouse Way is situated off the A224 Cray Avenue and is accessed via Cray Valley Road within the popular and established trade counter / industrial area of Orpington.

The property can be accessed via the A20 at Crittalls Corner approximately 1 mile which in turn provides dual carriageway access to junction 3 of the M25 5 miles to the east and to the west Central London.

## ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|---|---|---|
| Warehouse | 2,438 | 226.49 |
| 1st Floor Office | 285 | 26.48 |
| 2nd Floor Office | 680 | 63.17 |
| **TOTAL** | **3,403** | **316.14** |

## AMENITIES / OPPORTUNITY
- 4.4m clear internal eaves
- Full height concertina door
- Office accommodation
- Lighting and heating throughout
- Covered loading bay
- 3-phase power
- Kitchen
- 3 car parking spaces

## RENT
On application

## RATES
The current (April 2026) Rateable Value is £36,000.

## VAT
VAT will be chargeable on the terms quoted.

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

## EPC
76-100 **D**  97 D










## VIEWINGS – 01322 285588

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