

FOR SALE

9,962 SQ FT (925.47 SQ M)

Unit 2-3, Ravensquay Business Centre, Cray Avenue, Orpington, Kent, BR5 4BQ

DESCRIPTION

The buildings comprise two high quality interconnected two-storey business units of steel portal frame with brick elevations. Internally the ground floor is currently fitted out to the tenants specification to provide staff breakout facilities, conference room and storage areas. Loading is available via a roller shutter door. The first floor provides a number of glass partitioned meeting rooms and open plan office accommodation with excellent levels of natural light. There are WC's at ground and first floor levels. Features include air conditioning, suspending ceilings with inset LED lighting and raised access floors. Externally there are designated parking spaces at the front of the building in addition to a separate gated yard area adjacent to Unit 3 accessed off of May Avenue. There are three independent 3 phase power supplies of 100 amps, 200 amps and 360 amps. Two independent diverse routed ductwork into the building supporting independent diverse fibre connectivity with existing fibre connections from BT, Gamma & Virgin Media up to and including 10G connections. On the ground floor there are two dedicated server rooms with dual redundant aircon systems and dual redundant UPS systems.

LOCATION

Orpington is situated within the London Borough of Bromley approximately 15 miles south of Central London, 5 miles south east of Bromley and 10 miles east of Croydon. The town is located in the heart of the south east commuter belt. St Mary Cray railway station is a short walk away where there are regular trains to London Victoria. Orpington railway station is located 2 miles distance with regular trains to London Bridge taking 16 minutes. Ravensquay Business Centre is situated on Cray Avenue, a major thoroughfare offering direct access to the M20, M25 and South London (A20) with excellent levels of passing traffic and an established location for trade, retail and distribution.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 2 – Ground	2,204	204.75
Unit 2 – First	2,217	205.96
Unit 3 - Ground	2,777	257.98
Unit 3 - First	2,764	256.78
TOTAL	**9,962**	**925.47**

AMENITIES

- Could be sub-divided to provide units of 4,421 sq ft and 5,541 sq ft
- Modern high quality flexible space
- Established industrial / business location
- LED lighting and air-conditioning throughout
- Secure side yard
- 18 car parking spaces
- Multiple 3 phase power supplies

PRICE

£2,500,000. The property is available for sale with vacant possession as a whole or individual unit basis.

BUSINESS RATES

Interested parties are however advised to make their own enquiries with the local authority.

VAT

We are advised that Unit 2 is not elected for VAT whilst Unit 3 is elected for VAT.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.









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