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TO LET

INDUSTRIAL AND WAREHOUSE – 7,429 SQ FT (690.17 SQ M)

Unit 7, Halo Business Park Orpington Gateway, Cray Avenue, Orpington, Kent, BR5 3FQ

Rent | On Application — Modern High Quality Industrial / Warehouse Unit — 29 June 2026

DESCRIPTION
This modern high quality semi-detached industrial / warehouse unit built in 2019 is of steel portal frame construction, with metal profile clad elevations under a pitched insulated metal sheet roof incorporating intermittent roof lights. A disabled WC incorporating a shower together with a separate single WC is located on the ground floor. Fitted office space is at first floor. Ancillary areas and office space is gas centrally heated. The warehouse is accessed via a full height electrically operated loading door. External there is a loading apron together with 6 allocated car parking spaces.

LOCATION
Halo is situated in the heart of the main Orpington commercial area for trade, retail and distribution with frontage directly onto Cray Avenue (A224). Cray Avenue is one of the major thoroughfares in the area and links directly to the A20 to the south (1.5 miles) and M25 at junction 4 to the north (4 miles). St Mary Cray overland station is within 0.3 miles of the site providing a direct train service to London Victoria (30 minutes).

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor – Warehouse & Ancillary Areas	6,212	577.11
1st Floor – Office	1,217	113.06
TOTAL	**7,429**	**690.17**

AMENITIES
- Eaves height of 7.5m
- Single electric roller shutter door
- 6 allocated car parking spaces
- Heated first floor office space with LED lighting
- Kitchenette
- Roof mounted photovoltaic panels (PV)
- Fenced and gated estate with CCTV
- Close proximity to St Marys Cray train station

RENT
On application.

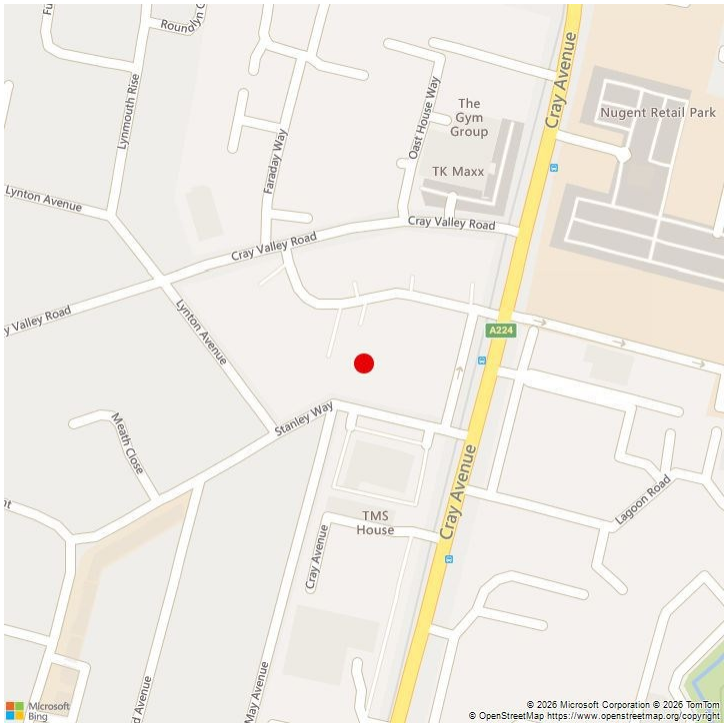
TERMS
The unit is available by way of an assignment of the existing lease expiring in March 2027. Alternatively, a new longer term lease is available directly with the landlord on terms to be agreed.

BUSINESS RATES
TBC.

SERVICE CHARGE
Details upon request

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

EPC
The property has an EPC rating of A.







VIEWINGS – 01322 285588

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