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TO LET

INDUSTRIAL AND WAREHOUSE – 17,830 SQ FT (1,656.41 SQ M)

Unit 1A, Lagoon Road, Orpington, Kent, BR5 3QX

Rent | On application

Semi-detached warehouse / industrial unit

DESCRIPTION
The property comprises a steel portal frame warehouse with part brick / blockwork and part insulated profile metal clad elevations under a single pitch insulated roof incorporating roof lights. There are recently refurbished ancillary offices and WC facilities at first floor and at mezzanine level within the warehouse.

LOCATION
The property is located in Lagoon Road on the established commercial area off Cray Avenue (A224) and close to Nugent Shopping Park with its local amenities. The A20 is approximately 2 miles to the north providing dual carriageway access to Junction 3 of the M25 approximately 5 miles to the east. Numerous bus services serve the area whilst St Mary Cray station is approximately half a mile to the north of the premises and provides regular services into London Bridge station and Victoria with a journey time of approximately 30 minutes.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	14,064	1,306.55
Ground Floor Storage	1,665	154.68
Mezzanine First Floor Offices	436	40.5
1st Floor Offices	1,665	154.68
TOTAL	**17,830**	**1,656.41**

AMENITIES
- 2 full height level access doors
- 6.2 m eaves height
- Refurbished first floor offices
- WCs and kitchen point
- Lighting throughout

RENT
On application.

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

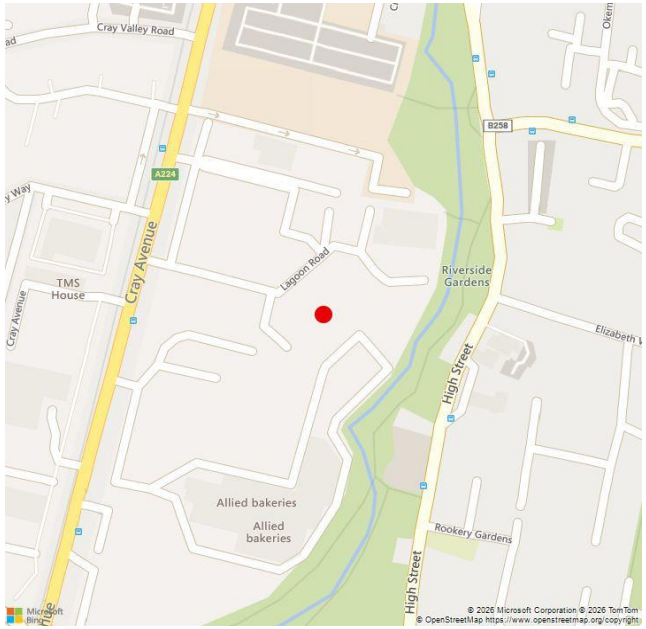
SERVICE CHARGE
There is a service charge levied on the estate for the upkeep of the common areas. Further details on request.

VAT
Applicable.

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

EPC
An EPC is being prepared and will be available shortly.





VIEWINGS –

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