

FOR SALE

INDUSTRIAL AND WAREHOUSE – 4,421 SQ FT (410.71 SQ M)

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

Price | £1,150,000 Freehold

High quality modern business unit for sale

07 July 2026

DESCRIPTION

The building comprise a 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 workshop and storage areas. Loading is available via a roller shutter door. The first floor provides open plan office accommodation with excellent levels of natural light and a kitchenette. There are WC and shower facilities at ground floor level. 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. There is a substantial 3 phase power supply. 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 is a dedicated server room 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
Ground	2,204	204.75
First	2,217	205.96
TOTAL	**4,421**	**410.71**

AMENITIES / OPPORTUNITY

- Modern high quality flexible space
- Established industrial/business location
- LED lighting and air conditioning throughout
- Car parking spaces available
- Multiple 3-phase power supply

PRICE

£1,150,000 Freehold

RATES

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

VAT

VAT will not be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.







VIEWINGS – 01322 285588

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