BUSINESS PARK

ORPINGTON | BR5 3FQ

LAST REMAINING UNITS AVAILABLE TO LET

MODERN INDUSTRIAL / WAREHOUSE UNITS

7,008 SQ FT (651.1 SQ M) - 15,984 SQ FT (1,485 SQ M)



AN ESTABLISHED INDUSTRIAL / WAREHOUSE DEVELOPMENT TO LET

An exciting established trade and warehouse development totalling up to 150,599 sq ft, offering 12 units to suit all your business needs. Located on Cray Avenue, Halo Business Park is a short walk from St Mary Cray train station.

Amenities within walking distance of St Mary Cray include:

M&S EST. 1884

WHSmith

PRET A MANGER

COSTA COFFEE

amazon

DHL

Superdrug

METRO BANK

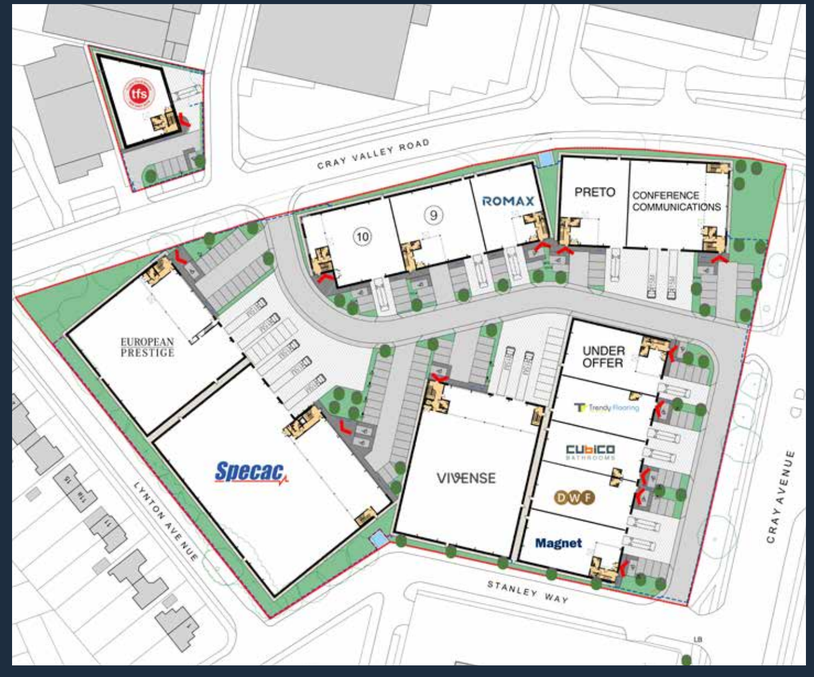
AERIAL | OVERVIEW



FLEXIBLE UNITS

UNIT	GROUND GEA	FIRST GEA	TOTAL GEA SQ FT	TOTAL GEA SQ M	EAVES HEIGHT	PARKING SPACES
1	LET TO MAGNET KITCHENS		6,581 ft²	611.4 m²	6.5	5
2	LET TO DIRECT WOOD FLOORING		4,943 ft²	459.2 m²	6.5	4
3	LET TO CUBICO BATHROOMS		4,181 ft²	388.4 m²	6.5	4
4	LET TO TRENDY FLOORING		4,646 ft²	431.6 m²	6.5	4
5	UNDER OFFER		7,008 ft²	651.1 m²	6.5	6
6	LET TO CONFERENCE COMMUNICATIONS		11,263 ft²	1,046.4 m²	7.5	9
7	LET TO PRETO		7,429 ft²	690.2 m²	7.5	6
8	LET TO ROMAX		6,193 ft²	575.3 m²	7.5	5
9	6,511 ft²	1,228 ft²	7,739 ft²	719 m²	7.5	6
10	6,821 ft²	1,424 ft²	8,245 ft²	766 m²	7.5	7
11	LET TO VIVENSE		22,596 ft²	2,099.2 m²	10.5	19
12	LET TO SPECAC		33,670 ft²	3,128.1 m²	8.5	27
13	LET TO EUROPEAN PRESTIGE		19,886 ft²	1,847.5 m²	8.5	17
14	LET TO TRUSTEE FIRE AND SAFETY		6,219 ft²	577.8 m²	7.5	5
TOTAL			150,599 ft²	13,991.2 m²		

SITE PLAN



SCHEME | DETAILS

SPECIFICATION

- EPC rating of A
- BREEAM 'Very Good' rating
- Clear internal height of 6.5 – 10.5m
- Max height to undercroft to ensure maximum working space
- 37.5kN/m² warehouse floor loading
- Electric roller shutter loading doors
- Fully carpeted and heated offices
- Entrance lobbies with ceramic tiles, brushed metal ironmongery, brushed metal vertical radiators and walnut veneer solid doors

ECO-INITIATIVES

- 35% improvement in CO2 emissions over 2013 building regulation requirements.
- 13% reduction in CO2 emissions through the use of Low & Zero Carbon (LZC) technologies.
- Roof mounted photovoltaic panels (PV)
- 12-15% roof lights in warehouse to ensure unencumbered natural light.
- Motion sensitive LED lighting to offices with daylight controls.
- Electric car charging points












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E7


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HALO BUSINESS PARK
ORPINGTON BR5 3FQ

TRADE & WAREHOUSE DEVELOPMENT

An exciting established trade and warehouse development which totals up to 150,599 sq ft, offering 12 units to suit all your business needs.

HALO offers cutting edge, energy saving technologies to reduce carbon emissions by 35% (over a 2013 Building Regs warehouse).

Located on Cray Avenue, opposite the established Nugent Retail Park, within an established retail and industrial area which has attracted a variety of companies including:

Screwfix, Toolstation, Safestore, Debenhams, Evri, Pets at Home, Costa Coffee, Marks & Spencer and Nandos.

ADDITIONAL POINTS

- 5.9 acre site
- Suitable for a variety of uses including trade, roadside and distribution (subject to planning)
- Purpose built multi-unit scheme with units from 4,650 – 22,206 sq ft
- Bromley borough population of 331,00, increasing at 4% each year
- Orpington at 25k households within 30min drive
- Links directly to the A20 to the North (1.5 miles) and in turn the M25 at Junction 3 (4.5 miles) and to the south at junction 4 (4 miles) via the A21



1. HONDA
2. DHL EXPRESS
3. SCREWFIX
4. TK MAXX
5. NUGENT RETAIL PARK
6. GYM GROUP
7. PLUMBASE
8. TOOLSTATION
9. CEF
10. TILE GIANT
11. EVRI
12. HOWDENS
13. SPORTS DIRECT
14. HOME BARGAINS
15. AMAZON
16. BIG YELLOW





LOCATION

SAT NAV REF: **BR5 3FQ**

Halo Business Park is situated on the popular Cray Avenue in Orpington with excellent access to the A20, M25 and South London.

St Mary Cray train station is situated a short walk away from where there are regular direct trains to Victoria (35 minutes).

DESTINATION	DISTANCE
ST MARY CRAY TRAIN STATION	0.3 MILES
A20	1.5 MILES
M25 JUNCTION 4	4 MILES
M25 JUNCTION 3	4.5 MILES
M20	6 MILES
SOUTH CIRCULAR A205	6.6 MILES
CENTRAL LONDON	17 MILES

HALO

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