



Unit 1A Lagoon Road

Orpington, BR5 3QX

Semi-detached warehouse / industrial unit

17,830 sq ft
(1,656.46 sq m)

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

Summary

Available Size	17,830 sq ft
Rent	Rent on application
Rateable Value	£115,000 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 Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

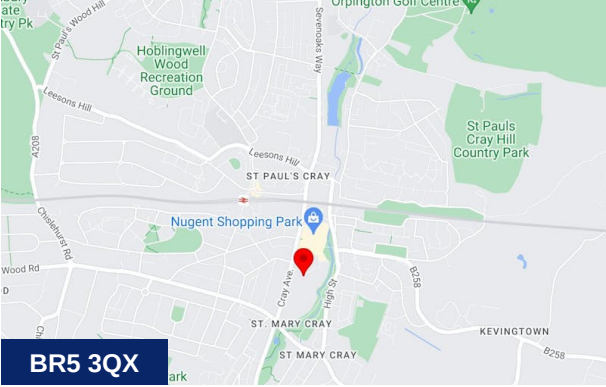
Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	14,064	1,306.59
Ground - Floor Storage	1,665	154.68
Mezzanine - Floor Warehouse Offices	436	40.51
1st - Floor Offices	1,665	154.68
Total	17,830	1,656.46

Terms

The property is available by way of a new flexible lease.



Viewing & Further Information



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