BRAND NEW INDUSTRIAL / WAREHOUSE UNITS
AVAILABLE TO LET
WWW.HALOBUSINESSPARK.CO.UK
AN EXCITING NEW INDUSTRIAL / WAREHOUSE DEVELOPMENT COMING SOON.

UNITS FROM 4,650 SQ FT (432 SQ M) UP TO 22,206 SQ FT (2,063 SQ M)
The new development will have the following minimum 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
HALO BUSINESS PARK
ORPINGTON BR5 3FQ

TRADE & WAREHOUSE DEVELOPMENT

An exciting new speculative trade and warehouse development which totals up to 148,962 sq ft, offering 14 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:


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

SITE PLAN

FLEXIBLE UNITS

<table>
<thead>
<tr>
<th>UNIT</th>
<th>GROUND GEA</th>
<th>FIRST GEA</th>
<th>TOTAL GEA SQ FT</th>
<th>TOTAL GEA SQ M</th>
<th>EAVES HEIGHT</th>
<th>PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4,650 ft²</td>
<td>-</td>
<td>4,650 ft²</td>
<td>420 m²</td>
<td>6.5</td>
<td>5</td>
</tr>
<tr>
<td>2</td>
<td>6,523 ft²</td>
<td>-</td>
<td>6,523 ft²</td>
<td>606 m²</td>
<td>6.5</td>
<td>4</td>
</tr>
<tr>
<td>3</td>
<td>-</td>
<td>618 ft²</td>
<td>618 ft²</td>
<td>56 m²</td>
<td>6.5</td>
<td>8</td>
</tr>
<tr>
<td>4</td>
<td>5,865 ft²</td>
<td>1,087 ft²</td>
<td>6,952 ft²</td>
<td>645 m²</td>
<td>6.5</td>
<td>6</td>
</tr>
<tr>
<td>5</td>
<td>4,176 ft²</td>
<td>-</td>
<td>4,176 ft²</td>
<td>388 m²</td>
<td>6.5</td>
<td>1</td>
</tr>
<tr>
<td>6</td>
<td>8,988 ft²</td>
<td>2,099 ft²</td>
<td>11,087 ft²</td>
<td>1,030 m²</td>
<td>7.5</td>
<td>9</td>
</tr>
<tr>
<td>7</td>
<td>6,189 ft²</td>
<td>1,152 ft²</td>
<td>7,341 ft²</td>
<td>682 m²</td>
<td>7.5</td>
<td>6</td>
</tr>
<tr>
<td>8</td>
<td>5,145 ft²</td>
<td>969 ft²</td>
<td>6,114 ft²</td>
<td>568 m²</td>
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<td>9</td>
<td>6,449 ft²</td>
<td>1,184 ft²</td>
<td>7,633 ft²</td>
<td>711 m²</td>
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<tr>
<td>10</td>
<td>6,803 ft²</td>
<td>1,292 ft²</td>
<td>8,095 ft²</td>
<td>752 m²</td>
<td>7.5</td>
<td>7</td>
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<tr>
<td>11</td>
<td>11,235 ft²</td>
<td>3,380 ft²</td>
<td>14,615 ft²</td>
<td>1,343 m²</td>
<td>10.5</td>
<td>19</td>
</tr>
<tr>
<td>12</td>
<td>33,465 ft²</td>
<td>-</td>
<td>33,465 ft²</td>
<td>3,130 m²</td>
<td>8.5</td>
<td>20</td>
</tr>
<tr>
<td>13</td>
<td>16,671 ft²</td>
<td>3,035 ft²</td>
<td>19,706 ft²</td>
<td>1,831 m²</td>
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<td>17</td>
</tr>
<tr>
<td>14</td>
<td>4,790 ft²</td>
<td>1,270 ft²</td>
<td>6,060 ft²</td>
<td>563 m²</td>
<td>7.5</td>
<td>5</td>
</tr>
<tr>
<td>TOTAL</td>
<td>127,326 ft²</td>
<td>21,635 ft²</td>
<td>148,962 ft²</td>
<td>13,839 m²</td>
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</table>
Orpington is located in south east London approximately 5.5 miles to the south east of Bromley.

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 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.

St Mary Cray station is within 0.3 miles of the site providing a direct train service to London Victoria (30 minutes).
At Aviva Investors we are long-term owners with the ultimate aim of investing in and developing buildings that will meet our customer’s needs both today and tomorrow. Each team member is focused on a small number of assets and locations allowing them the time to really get to know and understand their customers.

We understand leasing a building can be a stressful time for any business, so we have recently changed our leasing process to make it as frictionless as possible.

We have made a number of changes to our standard lease which intends to be fair and reasonable at the very outset, the idea being to reduce negotiation time and ultimately save time, cost and stress for both parties. Should you be interested in the building on offer, the asset manager will be pleased to meet you and run through the improvements we have made in more detail.

We look forward to meeting you.

Stephen Richmond
07771 900 682
stephen.richmond@altusgroup.com

Tom Booker
07584 237 141
tom.booker@altusgroup.com

William Merrett
07342 949 657
william.merrett@realestate.bnpparibas

Sebastian Moseley
07768 431 508
seb.moseley@realestate.bnpparibas

Jody Smith
07971 588 334
jody.smith@montagu-evans.co.uk

Paul Londra
07779 269 290
paul.londra@montagu-evans.co.uk

WWW.HALOBUSINESSPARK.CO.UK