



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 ft ²	611.4 m ²	6.5	5	
2	LET TO DIRECT WOOD FLOORING		4,943 ft ²	459.2 m ²	6.5	4	
3	LET TO CUBICO BATHROOMS		4,181 ft ²	388.4 m ²	6.5	4	
4	LET TO TRENDY FLOORING		4,646 ft ²	431.6 m ²	6.5	4	
5	UNDER OFFER		7,008 ft ²	651.1 m ²	6.5	6	
6	LET TO CONFERENCE COMMUNICATIONS		11,263 ft ²	1,046.4 m ²	7.5	9	
7	LET TO PRETO		7,429 ft ²	690.2 m ²	7.5	6	
8	LET TO ROMAX		6,193 ft ²	575.3 m ²	7.5	5	
9		6,511 ft ²	1,228 ft ²	7,739 ft ²	719 m ²	7.5	6
10		6,821 ft ²	1,424 ft ²	8,245 ft ²	766 m ²	7.5	7
11	LET TO VIVENSE		22,596 ft ²	2,099.2 m ²	10.5	19	
12	LET TO SPECAC		33,670 ft ²	3,128.1 m ²	8.5	27	
13	LET TO EUROPEAN PRESTIGE		19,886 ft ²	1,847.5 m ²	8.5	17	
14	LET TO TRUSTEE FIRE AND SAFETY		6,219 ft ²	577.8 m ²	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





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:

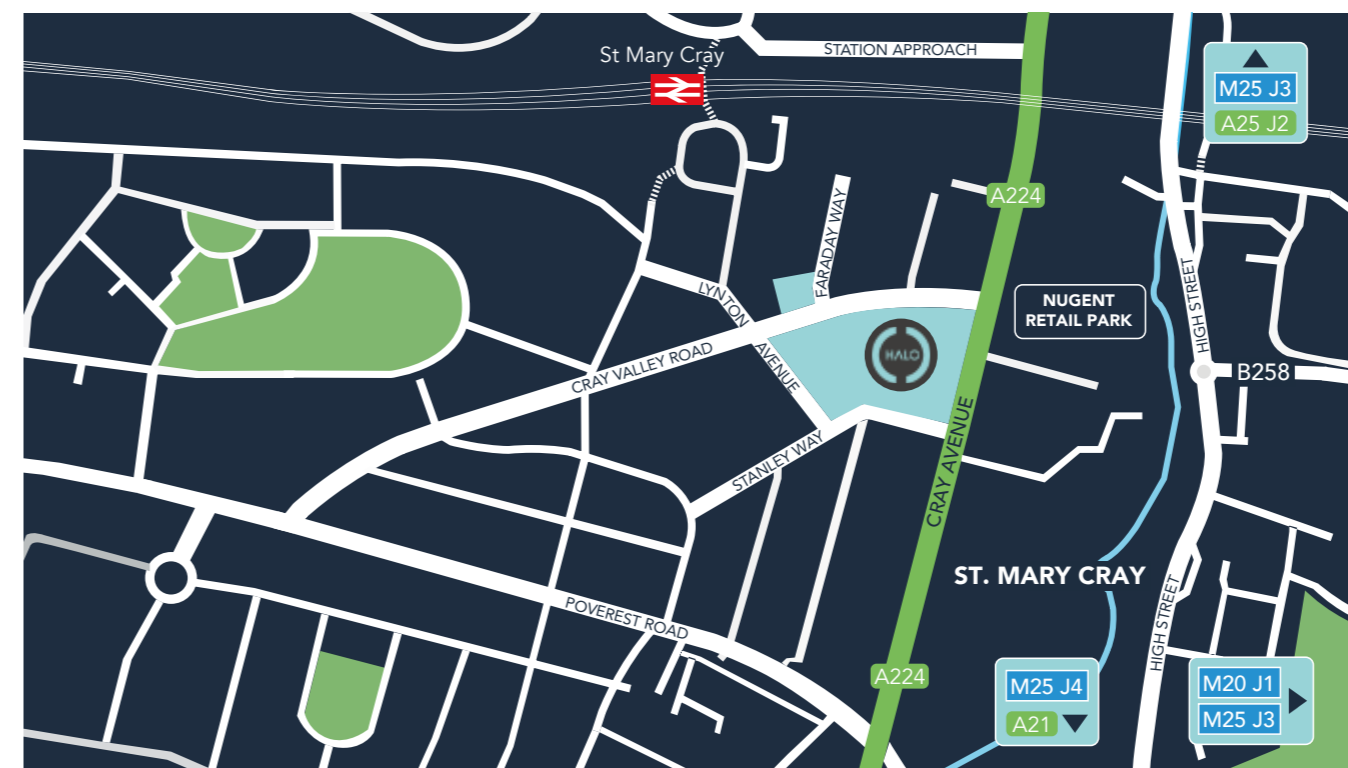
Screwfix, Toolstation, Safestore, Debenhams, Evri, Pets at Home, Costa Coffee, Marks & Spencer and Nandos.

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



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



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