

# UNIT 1 KENNEDY HOUSE

ORPINGTON, BR5 3QY

---

FOREST  
REAL ESTATE

# TO LET

## 4,546 SQ FT

### Ground Floor Warehouse with Gated Forecourt.

#### Key Features

- Large private gated forecourt with parking
- 3 Phase Power
- VAT Applicable
- Minimum eaves of 3.55m
- Electric Security Shutter
- Additional office/storage space available

**Unit 1 Kennedy House**  
Orpington, BR5 3QY





## Description

Situated solely across ground floor, this property benefits from 3 phase power and an electric security shutter.

The premises is also inclusive of a secure gated forecourt, providing a convenient parking/loading area.

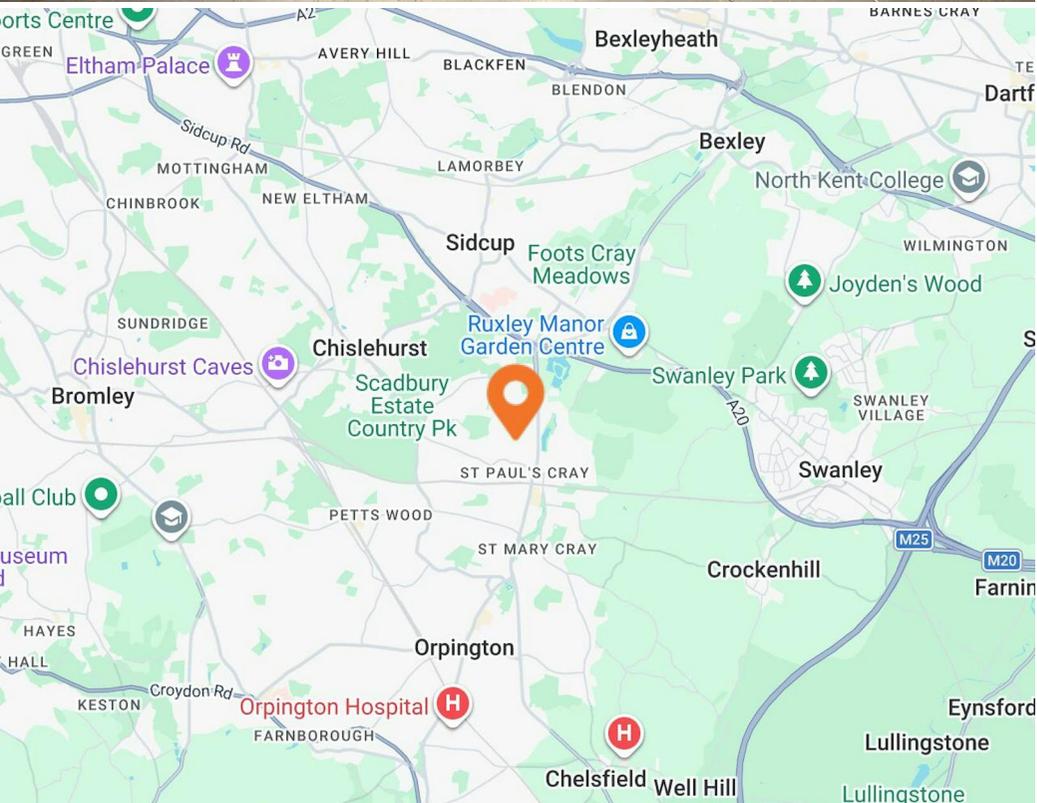
There is additional office space available in the building next door, where there are a range of offices available.

## Location

The property is located just off the A224 providing great access to both the A20 and M25.

St Mary Cray Station is conveniently located only a 10 minute walk away connecting to Central London and the Home Counties.

Nugent Shopping Park is also an 11 minute walk away offering great access to amenities nearby.







Ground Floor

Kennedy House, Orpington, BR5

Total Gross Area: 4546 ft<sup>2</sup> ... 422.34 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,546	422.34
<b>Total</b>	<b>4,546</b>	<b>422.34</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£55,000 per annum	
<b>Rates</b>	£16,068 per annum Estimate provided by the VOA from April 2026.	
<b>Service Charge</b>	£2,000 per annum	
<b>VAT</b>	Applicable	
<b>EPC</b>	On application	

# Contact

## Ethan Shine

020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

## London Office Team

55 St John Street, London, EC1M 4AN  
020 3370 4470

## London Industrial Team

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Hertfordshire Team

Oak House, Reeds Crescent, Watford, WD24 4QP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Unit 1 Kennedy House**  
Orpington, BR5 3QY

**F O R E S T**  
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/02/2026