

PRIME TRADE PARK UNIT - ORPINGTON**Electron Trade Park – Carpets4Less**

Unit 5 Electron Trade Park,

Cray Avenue, Orpington, Kent BR5 3RJ

Prime Trade Park Unit**5,650 sq.ft. TO LET**

- Highly Prominent Modern Trade Park fronting the A224 Cray Avenue
- Adjacent occupiers include Carpetright, Toolstation, Crown, Tile Giant, Bathroom & Plumbing and Carpet Giant
- Excellent customer parking
- Directly opposite Nugent Retail Park – M&S, Debenhams, Nando's, Next
- Suitable for a variety of uses
- Available 2019

Location

The property is located on the highly prominent and sought-after Electron Trade Park, Orpington, Kent. The trade park has excellent frontage and direct vehicular access to the A224 Cray Avenue. Cray Avenue.

Nugent Retail Park is directly opposite Electron Trade Park. Occupiers include M&S, Debenhams, Next, Laura Ashley, Metro Bank, WH Smith, Cotswold, Costa, Pret a Manger and Nando's amongst others. Nike and TK Maxx are adjacent.

Description

Electron Trade Park is a modern, highly sought-after and well-established purpose-built trade scheme in a busy retail warehouse / trade park location.

Carpets4Less occupy an end of terrace unit with good customer parking.

Adjacent occupiers include Carpetright, Tile Giant, Tool Station, Carpet Giant, Crown Decorating Centres amongst others.

Accommodation

GROUND FLOOR	5,650 sq.ft.
---------------------	---------------------

The above floor areas are approximate gross internal floor areas.

Key Features

- Highly sought-after retail / trade location
- Excellent frontage to the highly trafficked A224 Cray Avenue
- Easy customer access
- Directly opposite Nugent Retail Park
- Adjacent to Nike & TK Maxx
- Excellent Customer Parking
- Modern purpose-built unit

Tenure

The property is available by way of an assignment.

Rent

£90,400 per annum which equates to £16 psf.

Timing

The property is available from 2019.

EPC

The EPC band for this property is Band C.

Band C	57
---------------	-----------

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312