

# ORPINGTON GATEWAY CRAY AVENUE

NEW COMMERCIAL  
DEVELOPMENT SITE  
UP TO 150,000 SQ FT  
(13,935 SQ M)

COMPLETION Q2 2019

33%  
PRE-LET



[WWW.ORPINGTONGATEWAY.CO.UK](http://WWW.ORPINGTONGATEWAY.CO.UK)

**Goya**  
goyadevelopments.co.uk



- |                  |            |               |            |              |                      |
|------------------|------------|---------------|------------|--------------|----------------------|
| ① TRAVIS PERKINS | ② HONDA    | ③ SAFESTORE   | ④ SCREWFIX | ⑤ TK MAXX    | ⑥ NUGENT RETAIL PARK |
| ⑦ MAGNET         | ⑧ PLUMBASE | ⑨ TOOLSTATION | ⑩ CEF      | ⑪ TILE GIANT | ⑫ HERMES             |

# GOYA DEVELOPMENTS ORPINGTON GATEWAY

## TRADE & WAREHOUSE DEVELOPMENT

An exciting new speculative trade and warehouse development totalling up to 150,000 sq ft, offering 14 adaptable units to suit all your business needs.

Orpington Gateway 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, Hermes, Pets at Home.

## ADDITIONAL POINTS

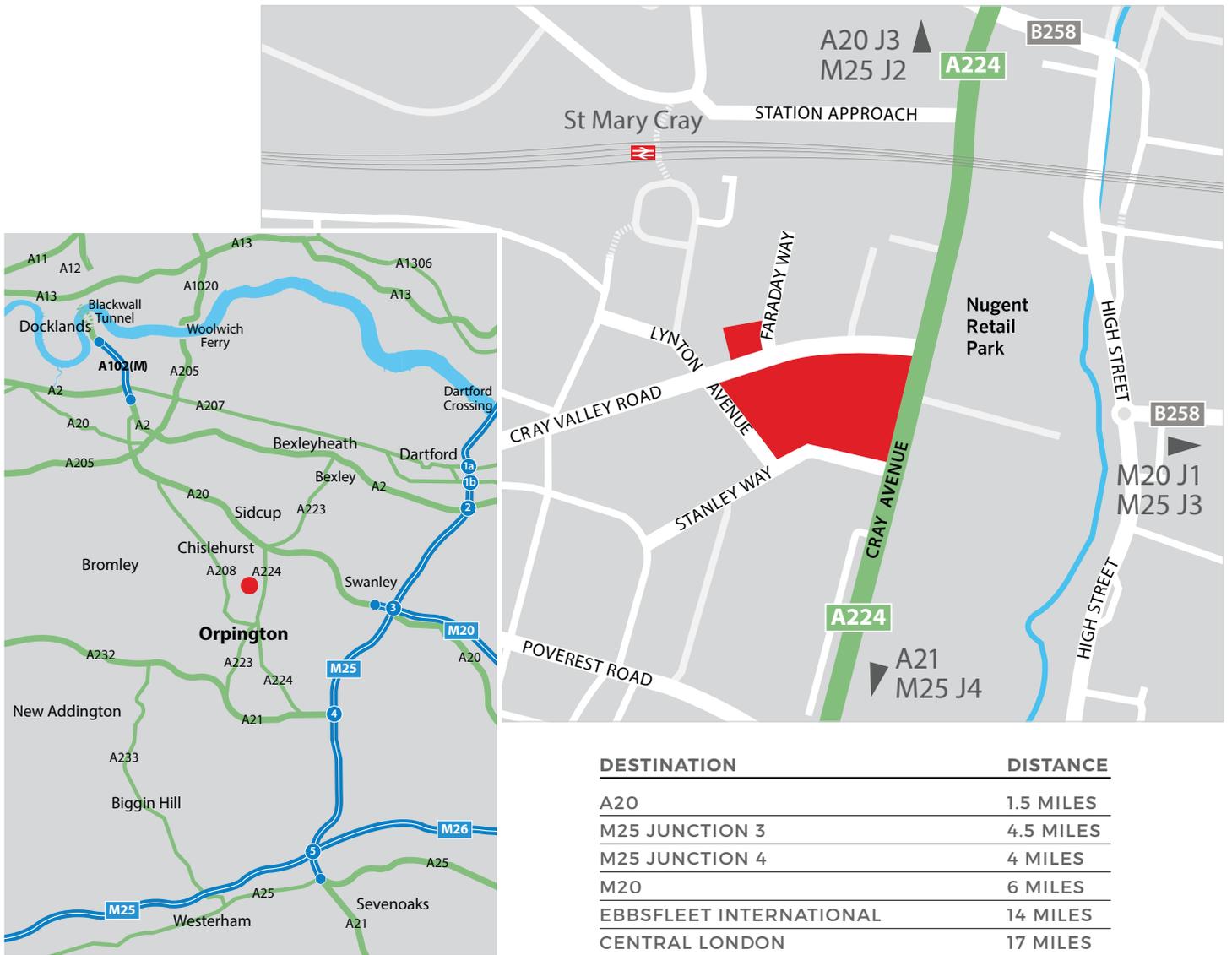
- 5.9 acre site
- Suitable for a variety of uses including car showroom, trade, and distribution (subject to planning)
- Design and build options up to 150,000 sq ft or
- Purpose built multi-unit scheme with units from 4,176 – 33,565 sq ft



## SITE PLAN FLEXIBLE UNITS

SITE AREA	UNIT	GROUND GEA	FIRST GEA	TOTAL GEA SQ.FT	TOTAL GEA SQ.M
5.9 ACRES (5.64 + 0.26)	1	5,500ft <sup>2</sup>	1023ft <sup>2</sup>	6,523ft <sup>2</sup>	606m <sup>2</sup>
	2	4,941ft <sup>2</sup>	-	4,941ft <sup>2</sup>	459m <sup>2</sup>
	3	<b>LET TO CUBICO BATHROOMS</b>		4,176ft <sup>2</sup>	388m <sup>2</sup>
	4	<b>UNDER OFFER</b>		4,650ft <sup>2</sup>	432m <sup>2</sup>
	5	5,856ft <sup>2</sup>	1,087ft <sup>2</sup>	6,943ft <sup>2</sup>	645m <sup>2</sup>
	6	8,988ft <sup>2</sup>	2,099ft <sup>2</sup>	11,087ft <sup>2</sup>	1,030m <sup>2</sup>
	7	6,189ft <sup>2</sup>	1,152ft <sup>2</sup>	7,341ft <sup>2</sup>	682m <sup>2</sup>
	8	5,145ft <sup>2</sup>	969ft <sup>2</sup>	6,114ft <sup>2</sup>	568m <sup>2</sup>
	9	<b>UNDER OFFER</b>		7,653ft <sup>2</sup>	711m <sup>2</sup>
	10	6,803ft <sup>2</sup>	1,292ft <sup>2</sup>	8,095ft <sup>2</sup>	752m <sup>2</sup>
	11	18,826ft <sup>2</sup>	3,380ft <sup>2</sup>	22,206ft <sup>2</sup>	2,063m <sup>2</sup>
	12	<b>LET TO SPECAC</b>		33,465ft <sup>2</sup>	3,109ft <sup>2</sup>
	13	16,673ft <sup>2</sup>	3,035ft <sup>2</sup>	19,708ft <sup>2</sup>	1,831m <sup>2</sup>
	14	4,790ft <sup>2</sup>	1270ft <sup>2</sup>	6,060ft <sup>2</sup>	563m <sup>2</sup>
	<b>TOTAL</b>	<b>127,326ft<sup>2</sup></b>	<b>21,635ft<sup>2</sup></b>	<b>148,962ft<sup>2</sup></b>	<b>13,839m<sup>2</sup></b>





DESTINATION	DISTANCE
A20	1.5 MILES
M25 JUNCTION 3	4.5 MILES
M25 JUNCTION 4	4 MILES
M20	6 MILES
EBBSFLEET INTERNATIONAL	14 MILES
CENTRAL LONDON	17 MILES

## PRIME LOCATION

### ORPINGTON

Orpington is located in south east London approximately 5.5 miles to the south east of Bromley.

**Orpington Gateway** is located 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 south (1.5 miles) and M25 at junction 4 to the north (4 miles). St Mary Cray overland station is within 0.3 miles of the site providing a direct train service to London Victoria (30 minutes)

Nugent Retail Park is located opposite the site with tenants including Costa Coffee, Nando's and M&S.

### AGENT DETAILS



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## UNIQUE TO YOU

### SPECIFICATION

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Whilst there is scope to incorporate specific tenant requirements into any design, the new development will have the following minimum specification:

- EPC rating of A
- BREEAM 'Very Good' rating
- 8 - 12 m eaves
- Max height to under-croft to ensure maximum working space
- 37.5kN/m<sup>2</sup> minimum 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

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- 35% improvement in CO<sub>2</sub> emissions over 2013 building regulation requirements
- 13% reduction in CO<sub>2</sub> 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