



BUSINESS PARK
ORPINGTON | BR5 3FQ

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)



SCHEME DETAILS

SPECIFICATION

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:

Screwfix, Toolstation, Safestore, Debenhams, Hermes, Pets at Home, Costa Coffee, M&S 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

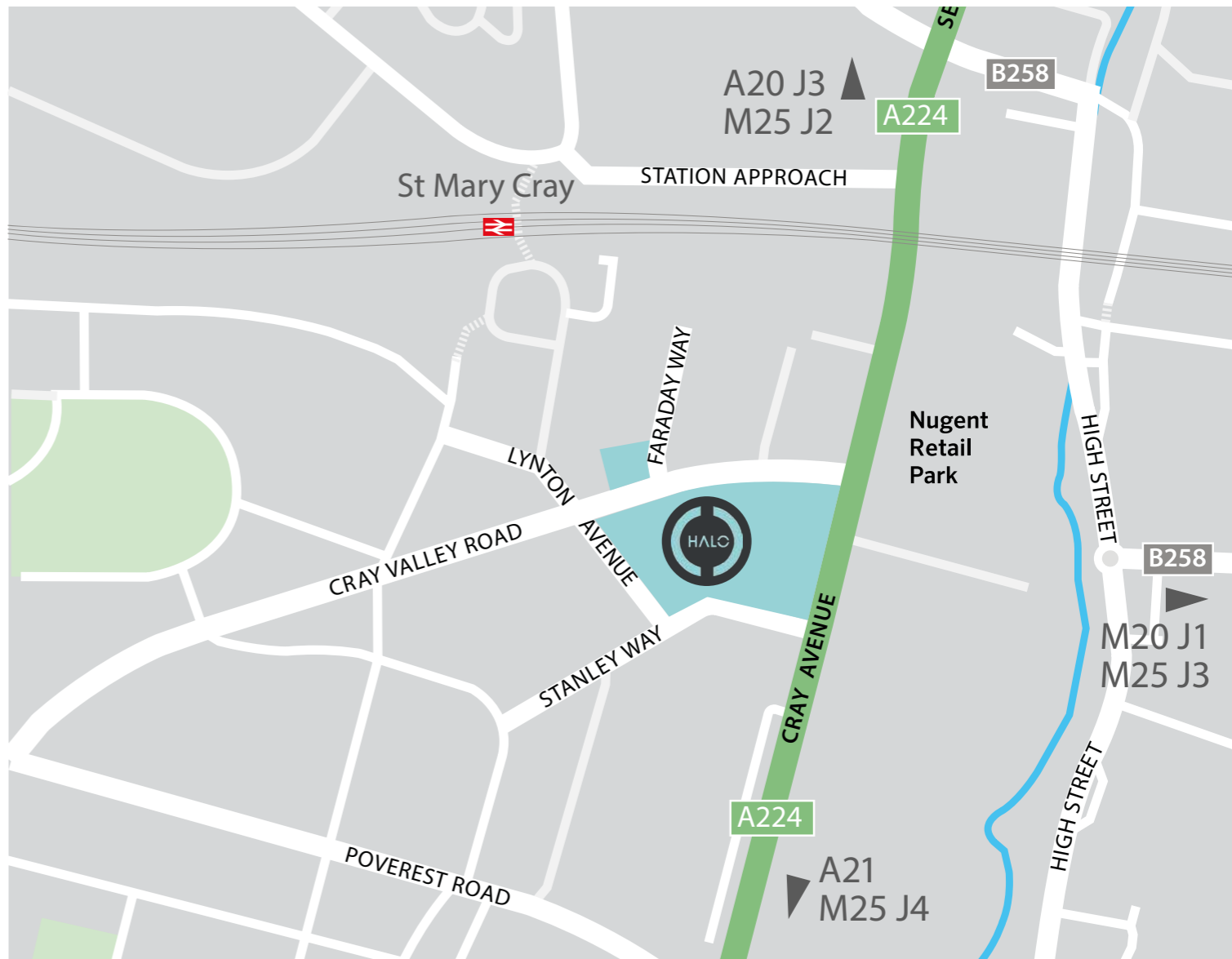
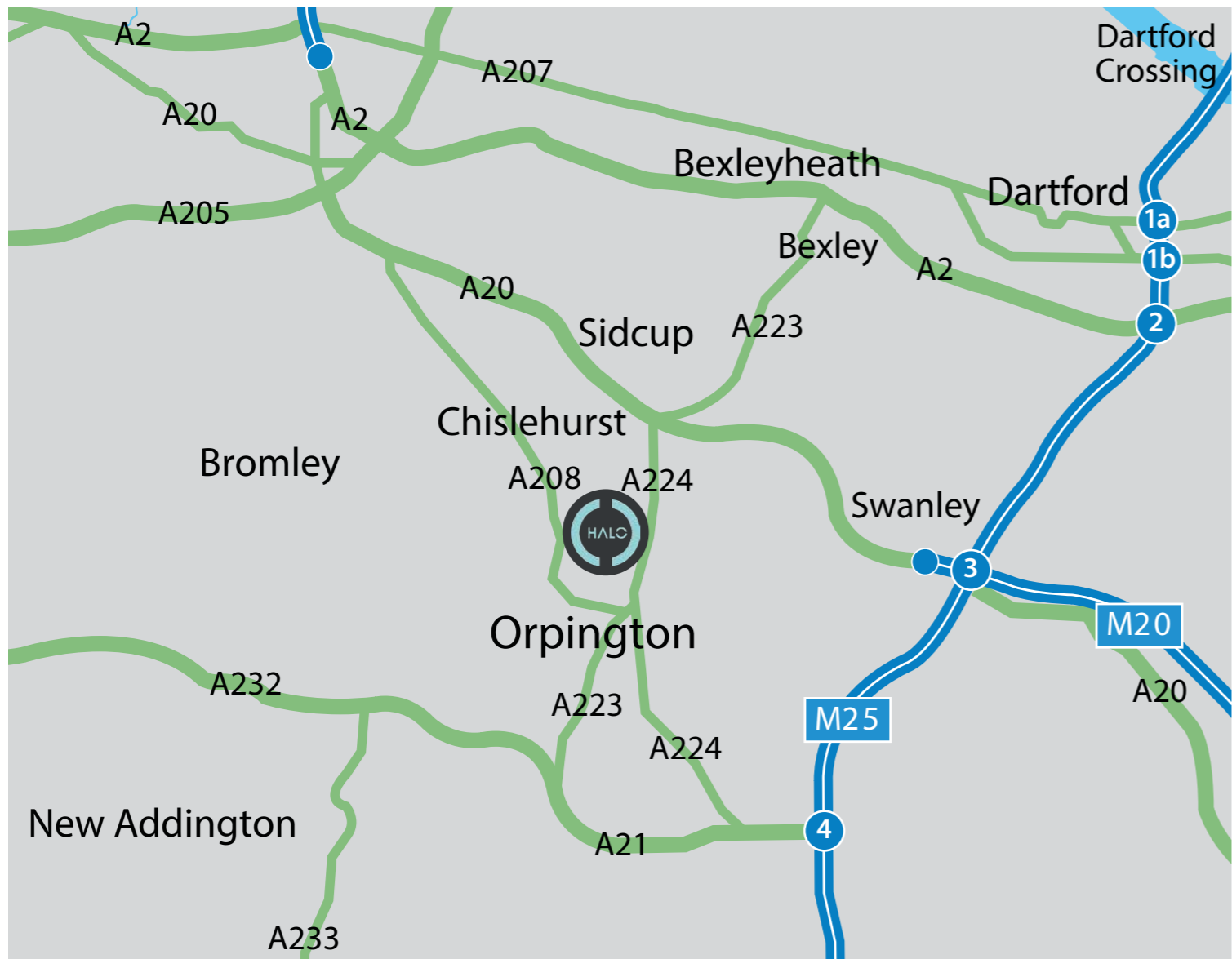


- ① HONDA
- ② SAFESTORE
- ③ SCREWFIX
- ④ TK MAXX
- ⑤ NUGENT RETAIL PARK
- ⑥ MAGNET
- ⑦ PLUMBASE
- ⑧ TOOLSTATION
- ⑨ CEF
- ⑩ TILE GIANT
- ⑪ HERMES
- ⑫ GRABEX WINDOWS
- ⑬ STS FLOORING
- ⑭ SGN



SITE PLAN FLEXIBLE UNITS

UNIT	GROUND GEA	FIRST GEA	TOTAL GEA SQ FT	TOTAL GEA SQ M	EAVES HEIGHT	PARKING SPACES
1	5,500 ft ²	1,023 ft ²	6,523 ft ²	606m ²	6.5	5
2	4,941 ft ²	-	4,941 ft ²	459m ²	6.5	4
3	LET TO CUBICO BATHROOMS		4,176 ft ²	388m ²	6.5	4
4	4,650 ft ²	-	4,650 ft ²	432m ²	6.5	4
5	5,865 ft ²	1,087 ft ²	6,943 ft ²	645m ²	6.5	6
6	8,988 ft ²	2,099 ft ²	11,087 ft ²	1,030m ²	7.5	9
7	6,189 ft ²	1,152 ft ²	7,341 ft ²	682m ²	7.5	6
8	5,145 ft ²	969 ft ²	6,114 ft ²	568m ²	7.5	5
9	6,469 ft ²	1,184 ft ²	7,653 ft ²	711m ²	7.5	6
10	6,803 ft ²	1,292 ft ²	8,095 ft ²	752m ²	7.5	7
11	18,826 ft ²	3,380 ft ²	22,206 ft ²	2,063m ²	10.5	19
12	LET TO SPECAC		33,465 ft ²	3,109m ²	8.5	27
13	16,673 ft ²	3,035 ft ²	19,708 ft ²	1,831m ²	8.5	17
14	4,790 ft ²	1,270 ft ²	6,060 ft ²	563m ²	7.5	5
TOTAL	127,326 ft²	21,635 ft²	148,962 ft²	13,839 m²		



PRIME LOCATION

ORPINGTON

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).

SAT NAV REF BR5 3FQ

DESTINATION

DISTANCE

A20	1.5 MILES
M25 JUNCTION 4	4 MILES
M25 JUNCTION 3	4.5 MILES
M20	6 MILES
SOUTH CIRCULAR A205	6.6 MILES
EBBSFLEET INTERNATIONAL	14 MILES
CENTRAL LONDON	17 MILES

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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 focussed 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.



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