



## Unit 1A Lagoon Road

Orpington, BR5 3QX

### Semi-detached warehouse / industrial unit

**17,830 sq ft**  
(1,656.46 sq m)

- 2 full height level access doors
- 6.2 m eaves height
- Refurbished first floor offices
- WCs and kitchen point
- Vehicle service pits
- Lighting throughout

## Summary

<b>Available Size</b>	17,830 sq ft
<b>Rent</b>	Rent on application
<b>Rateable Value</b>	£115,000 Interested parties are however advised to make their own enquiries with the local authority.
<b>Service Charge</b>	There is a service charge levied on the estate for the upkeep of the common areas. Further details on request.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a steel portal frame warehouse with part brick / blockwork and part insulated profile metal clad elevations under a single pitch insulated roof incorporating roof lights. There are recently refurbished ancillary offices and WC facilities at first floor and at mezzanine level within the warehouse. The property currently has vehicle inspection pits in the warehouse floor.

## Location

The property is located in Lagoon Road on the established commercial area off Cray Avenue (A224) and close to Nugent Shopping Park with its local amenities. The A20 is approximately 2 miles to the north providing dual carriageway access to Junction 3 of the M25 approximately 5 miles to the east. Numerous bus services serve the area whilst St Mary Cray station is approximately half a mile to the north of the premises and provides regular services into London Bridge station and Victoria with a journey time of approximately 30 minutes.

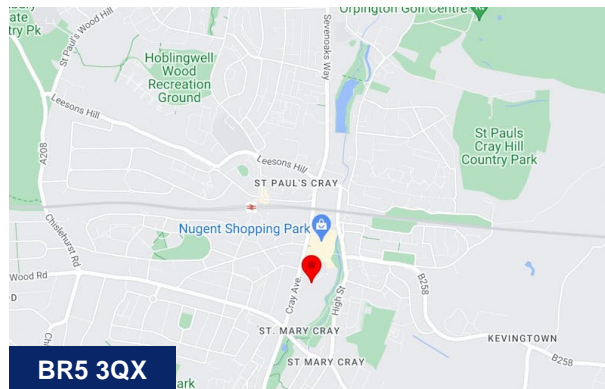
## Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	14,064	1,306.59
Ground - Floor Storage	1,665	154.68
Mezzanine - Floor Warehouse Offices	436	40.51
1st - Floor Offices	1,665	154.68
<b>Total</b>	<b>17,830</b>	<b>1,656.46</b>

## Terms

The property is available by way of a new flexible lease.



## Viewing & Further Information



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