

PROPOSED  
DEVELOPMENT  
SITE

ORPINGTON  
GATEWAY



# SOUTH CENTRAL ORPINGTON

SOUTH CENTRAL, FARADAY WAY, ORPINGTON BR5 3QT

INDUSTRIAL/WAREHOUSE  
**TO LET** 53,587 SQ FT  
[southcentralorpington.co.uk](http://southcentralorpington.co.uk)

## LOCATION

A20 J3  
M25 J2



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

South Central is located in the heart of the Orpington commercial district, making for good headquarters type accommodation. The building benefits from extensive profile and prominence onto Cray Avenue (A224) and has no hours of use restrictions.

Cray Avenue is the major thoroughfare in the area and links directly to the A20 and M25 at Junction 4.

St Mary Cray station is within 0.3 miles of the site which provides a regular direct service into London Victoria within 30 mins.

Nugent Retail Park is located close to the site which offers a wide range of amenities including Costa Coffee, Marks & Spencer and Nando's.

- |                            |                              |
|----------------------------|------------------------------|
| 1 South Central, Orpington | 11 We Buy Any Car            |
| 2 St Mary Cray station     | 12 Big Yellow                |
| 3 Plumbase                 | 13 Nandos/Marks and Spencer  |
| 4 CEF                      | 14 Costa                     |
| 5 Hermes                   | 15 Debenhams                 |
| 6 TK Maxx                  | 16 Hobbycraft                |
| 7 Toolstation              | 17 Screwfix                  |
| 8 Tile Giant               | 18 Safestore                 |
| 9 Orpington Gateway        | 19 Donovan Bros              |
| 10 Honda                   | 20 Proposed development site |

## FLOOR AREAS

Floors	sq ft	sq m
Warehouse	43,573	4,048
Ground floor offices	2,265	210
First floor offices	7,749	720
<b>Total (GEA)*</b>	<b>53,587</b>	<b>4,978</b>

## PLANNING USE

B1(c), B2, B8. Alternative uses may be suitable subject to planning.

## SPECIFICATION

- 7m eaves height
- 59 car parking spaces
- 5 level access loading doors
- Generous size secure yard
- Minimum 800 KVA available
- EPC rating - available on request
- Dedicated office parking
- Electric car charging points
- 24 hour access



\*Areas are approximate on a GEA basis

## DRIVING DISTANCES AND APPROXIMATE DRIVING TIMES



### Town

Orpington	2 miles/7 min
Bromley	7 miles/18 min
Central London	17 miles/1 hour



### Road

M20	6 miles/11 mins
M25 Junction 3	6 miles/12 mins
M25 Junction 4	4 miles/10 mins
A20	1.5 miles/6 mins



### Rail

St Mary Cray	0.3 miles
Ebbsfleet Int.	14 miles/23 mins

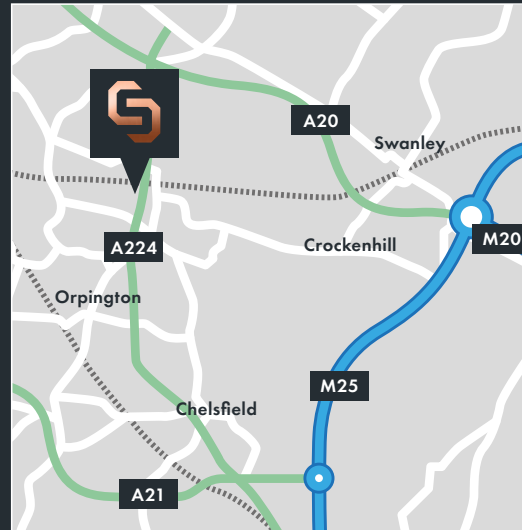


### Airport

Gatwick	30 miles/40 mins
Heathrow	51 miles/57 mins

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## LOCATION



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**SOUTH  
CENTRAL**  
ORPINGTON 