

# ORPINGTON

7 & 8 FARADAY INDUSTRIAL SITE

FARADAY WAY

BR5 3QW

# LINAYS

COMMERCIAL

26A STATION SQUARE  
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**FREEHOLD SALE – WAREHOUSE/INDUSTRIAL UNIT - VACANT**



## Location/Description

Orpington is a busy suburb situated within the London Borough of Bromley, approximately 15 miles south of central London. The town is positioned on the A232 with excellent road links to the M25 (J4) and A20 both within a 10 minute drive making it a popular location for businesses. St Mary Cray Railway Station is within 0.3 miles

of the property, providing train services to London Victoria. Faraday Way is an established business park location positioned close to Cray Avenue (A224), the main commercial thoroughfare for trade/retail operators. The property comprises a single storey end of terrace warehouse unit of steel portal frame construction with part brick/part metal cladding under a pitched roof incorporating translucent roof lights. Internally, the premises are currently partitioned to provide a trade counter/showroom situated to the front and warehouse space set over ground and mezzanine floor level (restricted head height). Externally there is an allocated forecourt area/parking set within a courtyard environment for loading/unloading via a full height electric roller shutter.

## Accommodation

(with approximate gross floor areas)

Ground Floor:	2,555sq.ft	237sq.m
First Floor Mezzanine:	2,222sq.ft	207 sq.m
<b>Total Floor Area:</b>	<b>4782 sq.ft</b>	<b>444 sq.m</b>
Kitchenette & WC		
Forecourt – Allocated/Estate Parking		

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property.

## Tenure/Price

**Tenure:** Freehold – Vacant Possession.

**Price:** We are instructed to seek offers in the region of **£650,000 (Six Hundred and Fifty Thousand Pounds)**, subject to contract.

**VAT:** We are advised that the property is **not** elected for VAT.

**Estate Service Charge:** TBC

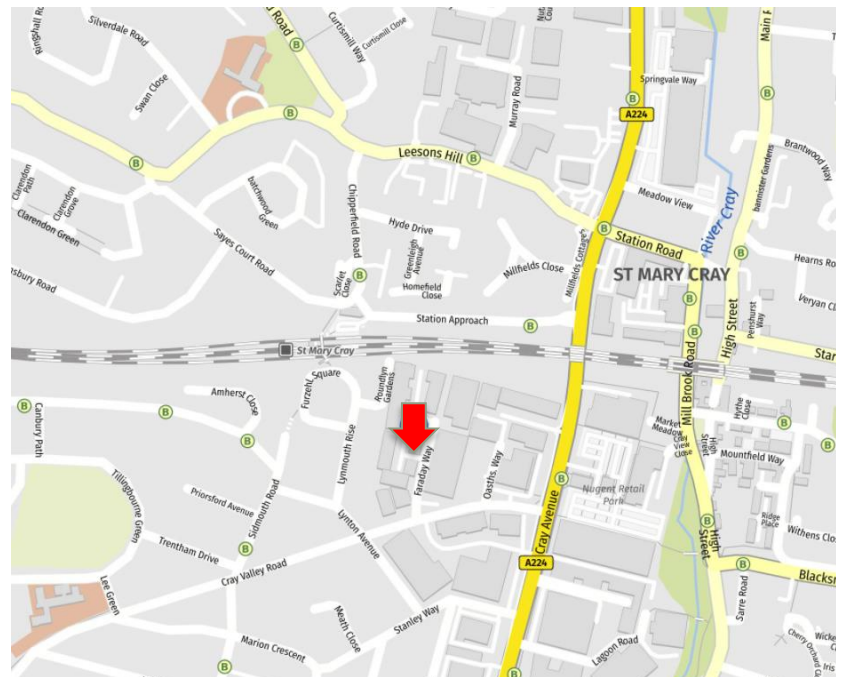
## Ratable Value

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are are £24,326.25 (2024/2025 assessment). Interested parties are **strongly** advised to check the actual rates liability with the London Borough of Bromley business rates department.

## Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

## Location Plan



## Commercial Energy Performance Cert.

Awaited.

## Viewings

Available by prior appointment via Linays.

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