

**SHW**

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 3,403 SQ FT (316.14 SQ M)**

**Unit 2, Oasthouse Way, Orpington, Kent, BR5 3PT**

**DESCRIPTION**

The property comprises a end of terraced unit of steel portal frame construction with brick elevations and benefits from a full height concertina door, 3 phase power, lighting, 4.4m clear internal eaves, covered loading bay and parking for 3 vehicles. The offices are situated at first and second floor and comprise hardwood flooring, lighting, suspended ceiling and separate WCs on alternate floors.

**LOCATION**

Oasthouse Way is situated off the A224 Cray Avenue and is accessed via Cray Valley Road within the popular and established trade counter / industrial area of Orpington.

The property can be accessed via the A20 at Crittalls Corner approximately 1 mile which in turn provides dual carriageway access to junction 3 of the M25 5 miles to the east and to the west Central London.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Warehouse	2,438	226.49
1st Floor Office	285	26.48
2nd Floor Office	680	63.17
<b>TOTAL</b>	<b>3,403</b>	<b>316.14</b>

**AMENITIES / OPPORTUNITY**

- 4.4m clear internal eaves
- Full height concertina door
- Office accommodation
- Lighting and heating throughout
- Covered loading bay
- 3-phase power
- Kitchen
- 3 car parking spaces

**RENT**

On application

**RATES**

The current (April 2026) Rateable Value is £36,000.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

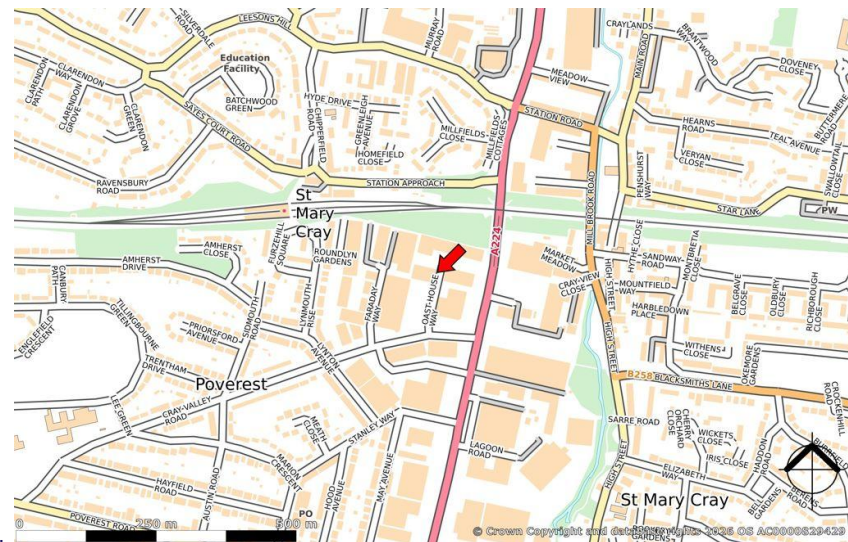
Each party is to be responsible for their own legal fees.

**EPC**

76-100

**D**

97 D



**VIEWINGS – 01322 285588**

Chris Birch

t: 07976 681951

e: cbirch@shw.co.uk

Steve Richmond

t: 07771 900682

e: srichmond@shw.co.uk



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