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TO LET

TRADE COUNTER – 3,269 SQ FT (303.69 SQ M)

Unit 2, Electron Trade Centre, Cray Avenue, Orpington, Kent, BR5 3RJ

DESCRIPTION

Unit 2 is a mid-terraced trade unit constructed of steel portal frame with profiled steel cladding beneath a pitched metal roof, incorporating translucent roof lights. Loading is via a full height roller shutter door along with an electric sliding entrance door.

LOCATION

Electron Trade Centre is located in Orpington, one of Greater London's most significant trade locations. It is prominently situated on the highly sought after Cray Avenue (A224), approximately 1 mile from the A20 which links J3 of the M25.

Located in Orpington's key trade, retail and distribution area, nearby occupiers include: Toolstation, Carpet Giant, N&C Tiles, Carpets 4 Less and Crown Decorating Centres.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	3,269	303.69

AMENITIES / OPPORTUNITY

- Prominent established trade location
- Main road visibility
- Undergoing refurbishment
- Availability Q3 2026 (August)
- Allocated parking
- Full height roller shutter door

RENT

On application

RATES

The current Rateable Value of the property is £64,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

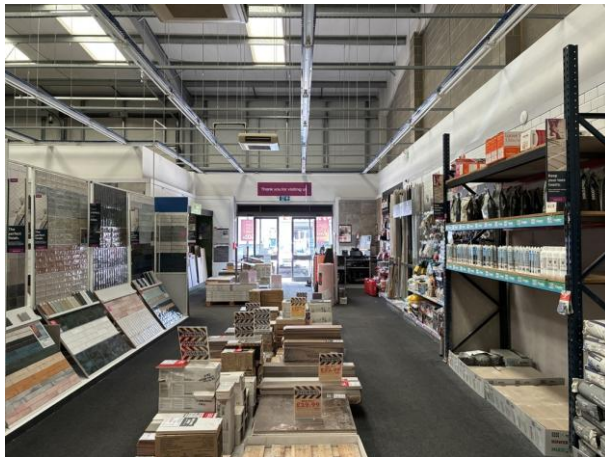
Each party is to be responsible for their own legal fees.

EPC

26-50

B

34 B



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