

# Warehouse & Office For Sale



**Coldcraft Works  
Murray Road**

## ORPINGTON

**Kent BR5 3QY**

### Location

Located 6 miles from junction 3 of M25 and 3 miles from the dualled A20 Sidcup Bypass, just off Leasons Hill & A224 Sevenoaks Way.

### Description

A detached single storey concrete portal frame warehouse with 2 storey brick built offices to front on 2 floors. Warehouse has 12' 6" eaves height (peak 20'5"), 3 phase power, gas heating, folding access doors & lighting. The offices have part air conditioning, data networking, suspended ceilings and glazed partitions.

Offices	Ground	3 198	
	First	1 355	4 553
Warehouse	Ground	11 044	
		<b>15 597 sqft</b>	
		(1 449 sqm)	

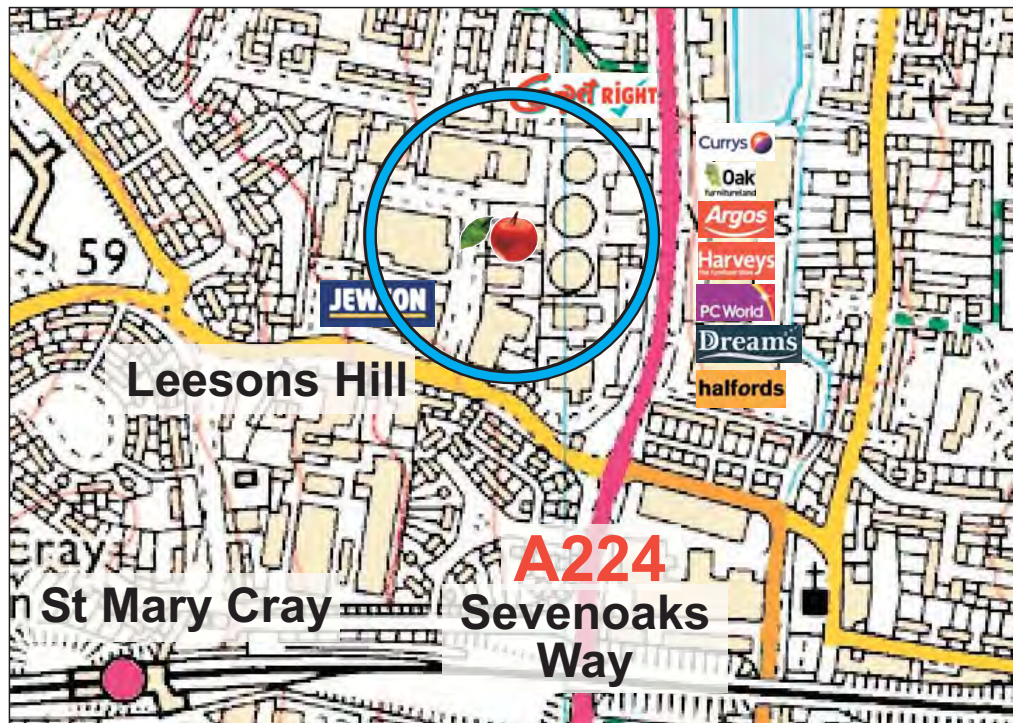
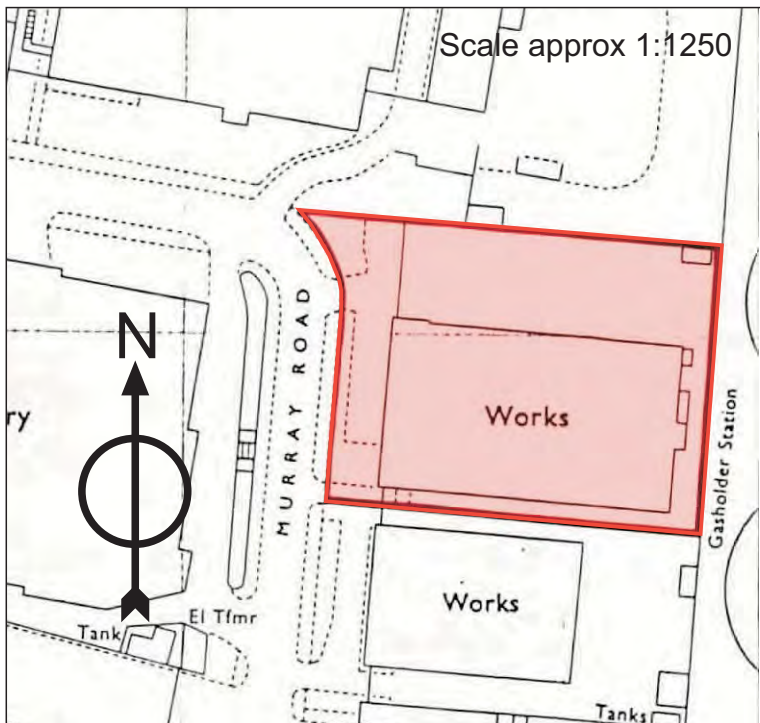
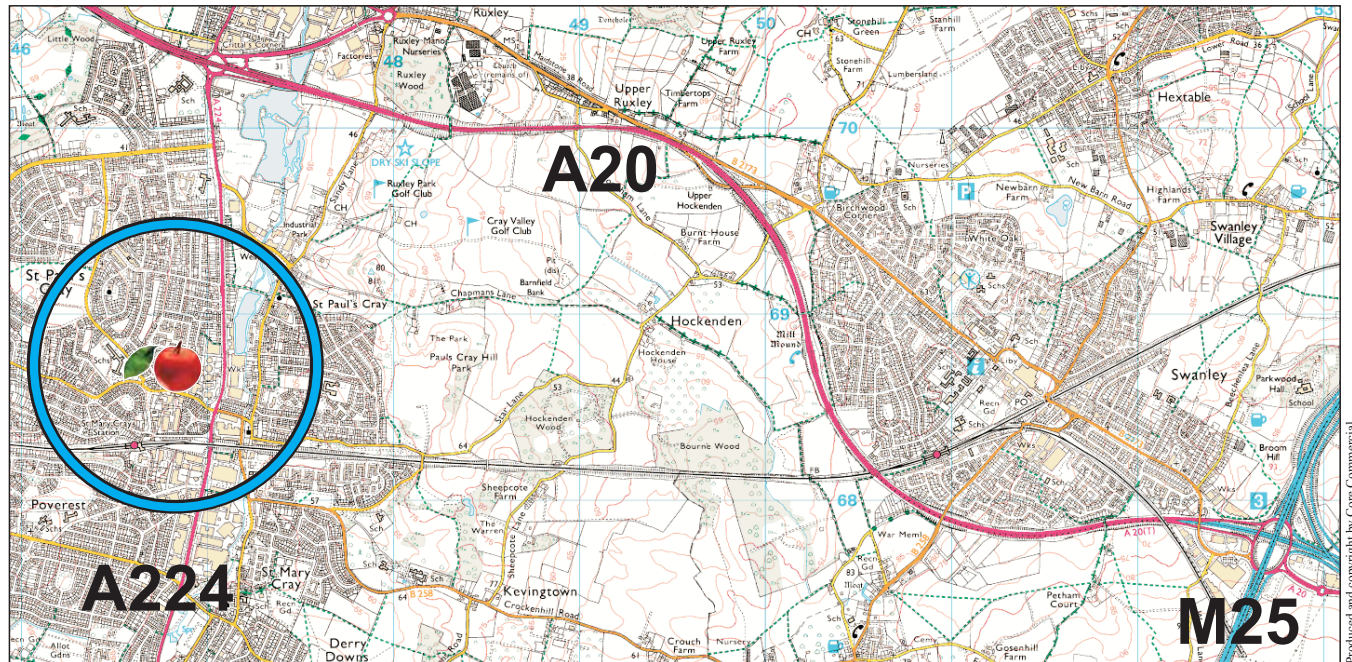
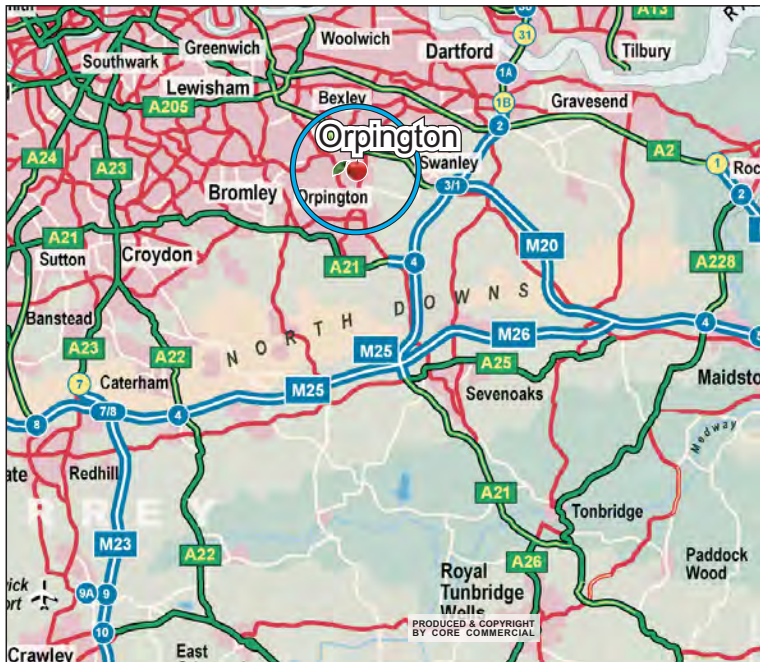
Mezz showroom & stores approx 9,000 sqft.  
Site area approx **0.73** acres. Secure yard.

### Terms

For sale freehold **£1.25 million** (£80 psf), NO VAT, subject to contract. Rates payable 2015/16 £39,933 (Rateable Value £81,000)



**15,600 sqft  
on 0.73 acre**




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A224 Sevenoaks Way

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STS FLOORING



Orpington Trade Centre

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Leesons Hill

