

A 102,880 Sq Ft  
Warehouse Development  
**Planning Granted**

# Mighty

Orpington

**TO LET**  
—  
**CONSTRUCTION  
STARTS  
Q3 2019**



Cray Avenue, Orpington BR5 3RT  
[www.mightyorpington.co.uk](http://www.mightyorpington.co.uk)

 **HILLWOOD**  
A PEROT COMPANY®

 **Goya**  
[goyadevelopments.co.uk](http://goyadevelopments.co.uk)



① TRAVIS PERKINS

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⑦ ACCESS

⑧ SCREWFIX

⑨ TK MAXX

⑩ TOOLSTATION

⑪ TILE GIANT

⑫ NUGENT RETAIL PARK

## Goya Developments Mighty, Orpington

### Trade & Warehouse Development

Mighty is an exciting new speculative industrial warehouse development totalling 102,880 sq.ft, split into two self-contained units, albeit the opportunity exists for earlier occupiers' requirements to be reflected in the scheme.

Located adjacent to Allied Bakeries' Orpington national distribution centre, within the core of Orpington's retail warehousing, trade counter and distribution district, the two units offer cutting edge, energy saving technologies to reduce carbon emissions by 35% (over a 2013 Building Regs warehouse).

In addition to the trade and industrial occupiers, Nugent Retail Park is located 0.2 miles to the north, which includes multiple retailers, coffee shops and restaurants.

### Additional Points

- 4 acre site
- Providing two new industrial warehouse units totalling c. 102,880 sq.ft
- Unit 1 - 37,716 sq.ft
- Unit 2 - 65,164 sq.ft
- Self-contained secure buildings and yards, finished to the highest specification
- Suitable for use classes B1(c), B2 & B8



## SITE PLAN TWO FLEXIBLE UNITS

Unit	Ground	First	Second	Total (sq.ft)	Total (sq.m)	Dock Levellers	Loading Doors	Car Parking
Unit 1	33,497sq.ft	3,477sq.ft	742sq.ft	37,716sq.ft	3,504sq.m	—	4	33
Unit 2	56,273sq.ft	4,413sq.ft	4,478sq.ft	65,164sq.ft	6,054sq.m	4	2	59
<b>Total</b>				<b>102,880sq.ft</b>	<b>9,558sq.m</b>	<b>4</b>	<b>6</b>	<b>92</b>

All areas measured on a Gross External basis





## Tailored To You

### SPECIFICATION

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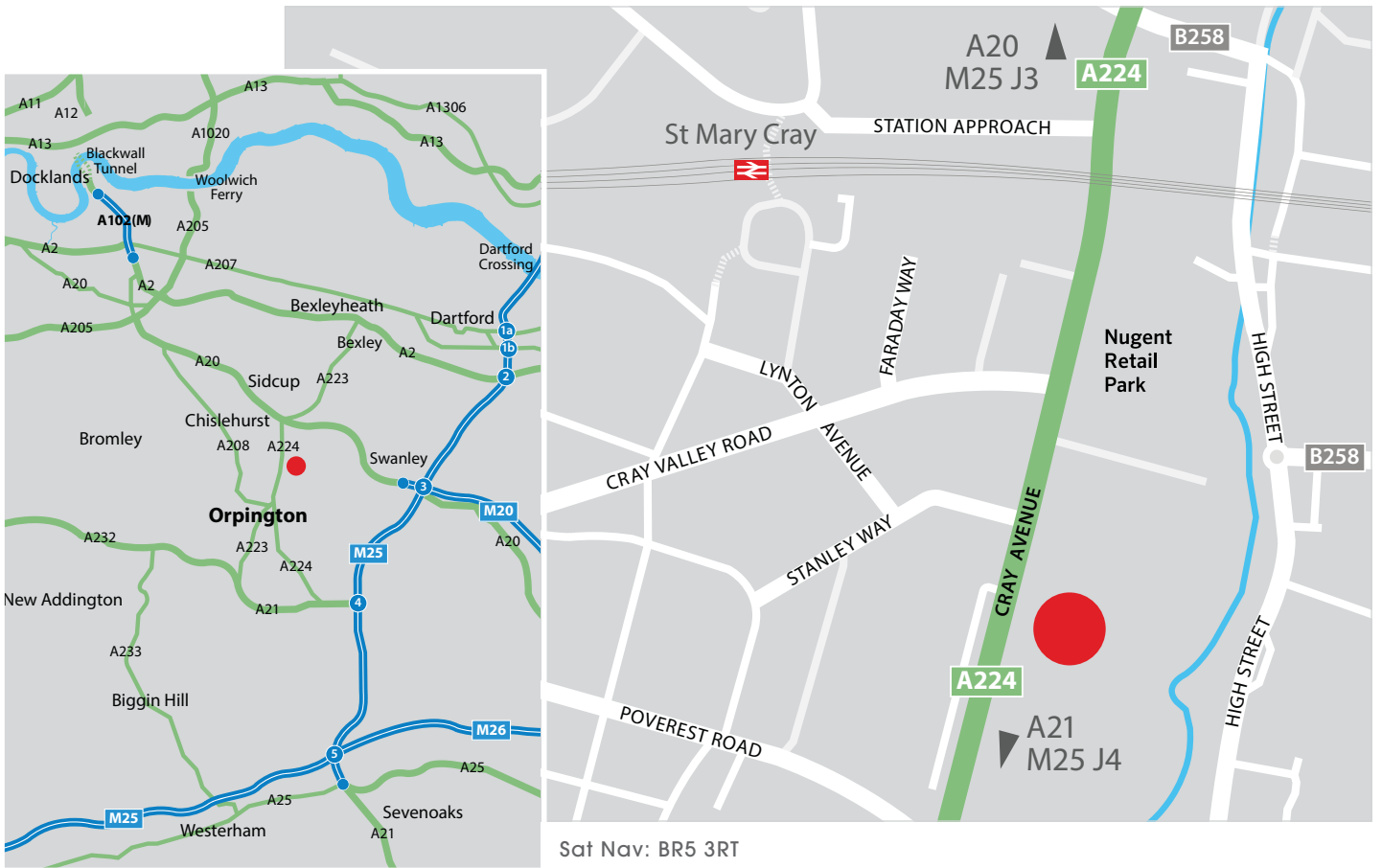
Whilst there is scope to incorporate specific tenant requirements into the design, the new development will have the following minimum specification:

- 10.5 m clear internal height in the warehouse
- 40kN/m<sup>2</sup> minimum warehouse floor loading
- Mechanical ventilation, heating and comfort cooling to offices
- 8 person passenger lifts installed
- 15 electric car charging points

### ECO-INITIATIVES

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- 35% improvement in CO<sub>2</sub> emissions over 2013 building regulation requirements
- 15% reduction in CO<sub>2</sub> emissions through the use of Low and Zero Carbon (LZC) technologies
- Roof-Mounted photovoltaic Panels (PV)
- 12-15% roof lights in warehouse to ensure unencumbered natural light
- Motion sensitive LED lighting to offices
- VRF air source heating & cooling to the offices



ROAD	
A20	1.5 MILES
M25 JUNCTION 4	4 MILES
M25 JUNCTION 3	4.5 MILES
M20	6 MILES

RAIL	
ST MARY CRAY STATION	0.5 MILES
EBBSFLEET INTERNATIONAL	14 MILES
CENTRAL LONDON	17 MILES

AIR	
LONDON CITY	11 MILES
GATWICK	30 MILES
HEATHROW	57 MILES

SEA	
TILBURY	22 MILES
LONDON GATEWAY	26.5 MILES
DOVER	65 MILES

## PRIME LOCATION

### ORPINGTON

Orpington is located in the south east of London approximately 5 miles to the east of Bromley and 6 miles to the south of the South Circular (A205)

Cray Avenue is one of the major thoroughfares in the area, with links directly to the A20 to the north (1.5 miles) and M25 at Junction 4 to the south (4 miles). St Mary Cray overland station is within 0.3 miles of the site providing a direct train service to London Victoria (25 minutes).

### AGENT DETAILS



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