



**Crayfields
Park**

Osprey House

**Crayfields Park, New Mill Road,
Orpington, Kent, BR5 3QD**

Ground Floor Offices

Class E Use
1,866 sq ft (175 sq m)

CAT A, Fully Fitted and
Ready to Plug & Play

crayfieldspark.co.uk

Refurbished CAT A office fully fitted space with work stations, executive offices / meeting rooms and a number of break-out areas ideal for casual working.



CLICK HERE FOR THE 3D WALK-THROUGH



The suite benefits from good levels of natural light and features include:

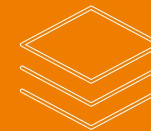


Air conditioning

Suspended ceilings with integrated LED lighting



Pre-wired and ready to go raised floors



Allocated car parking spaces

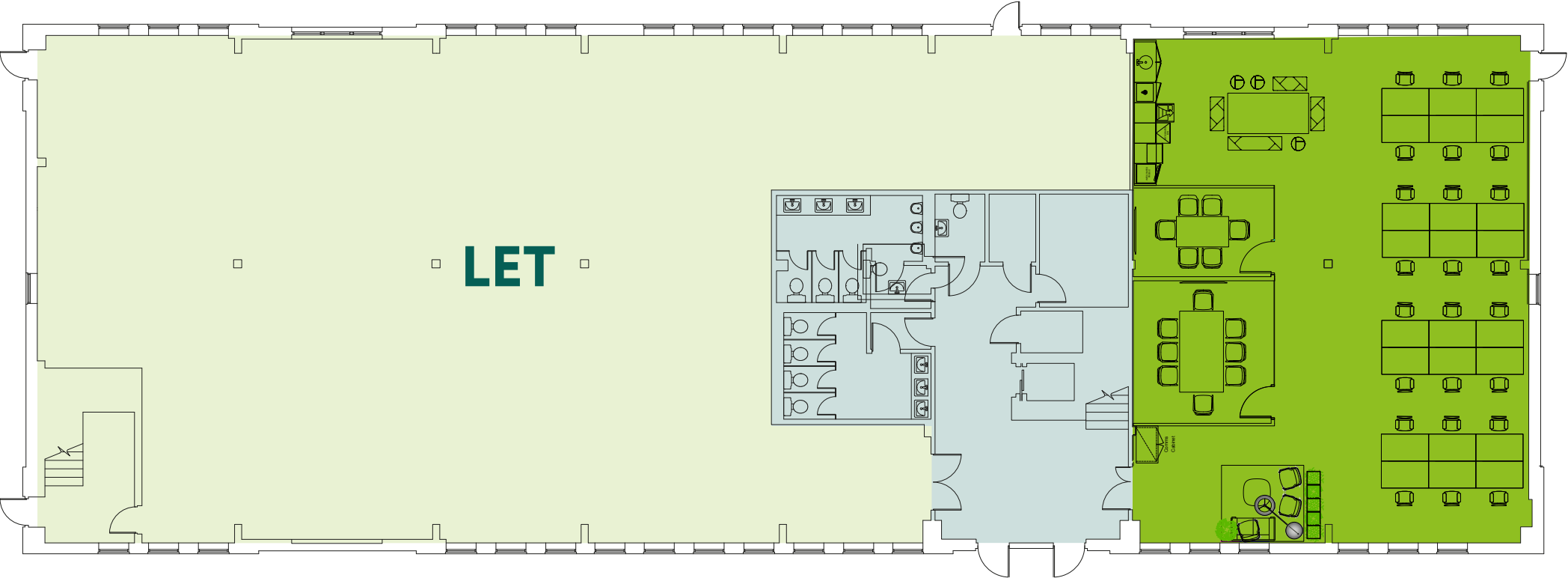


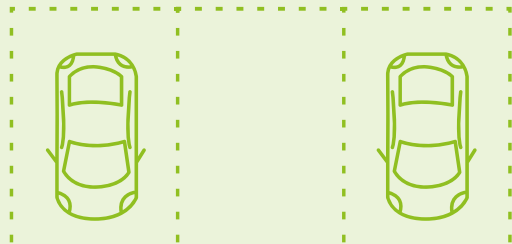
Ladies and gentlemen WC's

Ground Floor Plan 1,881 sq ft (175 sq m) Available



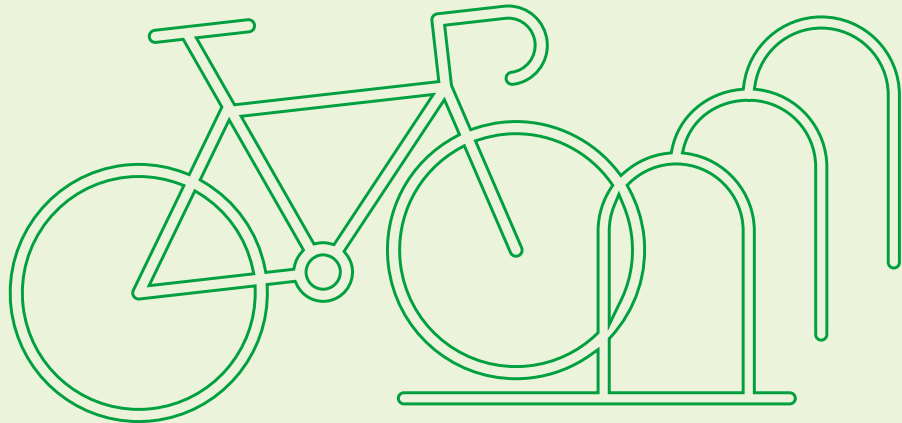
- Core
- Available space
- Unavailable space





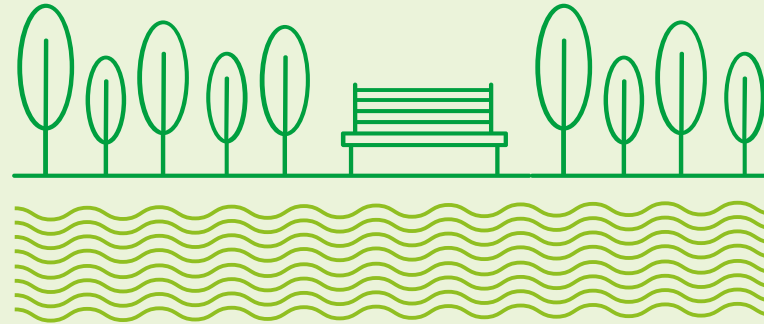
CAR PARKING

ON-SITE CYCLE STORAGE



HIGHLY EFFICIENT FLOOR PLATES

LANDSCAPED GROUNDS **105,913 SQ FT**
TOTAL OFFICE SPACE



107,536 SQ FT
TOTAL INDUSTRIAL SPACE

ESTABLISHED OCCUPIER 
SUPPORT SERVICE INCLUDING FULL ON-SITE CCTV AND SECURITY MANAGEMENT
DEDICATED ON-SITE COMMUNITY & ESTATE MANAGER

Location

Located off Sevenoaks Way (A224) in Orpington, Crayfields Park is within the London Borough of Bromley, just 13 miles south east of central London. The town has excellent transport links with a high concentration of commuter-based residents.

Terms

The accommodation is available by way of a new full repairing and insuring lease (by way of service charge).

VAT

We are advised by our clients that VAT will be payable on the rental amount under current legislation.

Service Charge

A service charge will be payable in respect of maintenance and up keep of the exterior and structure of the property and common parts.

EPC

EPC rating of A (21).

Viewings

Available by prior appointment with joint agents:



Mandeep Cheema

mc@linays.co.uk

07436 548412

Tom Booker

tom.booker@altusgroup.com

07584 237141

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