

Enso House



**Crayfields
Park**

18,280 sq ft (1,698 sq m) either as a whole or split from
8,191 sq ft (761 sq m) or with fully fitted office suites from
689 sq ft (64 sq m) - 4,348 sq ft (404 sq m)

Plug and play work spaces, ready to go

Crayfields Park, New Mill Road, Orpington, Kent BR5 3QD
[///barn.comb.mass](http://barn.comb.mass)

crayfieldspark.co.uk

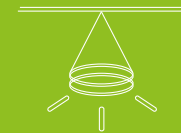
The premises comprise a fully refurbished modern two storey office building principally arranged around a central courtyard. The first floor can be let as whole, part, or split into office suites offering fully fitted, plug and play space to accommodate upto 40 workstations, with meeting rooms and breakout areas – all you have to do is move in.



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



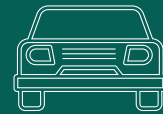
Exposed services with LED lighting



Raised floors



59 car parking spaces

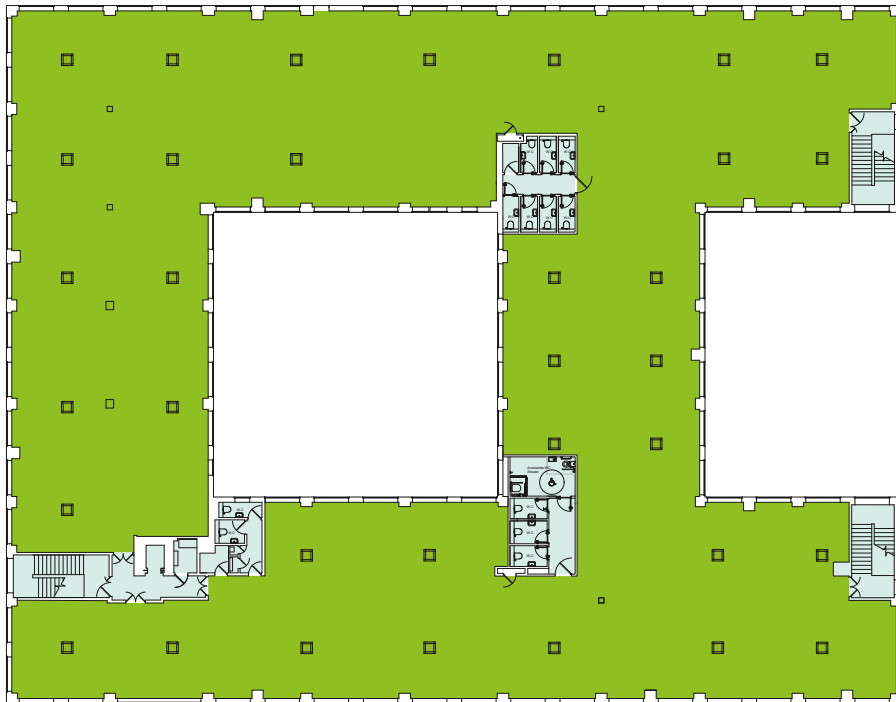


Ladies and gentlemen WC's

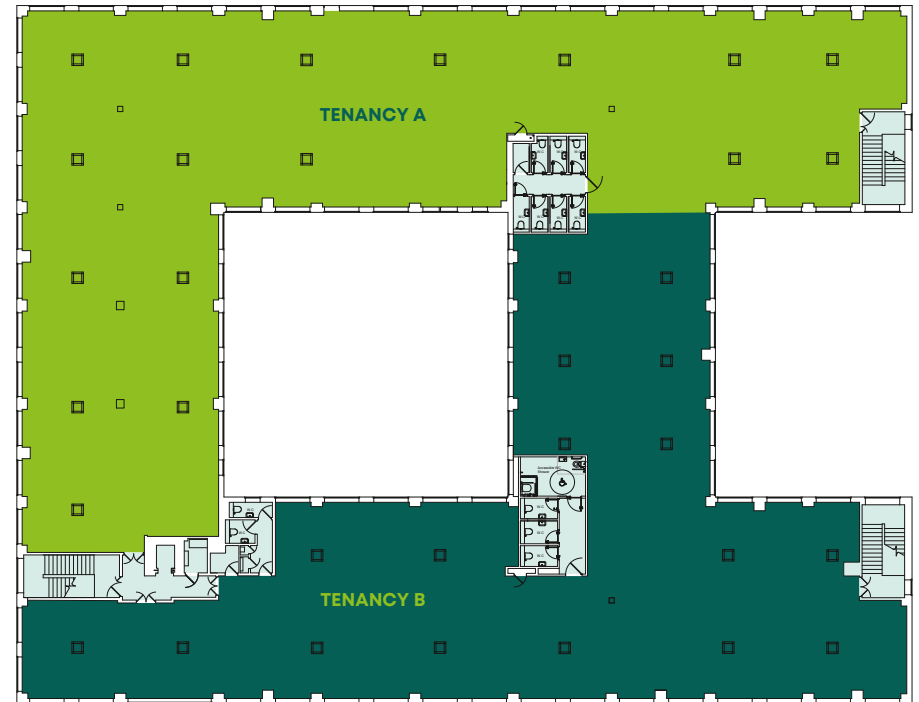


First Floor Plans

Full or part floor options available from 8,191 sq ft (761 sq m) upto 18,280 sq ft (1,698 sq m), available for immediate fit out and occupation.



Whole floor



Tenancy A: 9,397 sq ft - Tenancy B: 8,191 sq ft

Suite Option

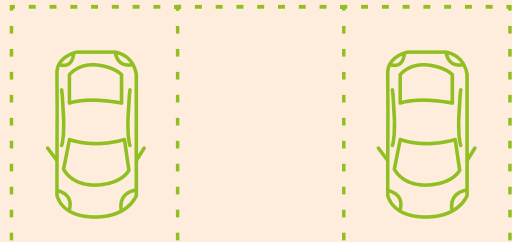
As an alternative to full or part floor, Enso House can offer a wide range of office suites, fully fitted out and ready to plug and play.

Fully fitted CAT A offices, complete with workstations, executive offices | meeting rooms and a number of breakout areas for casual working.



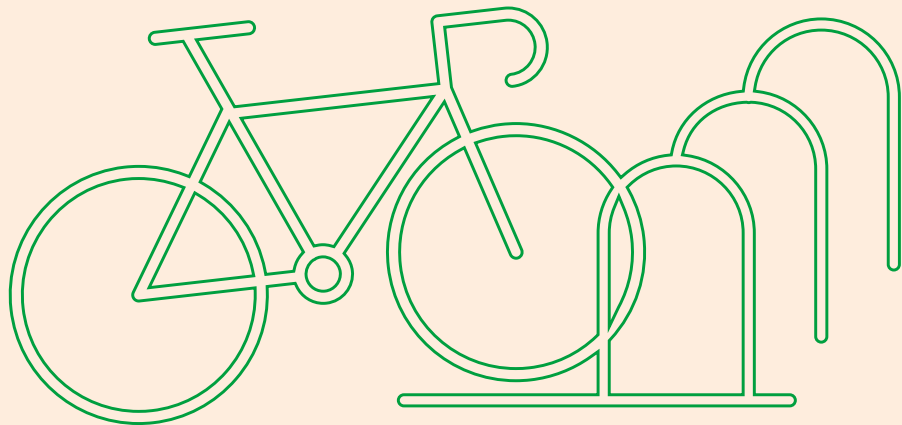
Areas of Office Space

Name	Area	Workstations	Parking
Management Office			
Suite 1	4,348 sq ft 404 sq m	40	18
Suite 2	3,455 sq ft 321 sq m	24	14
Suite 3	2,443 sq ft 227 sq m	20	10
Suite 4	1,464 sq ft 136 sq m	12	6
Suite 5	1,841 sq ft 171 sq m	20	8
Suite 6	689 sq ft 64 sq m	6	3



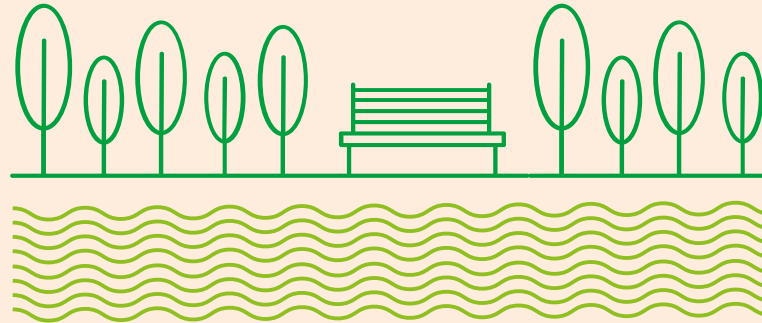
**CAR
PARKING**

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

On a new full repairing lease on terms to be agreed.

VAT

VAT will be charged where applicable.

Service Charge

A service charge is levied to cover the cost of repair, maintenance, decoration and management of common parts and structure plus a contribution towards the Landlords Buildings Insurance Premium.

EPC

Rating B

Viewings

Available by prior appointment with joint agents:



Mandeep Cheema

mc@linays.co.uk

07436 548412

Tom Booker

tom.booker@ryan.com

07584 237141

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