

Osprey House

Grade A Modern First Floor Office Suite,
7 allocated parking spaces – 2,186 sq ft (203 sq m)



Crayfields
Park



Crayfields Park, New Mill Road, Orpington, Kent BR5 3QJ
[///bikes.fuzzy.ruins](http://bikes.fuzzy.ruins)

crayfieldspark.co.uk

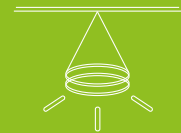
The subject suite is situated within part of the 1st floor of Osprey House a modern refurbished Grade A two storey office building providing a communal secure entrance, lift and separate WC's on each floor. The suite benefits from raised floors, LED lighting, carpets, double glazed windows with blinds, glazed meeting room and a kitchen/breakout area.



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



Comfort cooling



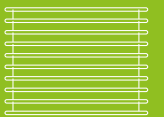
LED lighting



7 on site parking spaces



Raised floors

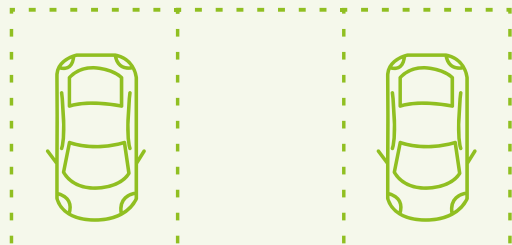


Window blinds

First Floor Plans

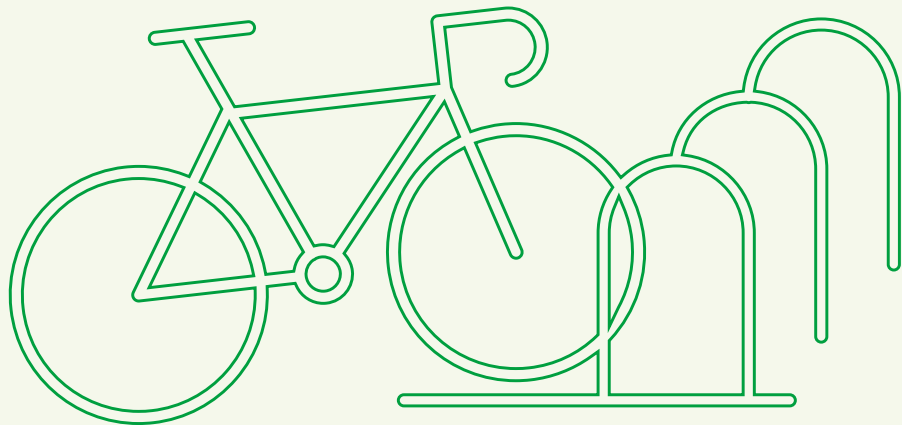
2,186 sq ft (203 sq m)





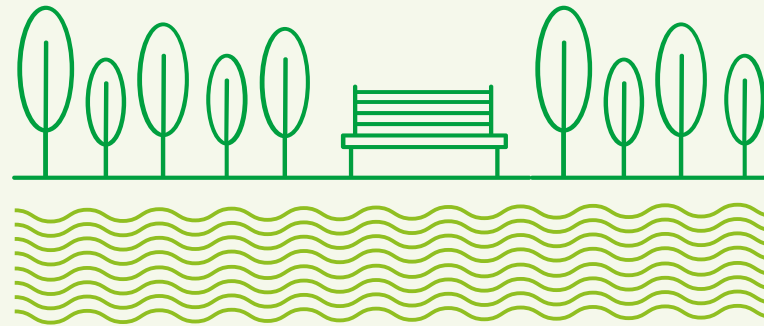
**CAR
PARKING**

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

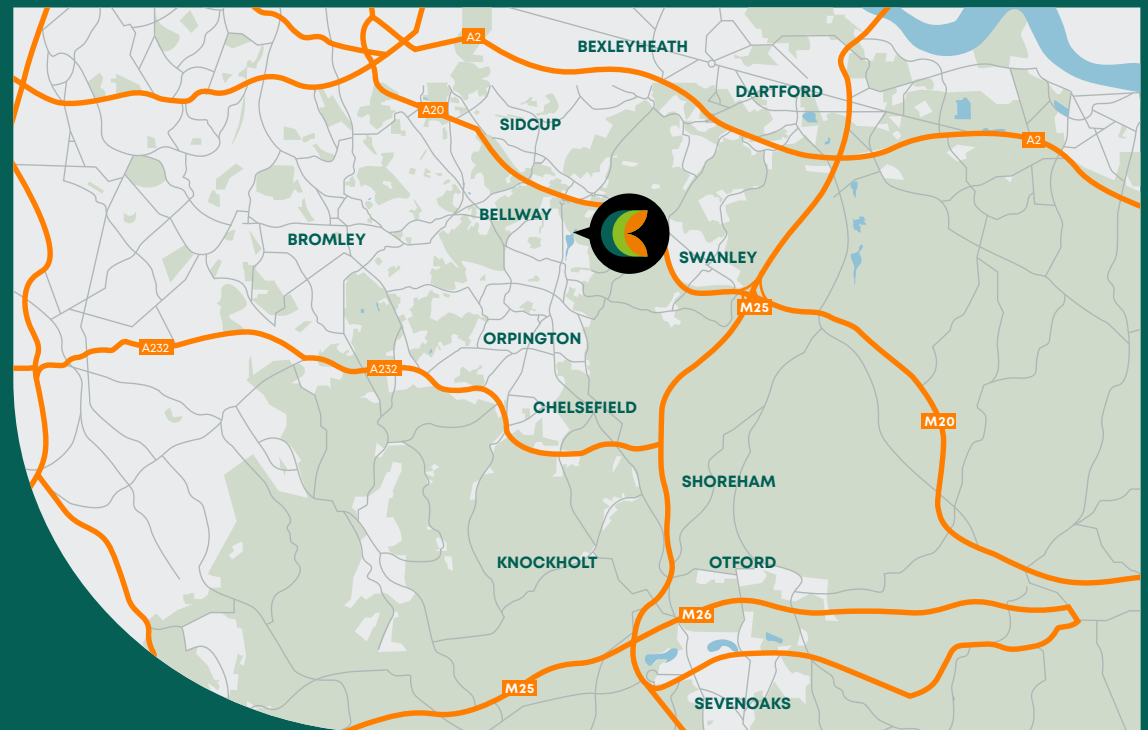
mc@linays.co.uk

07436 548412

Tom Booker

tom.booker@ryan.com

07584 237141



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