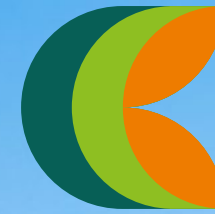


# Unit 21

Detached Industrial | Warehouse Unit  
To Be Fully Refurbished 10,494 sq ft (975 sq m)

Crayfields Park, Main Road, Orpington, Kent BR5 3QD  
///cargo.pops.object



Crayfields  
Park

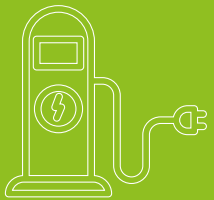
[crayfieldspark.co.uk](https://crayfieldspark.co.uk)



The property comprises a fully refurbished, detached industrial business unit set out over ground and first floor level with generous sized front forecourt areas.



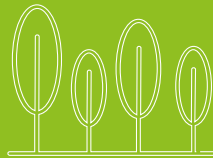
**EV Chargers**



**On site Estate & Community Manager**



**Landscaping**



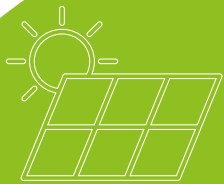
**2 roller shutter loading doors**



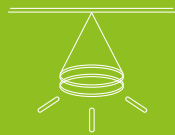
**Cycle store**



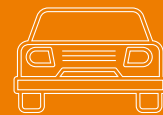
**Photovoltaic Panels - Full Coverage**



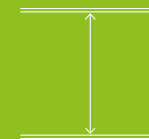
**LED Lighting**



**25 car parking spaces**



**Generous eaves height**



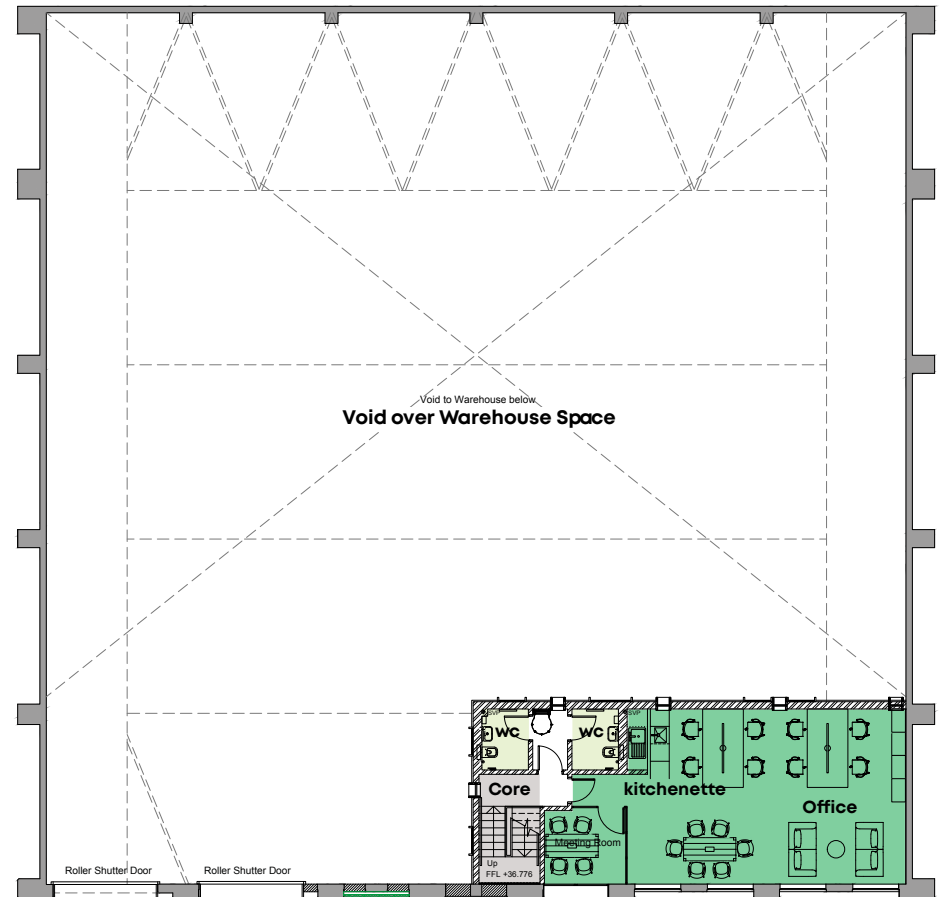
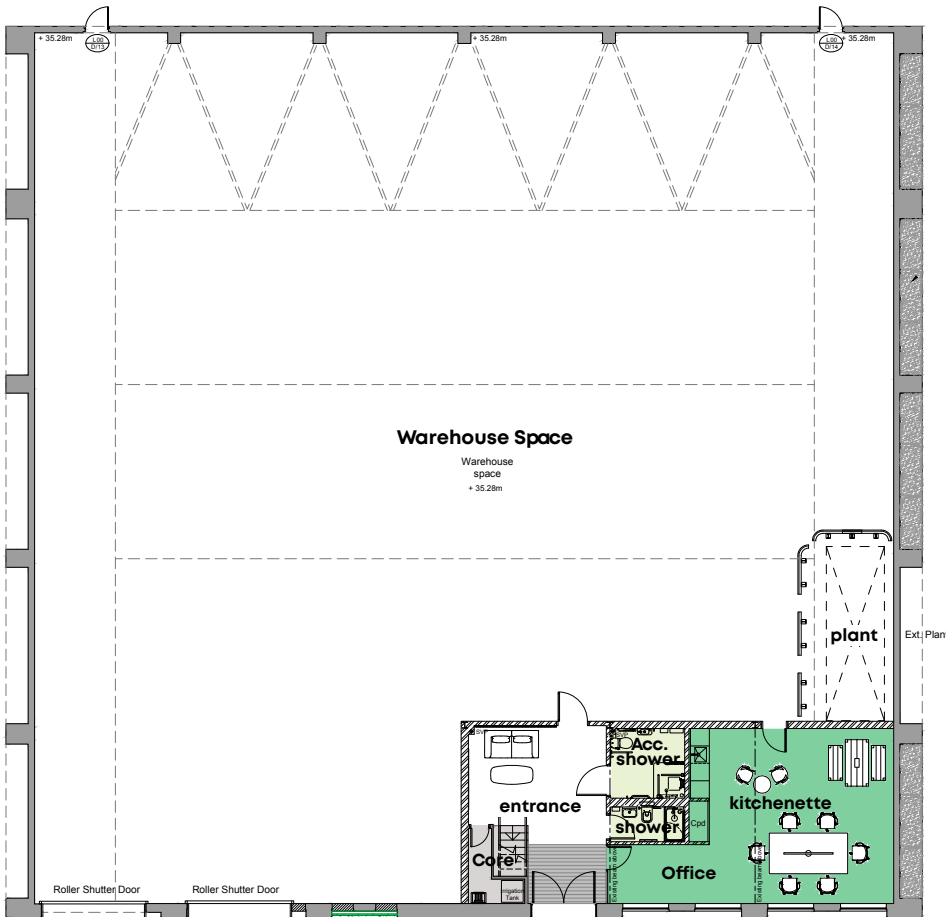
**Unisex WC's**





# Accommodation

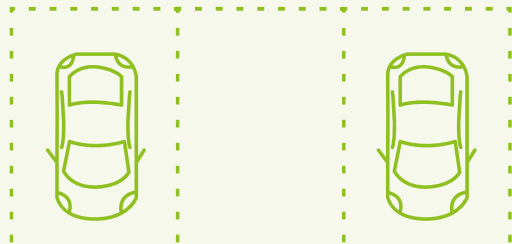
Accommodation	Sq Ft	Sq m
Warehouse	8,622	801
Ground Floor Offices	925	86
First Floor Offices	947	88
<b>Total Area (GIA)</b>	<b>10,494</b>	<b>975</b>





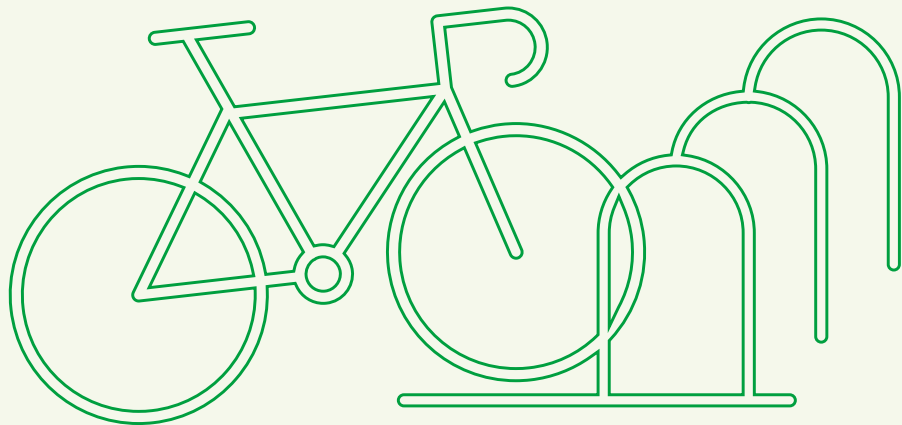






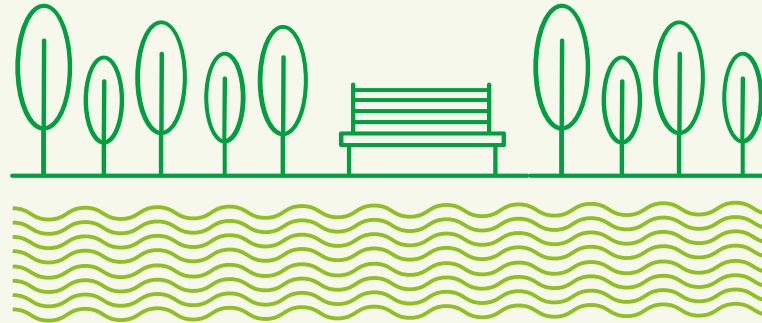
**CAR PARKING**

**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

To be confirmed post refurbishment works, estimated to be A+

## Viewings

Available by prior appointment with joint agents:



**Mandeep Cheema**

mc@linays.co.uk

07436 548412

**Tom Booker**

tom.booker@ryan.com

07584 237141

Misrepresentation Clause: The agents, for themselves and for the vendors or Lessors of this property whose agents they are, give notice that: Plans and drawings are for identification purposes only and do not form any part of any contract. Measurements and areas are approximate and whilst believed to be accurate, an intending lessee or purchaser must satisfy himself as to their accuracy. No responsibility is taken for any error, omission or misstatement in this brochure which does not constitute or form part of an offer or contract. No representation or warranty whatever is made or given in this brochure or any negotiations consequent thereon. Any rents or prices quoted may be subject to VAT in addition. February 2025. Designed and produced by 58Creative | 0121 426 5814

