



**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



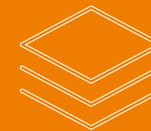
The suite benefits from good levels of natural light and features include:



Suspended ceilings with integrated LED lighting



Pre-wired and ready to go raised floors



Allocated car parking spaces



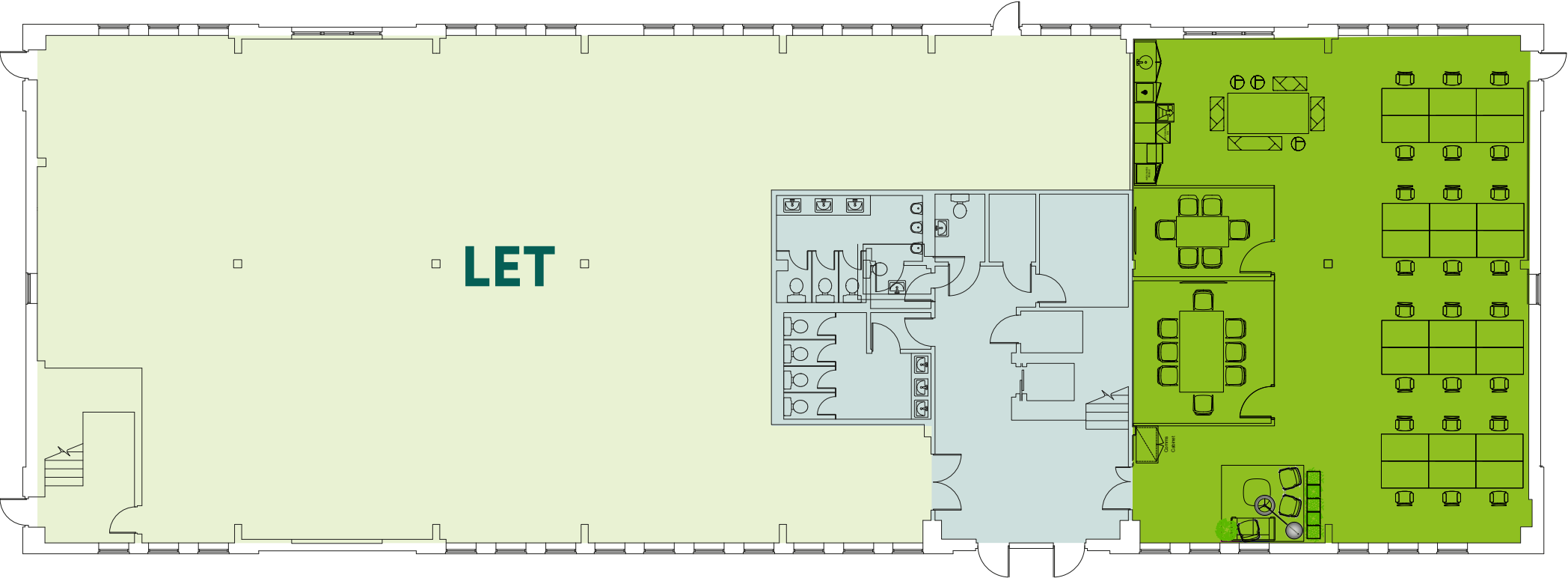
Ladies and gentlemen WC's

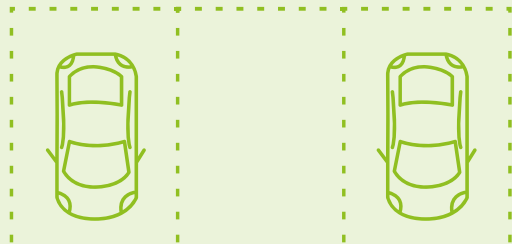


Ground Floor Plan 1,881 sq ft (175 sq m) Available



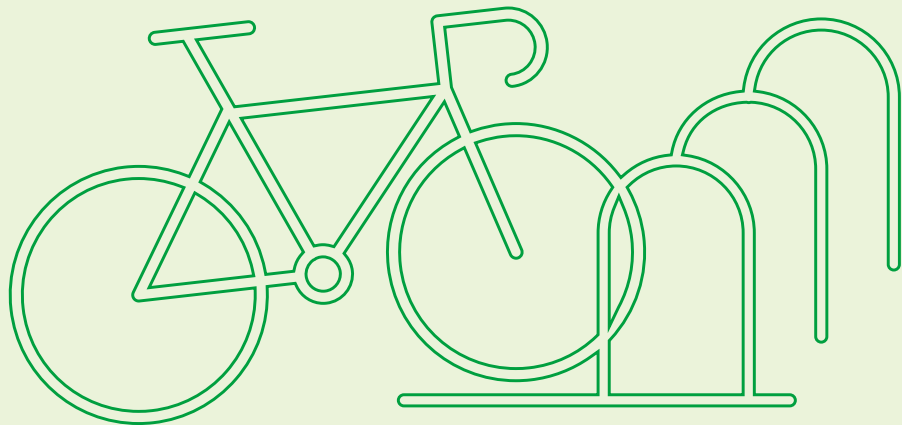
- Core
- Available space
- Unavailable space





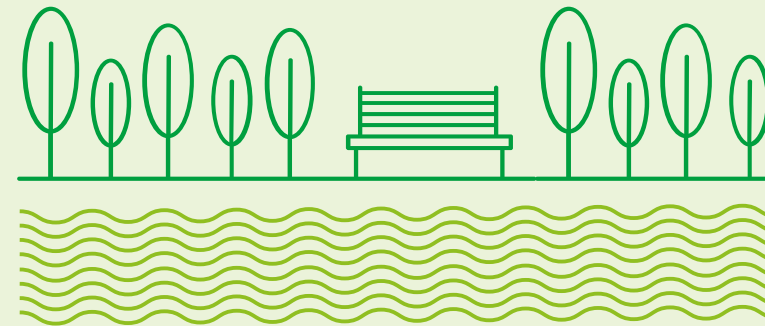
**CAR
PARKING**

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@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. 58 Creative | 01214265814

