

Newly refurbished  
offices with  
parking

From  
**5,963 sq ft**  
(554 sq m)  
up to  
**18,280 sq ft**  
(1,698 sq m)



**TO LET**

**BUILDING 3**



**CRAYFIELDS**  
BUSINESS PARK

New Mill Road, St Paul's Cray  
Orpington, Kent BR5 3QA







**Description**

The premises comprise a modern two storey office building principally arranged around a central courtyard over-looking a lake. To the front of the building there are 59 allocated parking spaces.

The available offices are located on the first floor and are due to be fully refurbished.

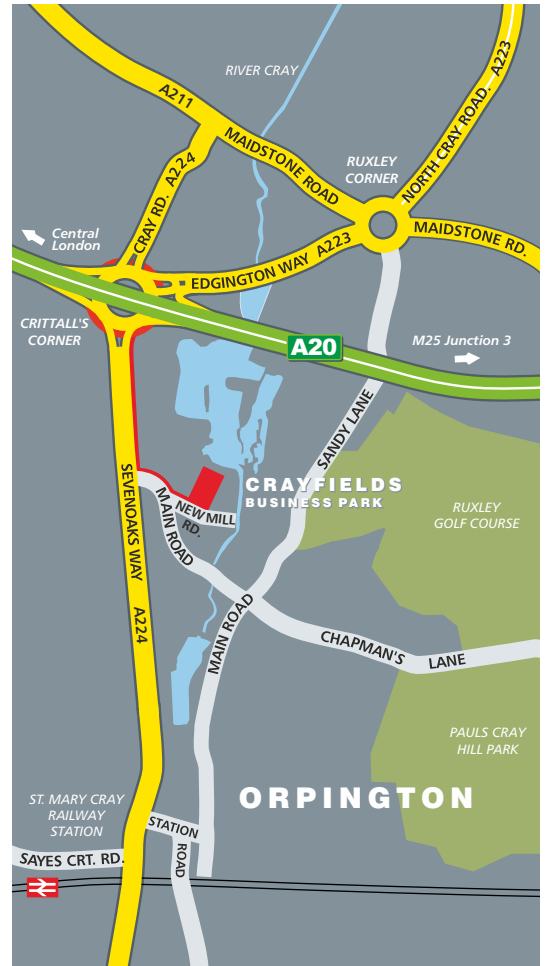


**Location**

Crayfields Business Park is a modern campus style development located in Orpington just off Sevenoaks Way (A224) less than half a mile from the A20 junction at Crittalls Corner. Junction 3 of the M25 is less than 4 miles to the east as well as being easily accessible via the M20, M2 and M26. Gatwick and City Airports are approximately 30 minutes drive.

Orpington is well served by public transport with numerous bus routes serving the area and St Mary Cray Mainline Railway Station less than a mile away.

Crayfields Business Park is a popular business location with high quality offices set in an attractive landscaped environment. Office occupiers include Bellway Homes, OCS and Country Choice. There are good amenities close by including the established Nugent Retail Park and retailers such as Halfords, Magnet, PC World, Homebase and Costa Coffee.



Carpet shown is indicative only

**Terms**

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

**Rates**

We understand that the Rateable Value for the first floor is £139,000. Interested parties are advised to contact Bromley Borough Council.

**EPC**

E 102

**Legal Costs**

Each tenant to be responsible for their own legal costs.

**VAT**

VAT will be charged where applicable.

**Viewing**

Strictly by appointment through the joint sole agents:

**Stephen Richmond:**  
stephen.richmond@altusgroup.com

**Tom Booker:**  
tom.booker@altusgroup.com

**Adrian Tutchings**  
commercialproperty@linays.co.uk



www.linays.co.uk



**Amenities**

- A new VRV / VRF heating and cooling system
- New WCs/kitchenettes
- Passenger Lift
- Raised Floors
- Suspended Ceilings
- Cat II Lighting
- DDA Compliant
- 59 Parking Spaces

**Accommodation**

The property has been measured in accordance with IPMS 3.

Area	sq ft	sq m
Ground floor reception	722	67
First floor offices	17,558	1,631
<b>TOTAL</b>	<b>18,280</b>	<b>1,698</b>

The first floor can be split to provide the following sizes:-

	sq ft	sq m
	5,963	554
	8,191	761
	9,397	873
	11,625	1,080

**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. June 2016

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