

Building 3



Fully Refurbished First Floor Offices

Class E Use 18,280 sq ft

**Available in its entirety or as two
suites of 8,191 sq ft and 9,397 sq ft**

Crayfields Park, New Mill Road,
Orpington, Kent BR5 3QD

crayfieldspark.co.uk



**CRAYFIELDS
PARK**
OFFICES

The premises comprise a fully refurbished modern two storey office building principally arranged around a central courtyard.



Air conditioning



Exposed services with
LED lighting



59 car parking spaces



Raised floors



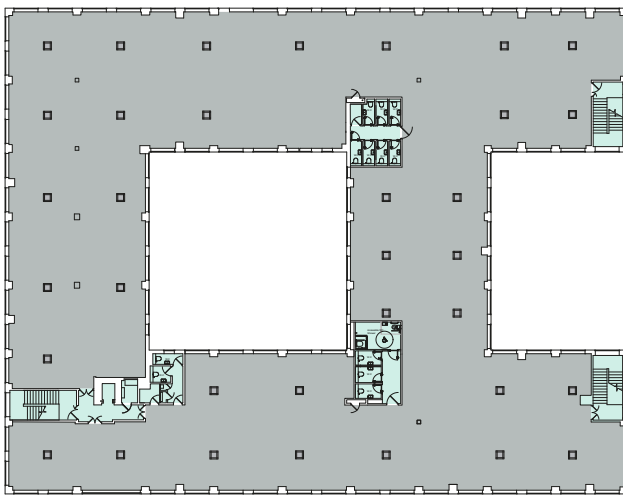
Ladies and gentlemen
WC's

First Floor Plans - 18,280 sq ft

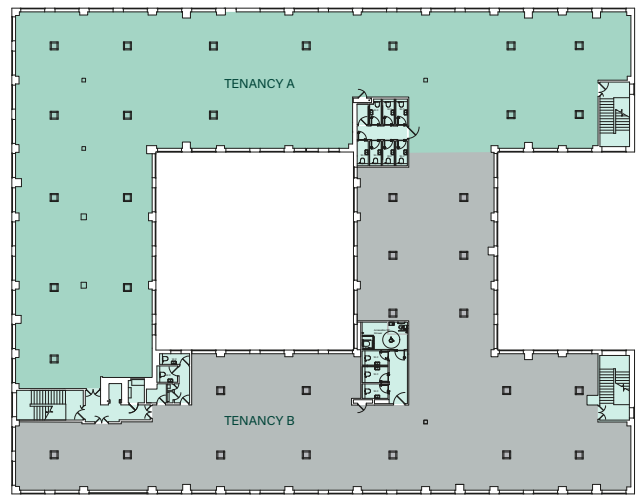
[Click to view virtual tour](#)



Whole floor



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



*Floor plan not to scale,
for identification purposes only*

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

01689 875511

07436 548412



Tom Booker

tom.booker@altusgroup.com

01322 285588

07584 237141

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property. July 2021.