

Osprey House



FLEXIBLE
OFFERING OF
CAT A OR FULLY
FITTED AND
READY TO PLUG
AND PLAY

Fully Refurbished First Floor Offices

Class E Use 2,029 sq ft / 188 sq m

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

crayfieldspark.co.uk



**CRAYFIELDS
PARK**
OFFICES

CAT A vacant offices available now, or fully fitted offering with 22 work stations, 2 executive offices / meeting rooms and a number of break-out areas ideal for casual working.

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



Air conditioning



Suspended ceilings with integrated lighting



11 car parking spaces



Raised floors

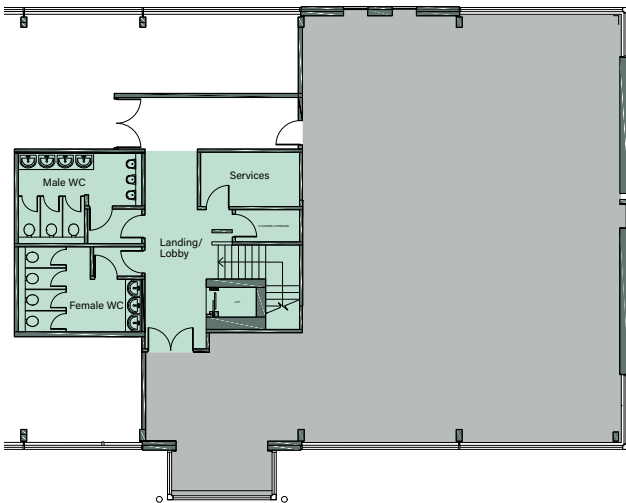


Ladies and gentlemen WC's

Proposed First Floor Plan 2,029 sq ft (188 sq m)

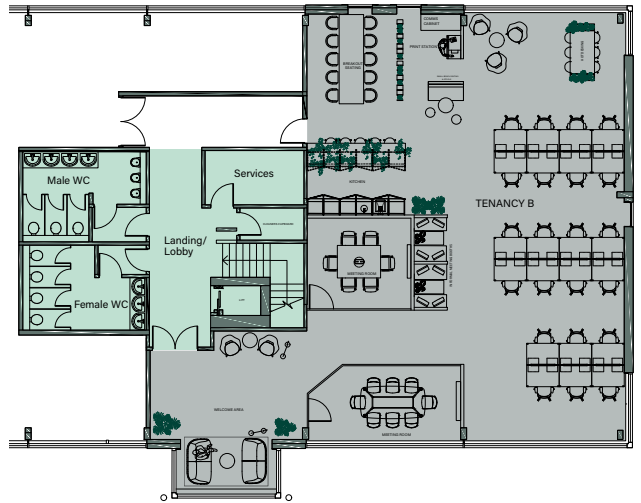


First Floor Plan



Floor plan not to scale,
for identification purposes only

Indicative First Floor Plan Fit-Out



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 C.

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. March 2021.