



**Crayfields
Park**

Enso House

18,280 sq ft (1,698 sq m) Available as a whole or split from 8,191 sq ft (761 sq m)

Crayfields Park, New Mill Road, Orpington, Kent BR5 3QD
[///barn.comb.mass](http://barn.comb.mass)

crayfieldspark.co.uk

The premises comprise a fully refurbished modern two storey office building principally arranged around a central courtyard. The first floor is available either as a whole or may be split to suit.

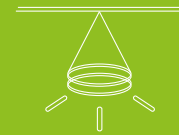


The suite benefits from good levels of natural light and features include:



Air conditioning

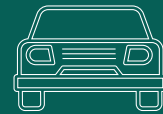
Exposed services with LED lighting



Raised floors



59 car parking spaces

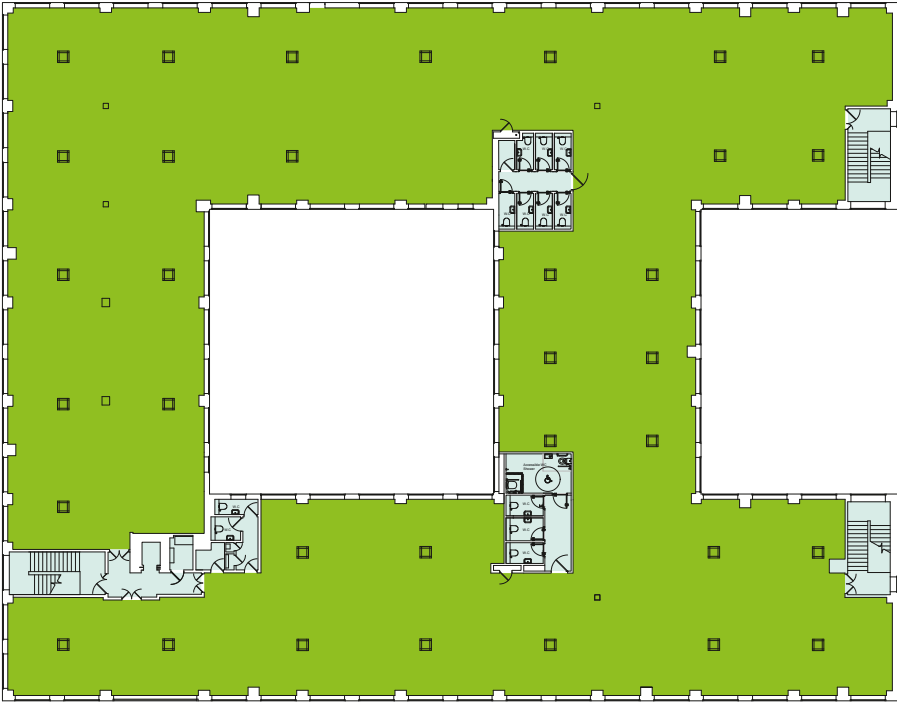


Ladies and gentlemen WC's

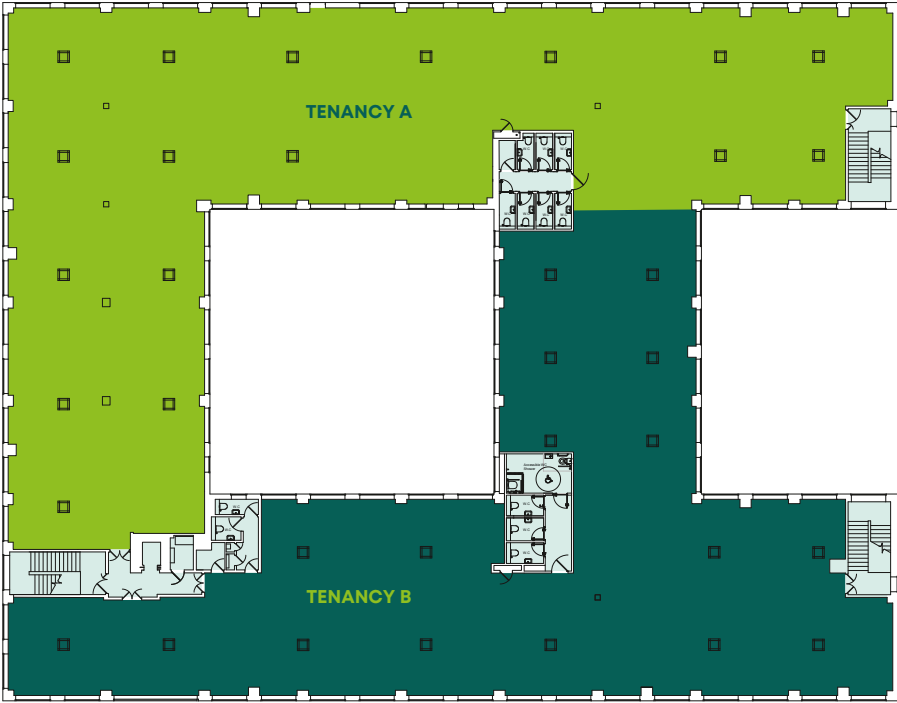


First Floor Plans

18,280 sq ft (1,698 sq m)



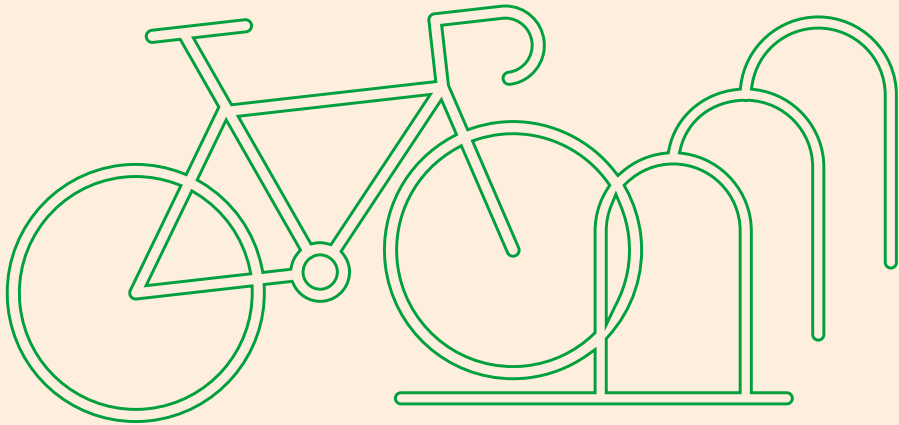
Whole floor



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



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

Rating B

Viewings

Available by prior appointment with joint agents:



Mandeep Cheema

mc@linays.co.uk

07436 548412

Tom Booker

tom.booker@altusgroup.com

07584 237141

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