



**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](http://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

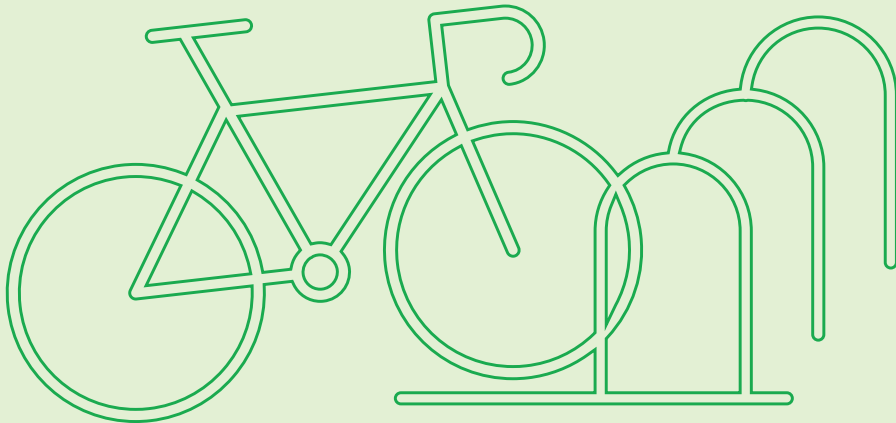
- Core
- Available space
- Unavailable space





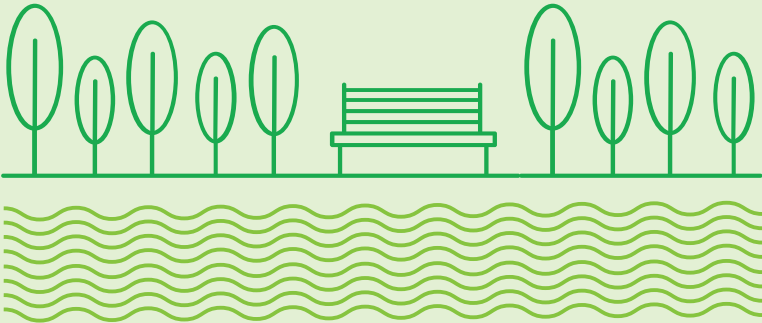
**CAR  
PARKING**

**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**

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07436 548412

**Tom Booker**

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07584 237141

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