



**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:

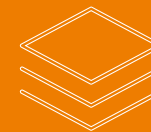


Air conditioning

Suspended ceilings with integrated LED lighting



Pre-wired and ready to go raised floors



Allocated car parking spaces

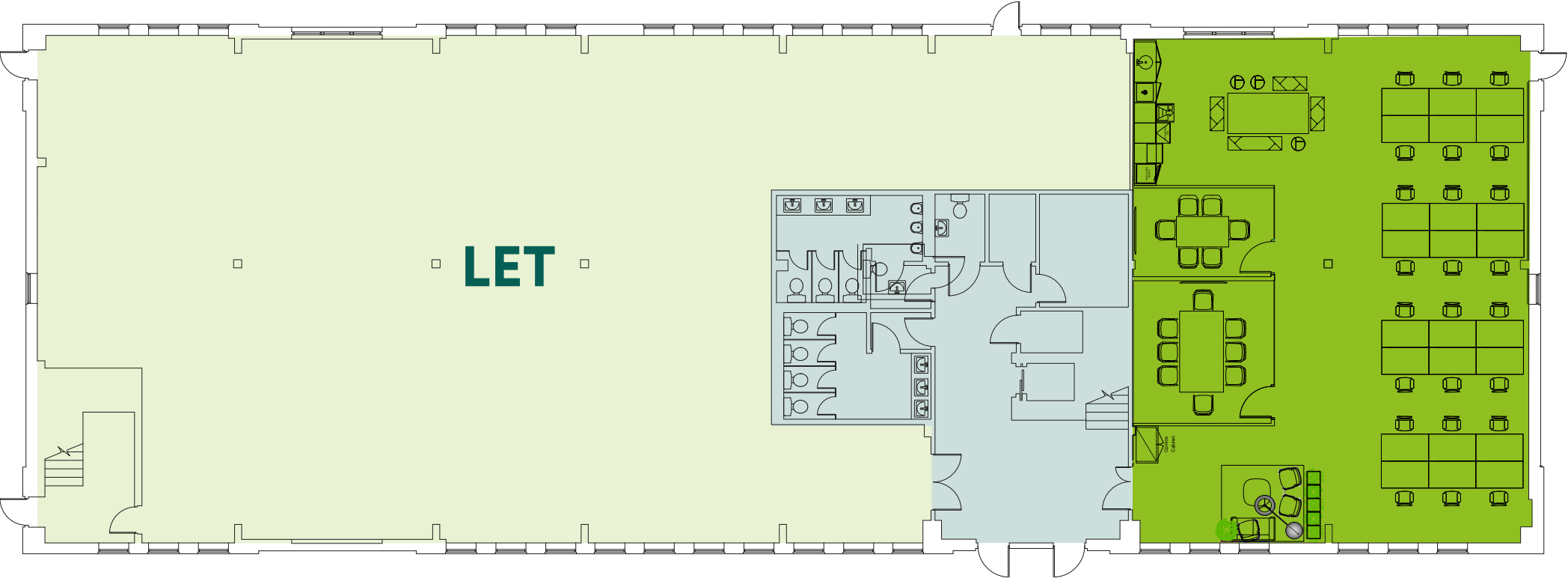


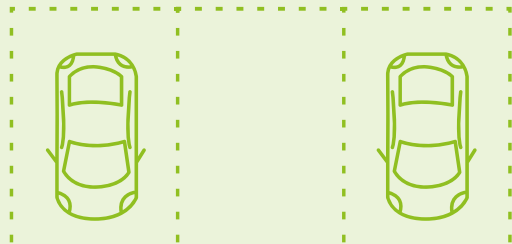
Ladies and gentlemen WC's

# Ground Floor Plan 1,881 sq ft (175 sq m) Available



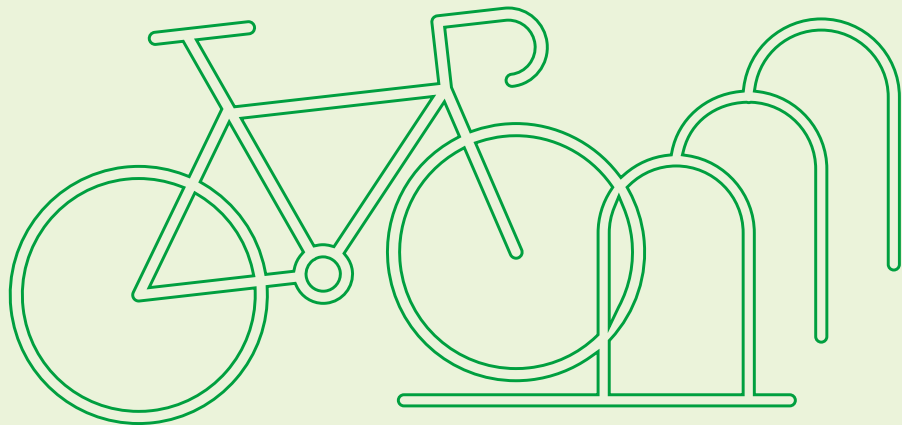
- Core
- Available space
- Unavailable space





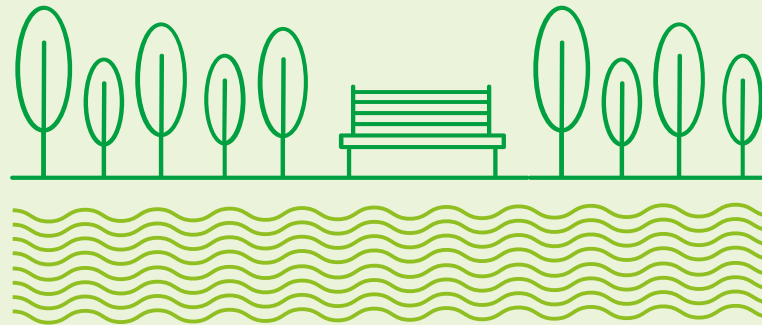
**CAR  
PARKING**

**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**

mc@linays.co.uk

07436 548412

**Tom Booker**

tom.booker@altusgroup.com

07584 237141

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. August 2023. Designed and produced by Graphicks | 020 3435 6952 | Graphicks.co.uk

