

Osprey House

Grade A Modern First Floor Office Suite,
7 allocated parking spaces – 2,186 sq ft (203 sq m)



Crayfields
Park



Crayfields Park, New Mill Road, Orpington, Kent BR5 3QJ
[///bikes.fuzzy.ruins](http://bikes.fuzzy.ruins)

crayfieldspark.co.uk

The subject suite is situated within part of the 1st floor of Osprey House a modern refurbished Grade A two storey office building providing a communal secure entrance, lift and separate WC's on each floor. The suite benefits from raised floors, LED lighting, carpets, double glazed windows with blinds, glazed meeting room and a kitchen/breakout area.

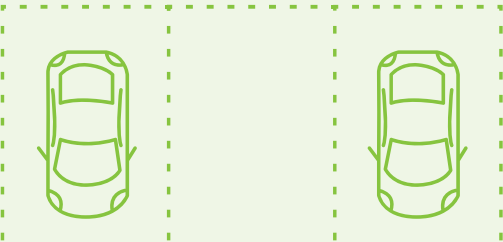
A large photograph of a spacious office room with a raised floor, LED lighting, and large windows. Overlaid on the right side of the image is a green circular graphic containing five feature callouts:

- The suite benefits from good levels of natural light and features include:**
- Comfort cooling** (Icon: A snowflake with circular arrows around it)
- LED lighting** (Icon: A light fixture with three downward-pointing arrows)
- Raised floors** (Icon: Three stacked squares)
- Window blinds** (Icon: A set of horizontal blinds)
- 7 on site parking spaces** (Icon: A car)

First Floor Plans

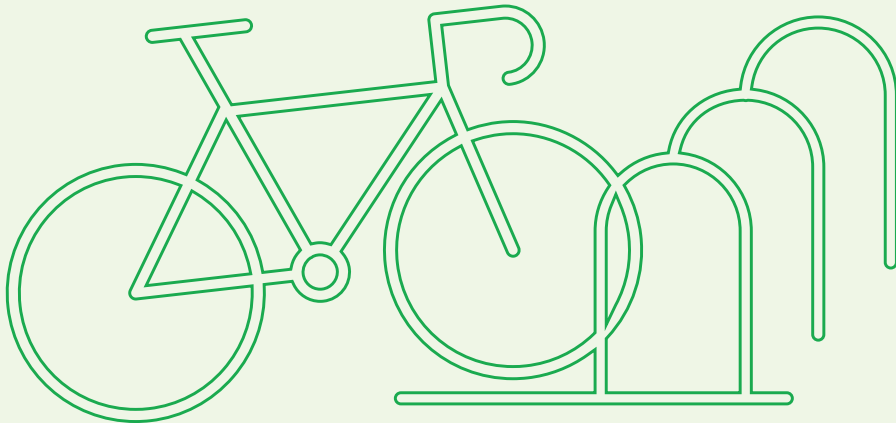
2,186 sq ft (203 sq m)





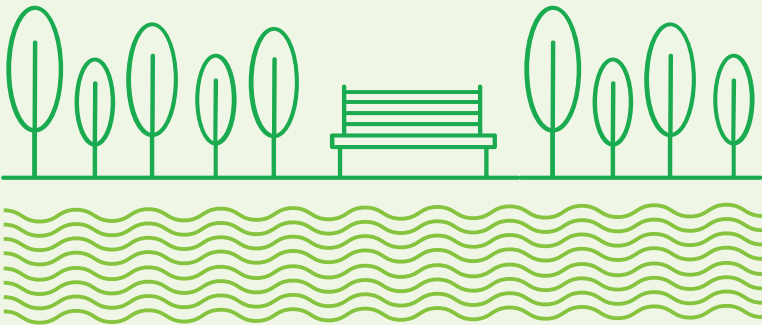
**CAR
PARKING**

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

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

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. November 2024. Designed and produced by 58Creative.co.uk | 0121 369 5874

