

Hawk House

Detached Office | Warehouse Unit
To Be Fully Refurbished 3,960 sq ft (368 sq m)

Crayfields Park, New Mill Road, Orpington, Kent BR5 3QD
///cargo.pops.object



Crayfields
Park



CGI for visual purposes

crayfieldspark.co.uk

The property comprises a fully refurbished, detached office | warehouse unit set out over ground and first floor level with generous car parking allocation.



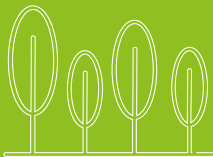
Kitchenette



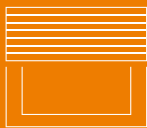
On site Estate & Community Manager



Landscaping



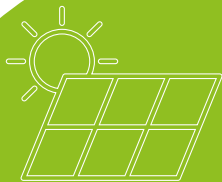
1 roller shutter loading door



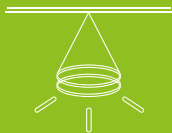
Cycle store



Photovoltaic Panels - Full Coverage



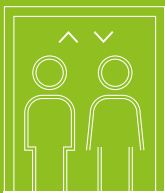
LED Lighting



14 car parking spaces



Passenger Lift



Ladies & Gentlemen WCs

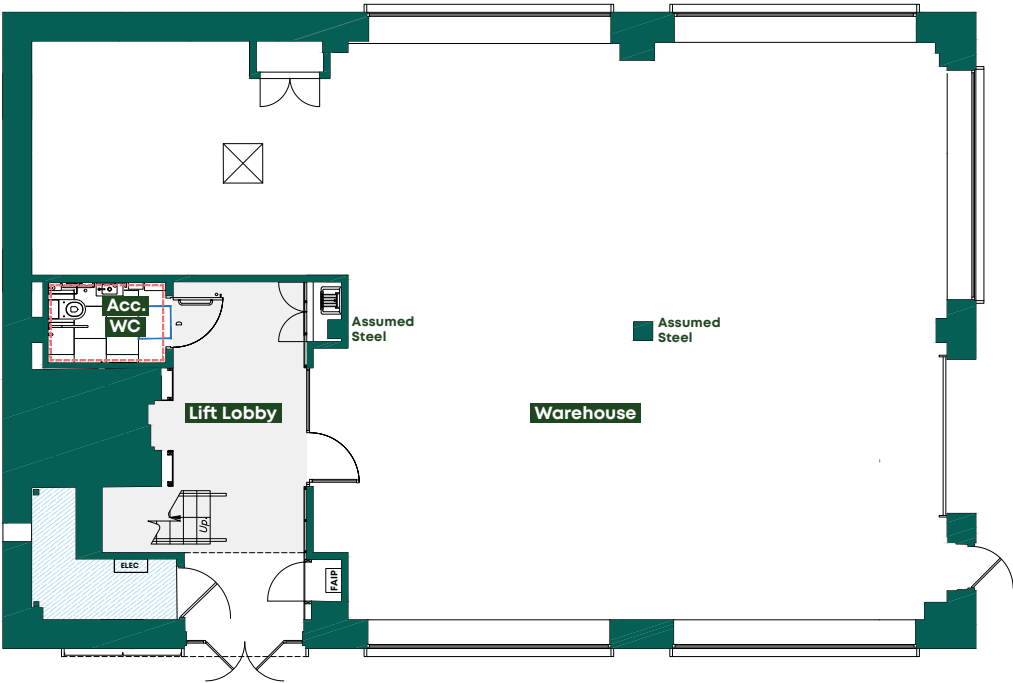


Accommodation

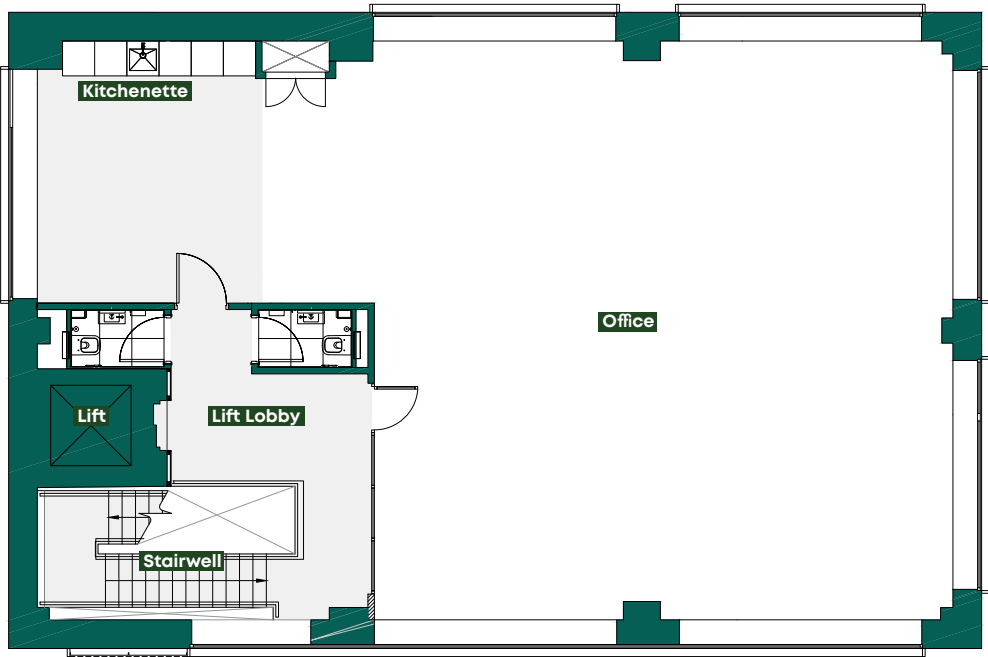
Accommodation	Sq Ft	Sq m
Warehouse	1,980	184
First Floor Offices	1,980	184
Total Area (GIA)	3,960	368



Ground Floor



First Floor



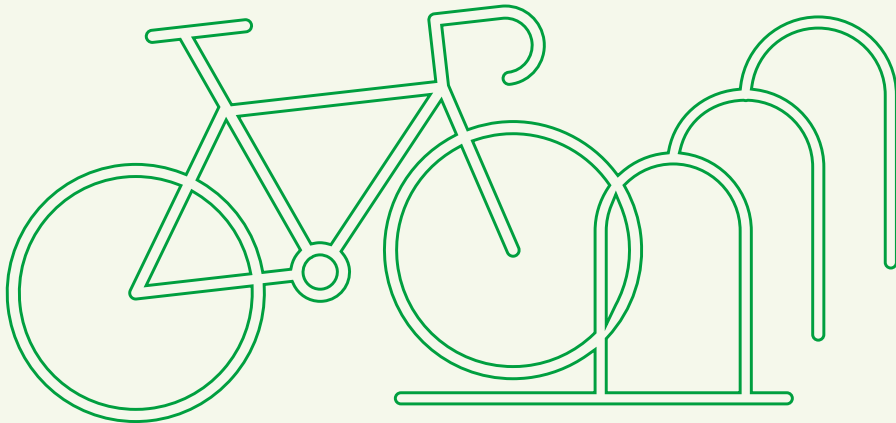






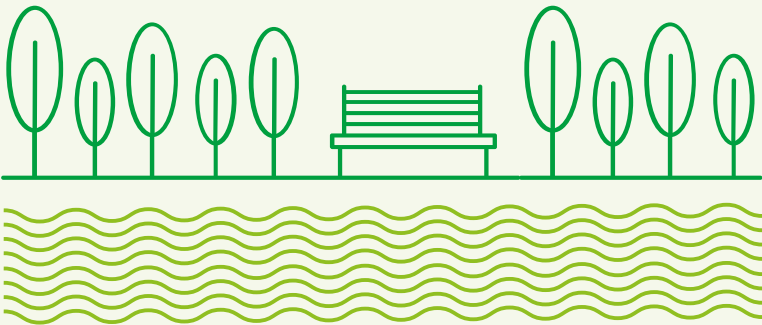
**CAR
PARKING**

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

To be confirmed post refurbishment works, estimated to be A+

Viewings

Available by prior appointment with joint agents:



Mandeep Cheema

mc@linays.co.uk

07436 548412

Tom Booker

tom.booker@ryan.com

07584 237141

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