

1 Kingfisher House

Self Contained Two Storey Office Building
2,473 sq ft (229.7 sq m), with 9 allocated car parking spaces
CAT A, Fully Fitted and Ready to Plug & Play



Crayfields
Park



Crayfields Park, New Mill Road, Orpington, Kent BR5 3QG
///punchy.unable.using

crayfieldspark.co.uk

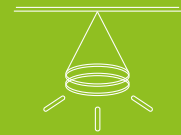
Having undergone a full refurbishment, the building offers a welcoming reception area, leading to CAT A offices, pre-wired and ready to go raised access floors, fully fitted with workstations, executive offices / meeting rooms and breakout areas for casual working.



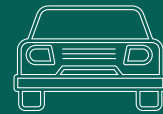
The suite benefits from good levels of natural light and features include:



Comfort cooling



LED lighting



9 on site parking spaces



Raised floors



Kitchenette to both floors

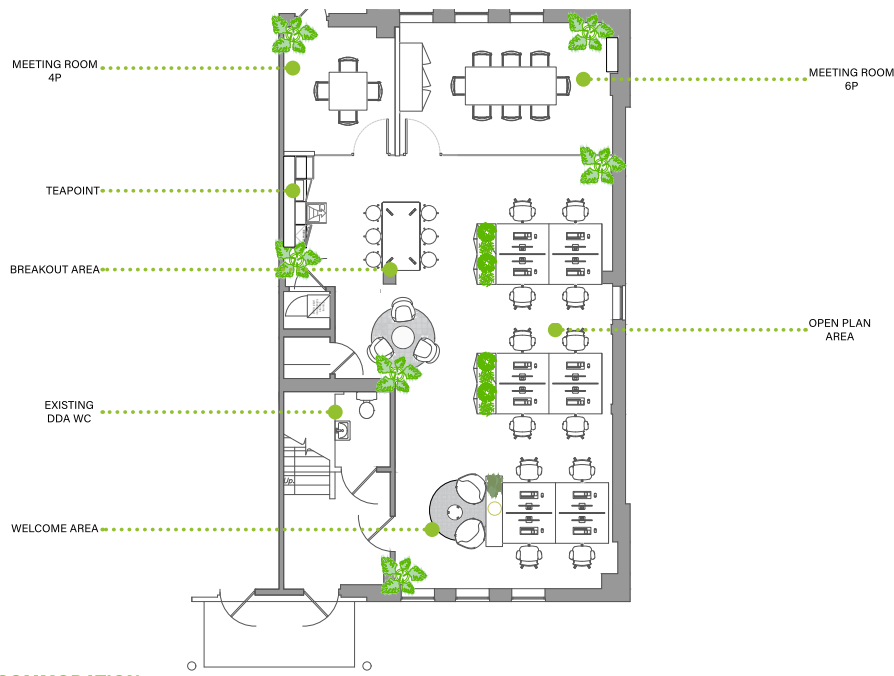
Floor Plans

Ground Floor 1,214 sq ft (113 sq m)

First Floor 1259 sq ft (116 sq m)



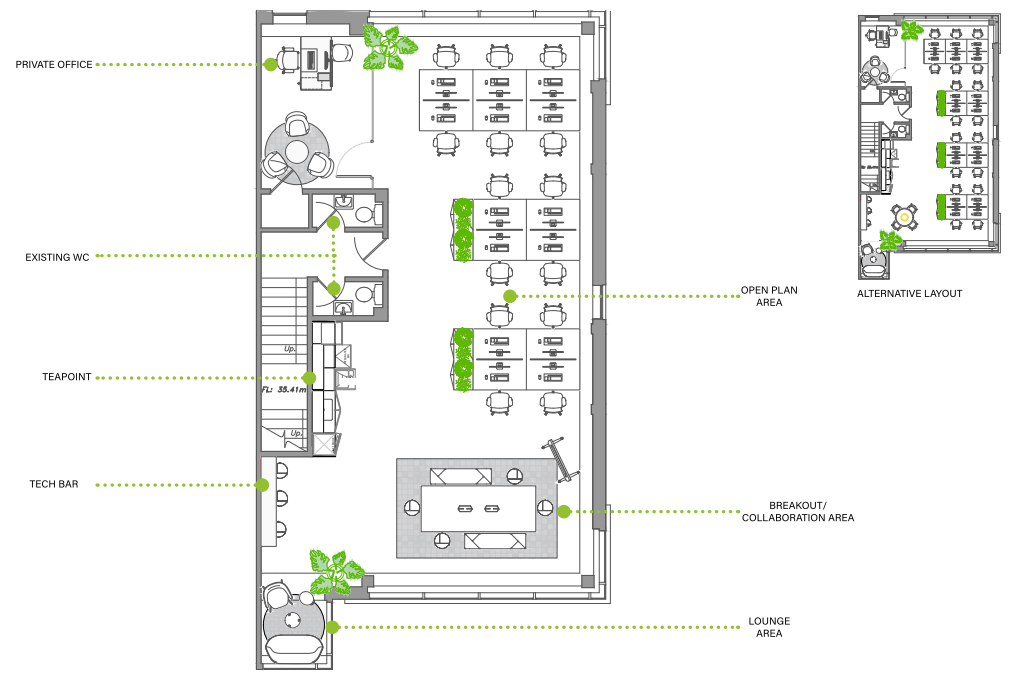
Ground Floor



SCHEDULE OF ACCOMMODATION



First Floor



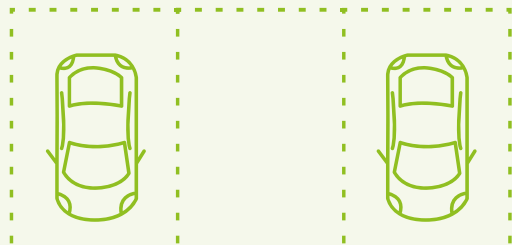
SCHEDULE OF ACCOMMODATION





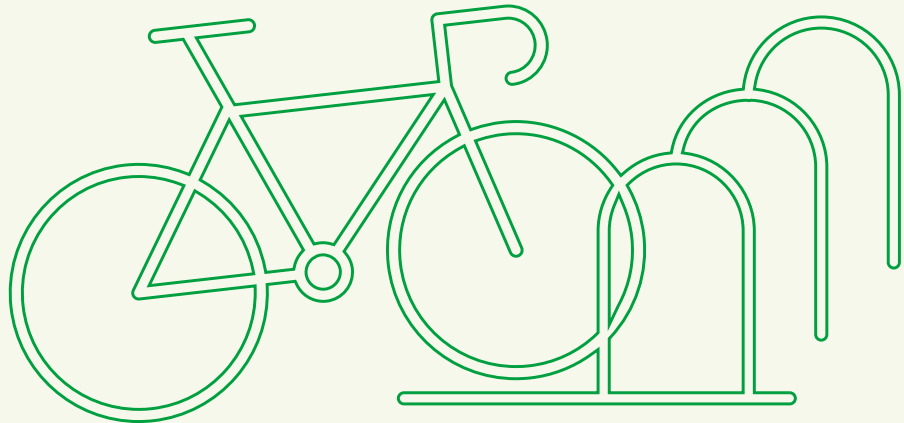






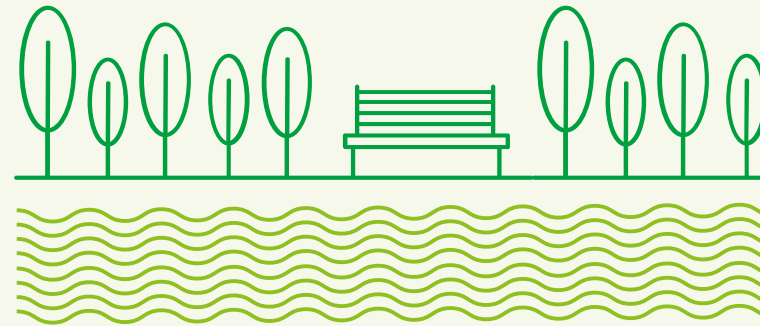
CAR PARKING

ON-SITE CYCLE STORAGE



HIGHLY EFFICIENT FLOOR PLATES

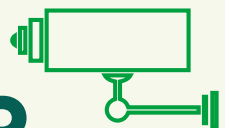
LANDSCAPED GROUNDS



107,536 SQ FT TOTAL INDUSTRIAL SPACE

105,913 SQ FT TOTAL OFFICE 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@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 426 5814

