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

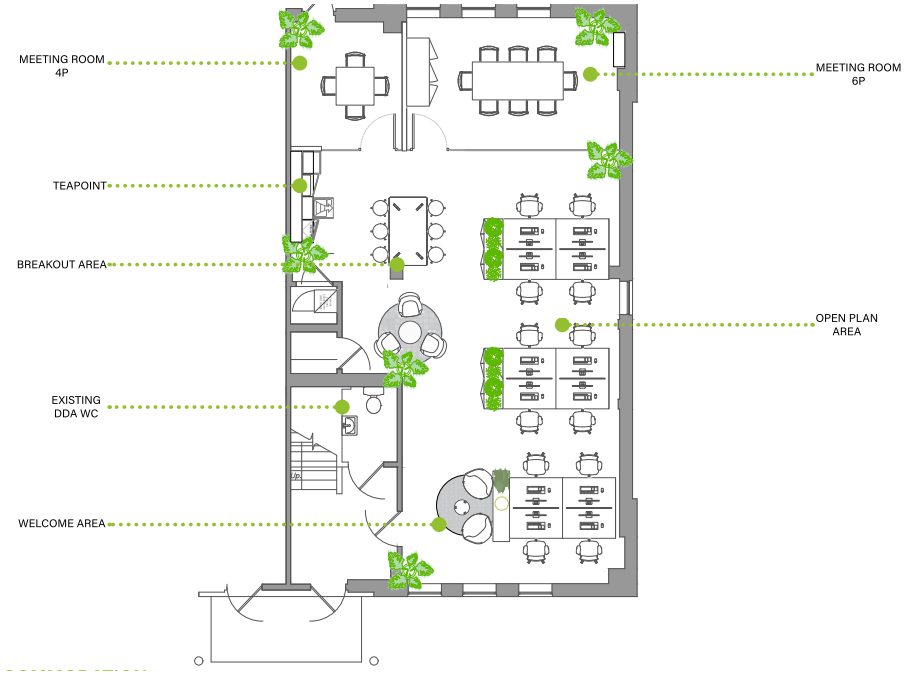
Floor Plans

Ground Floor 1,214 sq ft (113 sq m)
First Floor 1259 sq ft (116 sq m)

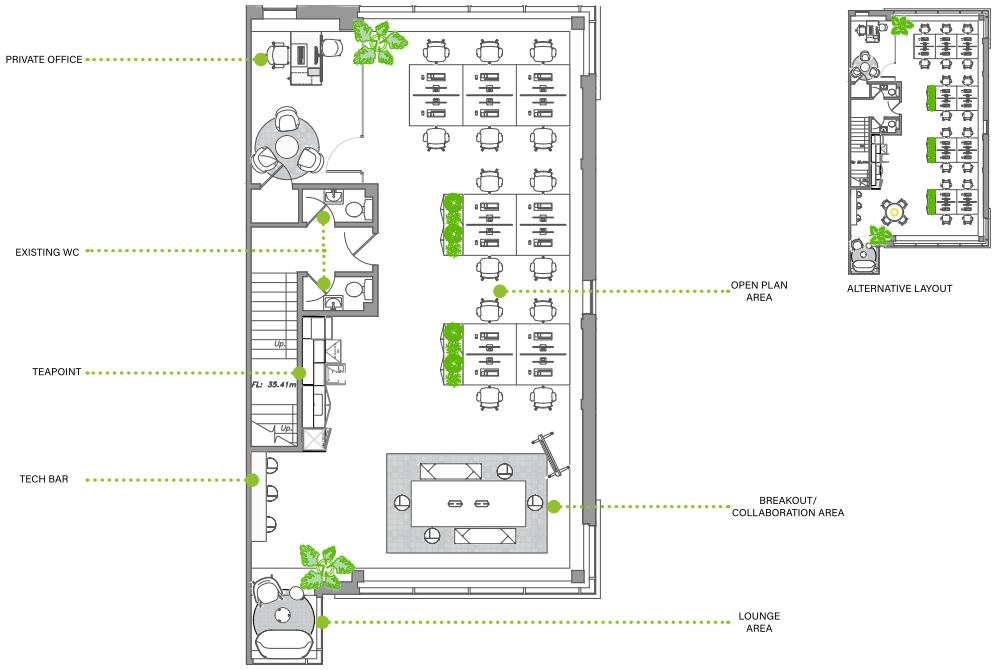


N

Ground Floor



First Floor



SCHEDULE OF ACCOMMODATION

12 DESKS	WORKSTATIONS 1400 X 800	BREAKOUT SPACE X1	MEETING ROOM X2

SCHEDULE OF ACCOMMODATION

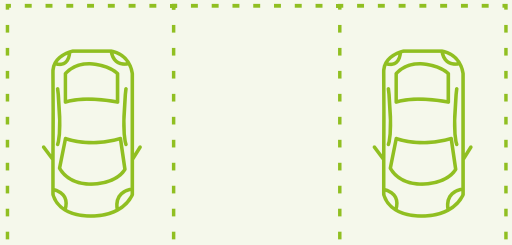
14 DESKS	WORKSTATIONS 1400 X 800	BREAKOUT SPACE X1



CGi Visual

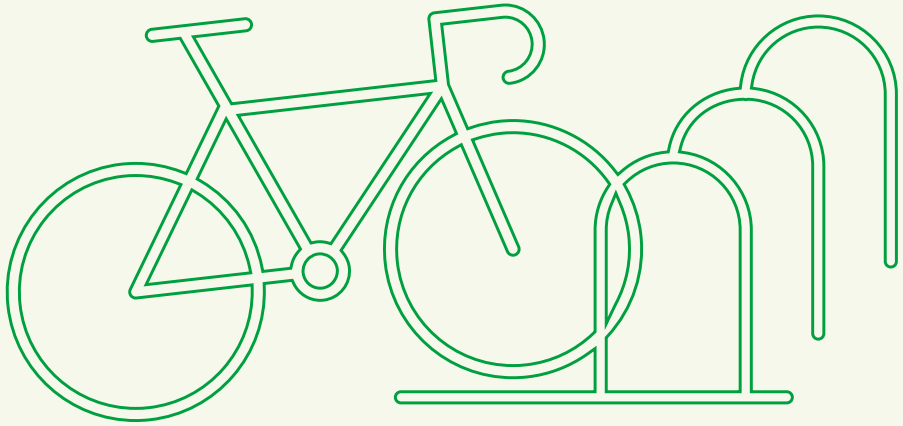

CGi Visual


CGi Visual



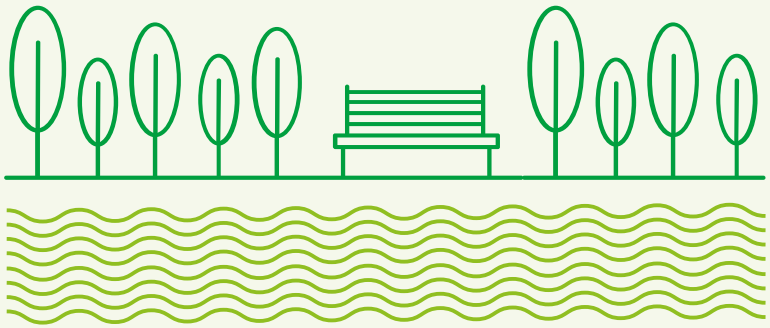
CAR PARKING

ON-SITE CYCLE STORAGE



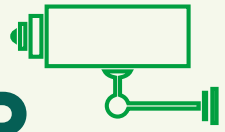
HIGHLY EFFICIENT FLOOR PLATES

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:

LINAYS COMMERCIAL
www.linays.co.uk
01689 875 511

SHW SHW.CO.UK
01322 285588

Legal & General
INVESTMENT MANAGEMENT

Mandeep Cheema
mc@linays.co.uk
07436 548412

Tom Booker
tom.booker@shw.co.uk
07584 237141

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