Enso House

Crayfields Park

18,280 sq ft (1,698 sq m) either as a whole or split from 8,191 sq ft (761 sq m) or with fully fitted office suites from 689 sq ft (64 sq m) - 4,348 sq ft (404 sq m)

Plug and play work spaces, ready to go

Crayfields Park, New Mill Road, Orpington, Kent BR5 3QD
///barn.comb.mass

crayfieldspark.co.uk

The premises comprise a fully refurbished modern two storey office building principally arranged around a central courtyard. The first floor can be let as whole, part, or split into office suites offering fully fitted, plug and play space to accommodate upto 40 workstations, with meeting rooms and breakout areas – all you have to do is move in.

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

Air conditioning

Exposed services with LED lighting

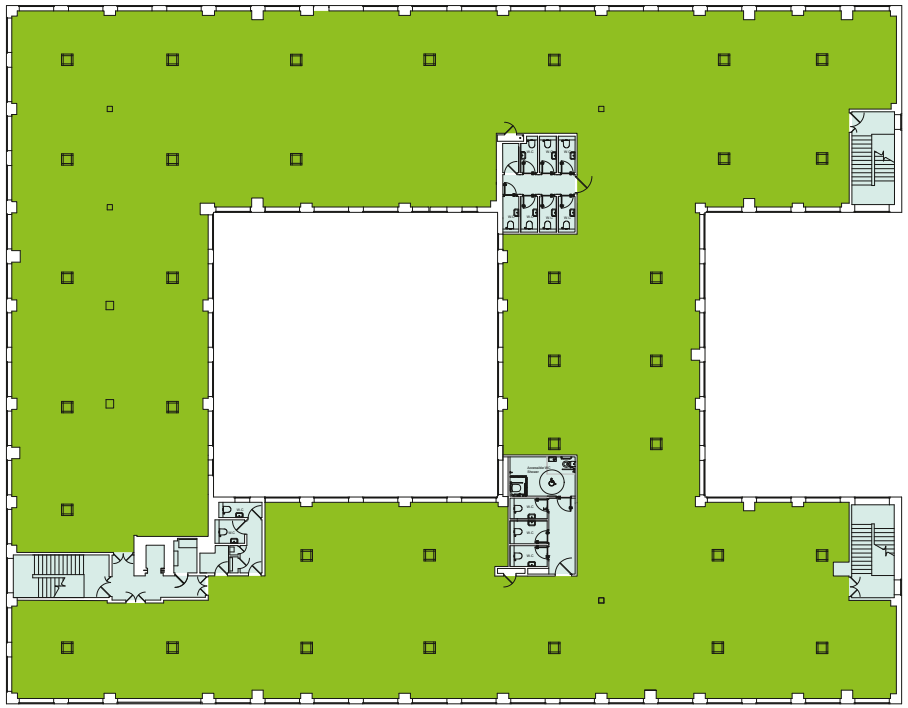
59 car parking spaces

Raised floors

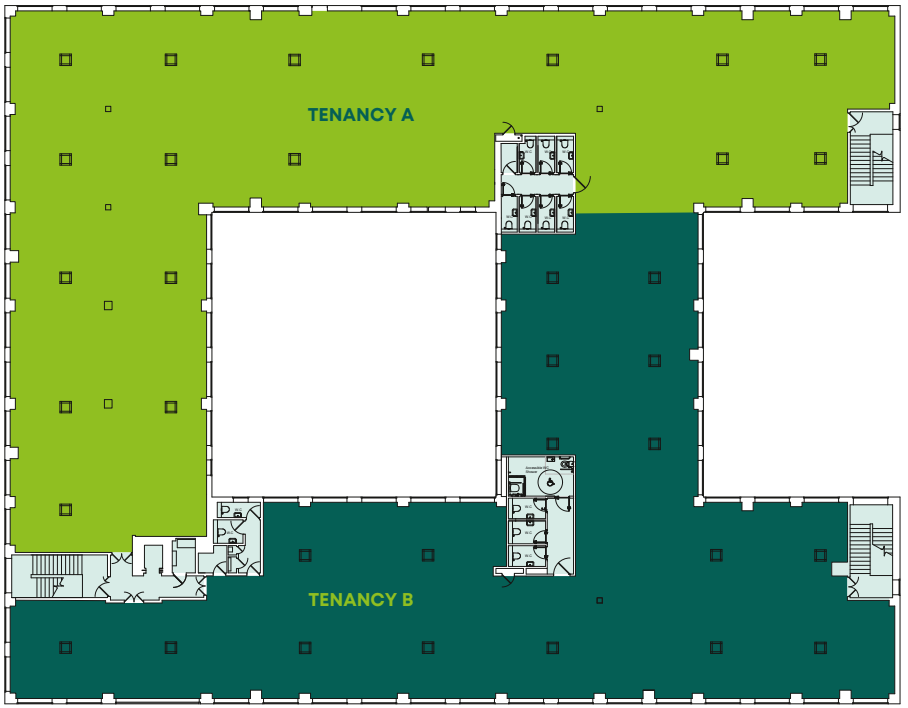
Ladies and gentlemen WC's

First Floor Plans

Full or part floor options available from
8,191 sq ft (761 sq m) upto 18,280 sq ft (1,698 sq m),
available for immediate fit out and occupation.



Whole floor



Tenancy A: 9,397 sq ft - Tenancy B: 8,191 sq ft

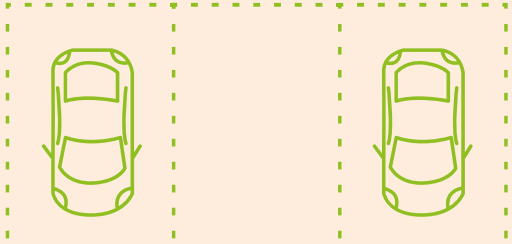
Suite Option

As an alturnative to full or part floor, Enso House can offer a wide range of office suites, fully fitted out and ready to plug and play.

Fully fitted CAT A offices, complete with workstations, executive offices | meeting rooms and a number of breakout areas for casual working.

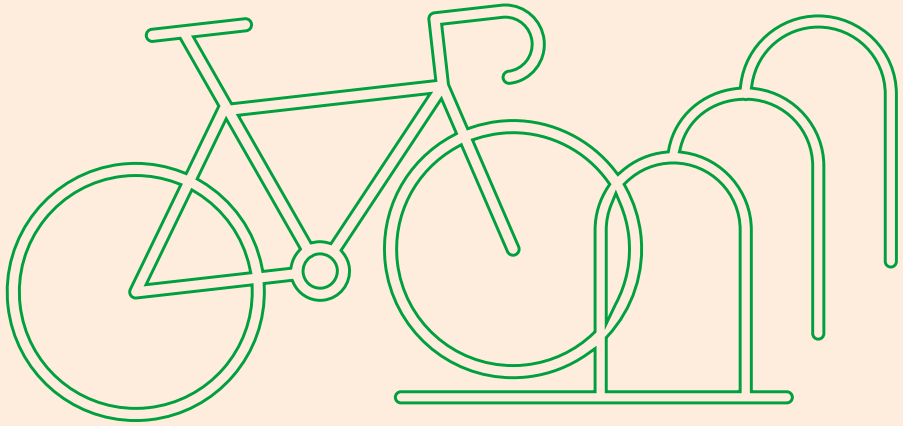
Areas of Office Space

Name	Area	Workstations	Parking
Management Office			
Suite 1	4,348 sq ft 404 sq m	40	18
Suite 2	3,455 sq ft 321 sq m	24	14
Suite 3	2,443 sq ft 227 sq m	20	10
Suite 4	1,464 sq ft 136 sq m	12	6
Suite 5	1,841 sq ft 171 sq m	20	8
Suite 6	689 sq ft 64 sq m	6	3



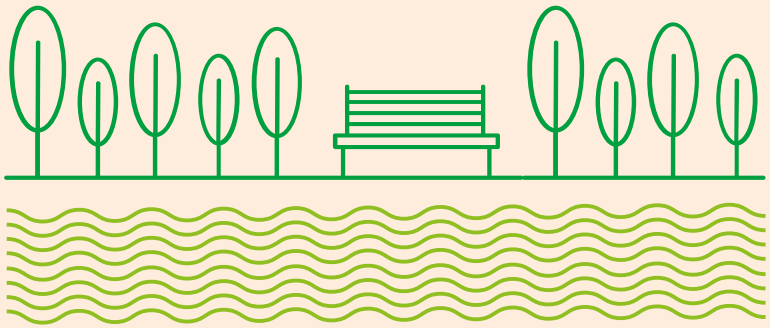
CAR PARKING

ON-SITE CYCLE STORAGE



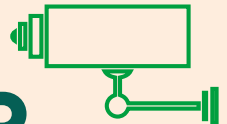
HIGHLY EFFICIENT FLOOR PLATES

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.

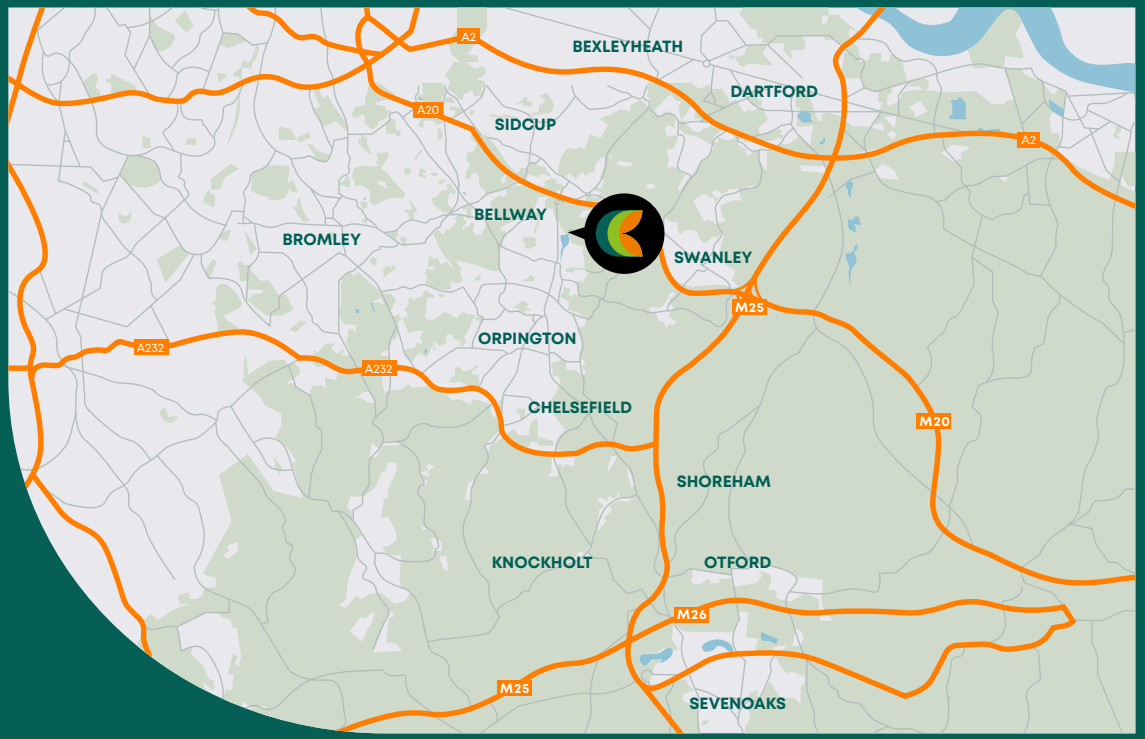
Terms
On a new full repairing lease on terms to be agreed.

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:



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March 2024. Designed and produced by 5874Commerce.com | 0121 369 5874