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

12 car parking spaces

Passenger Lift

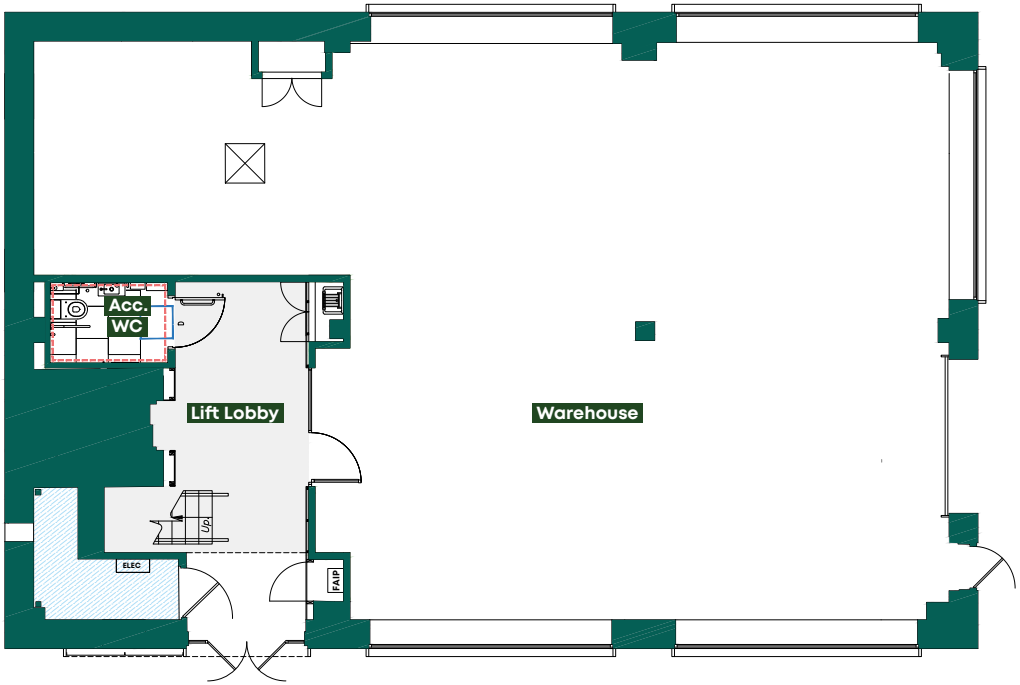
Ladies & Gentlemen WCs

Accommodation

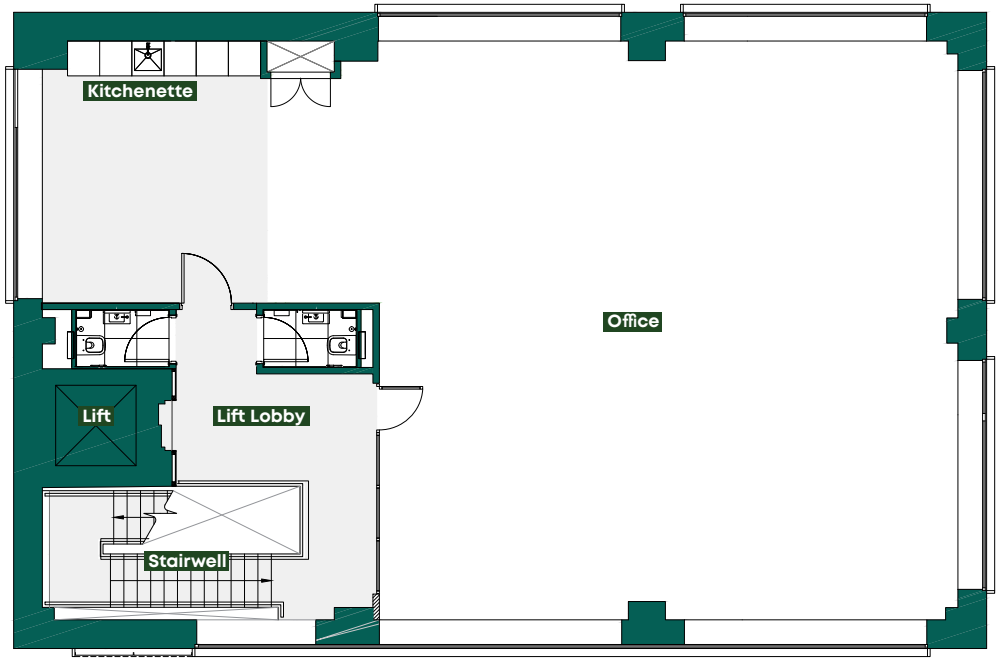


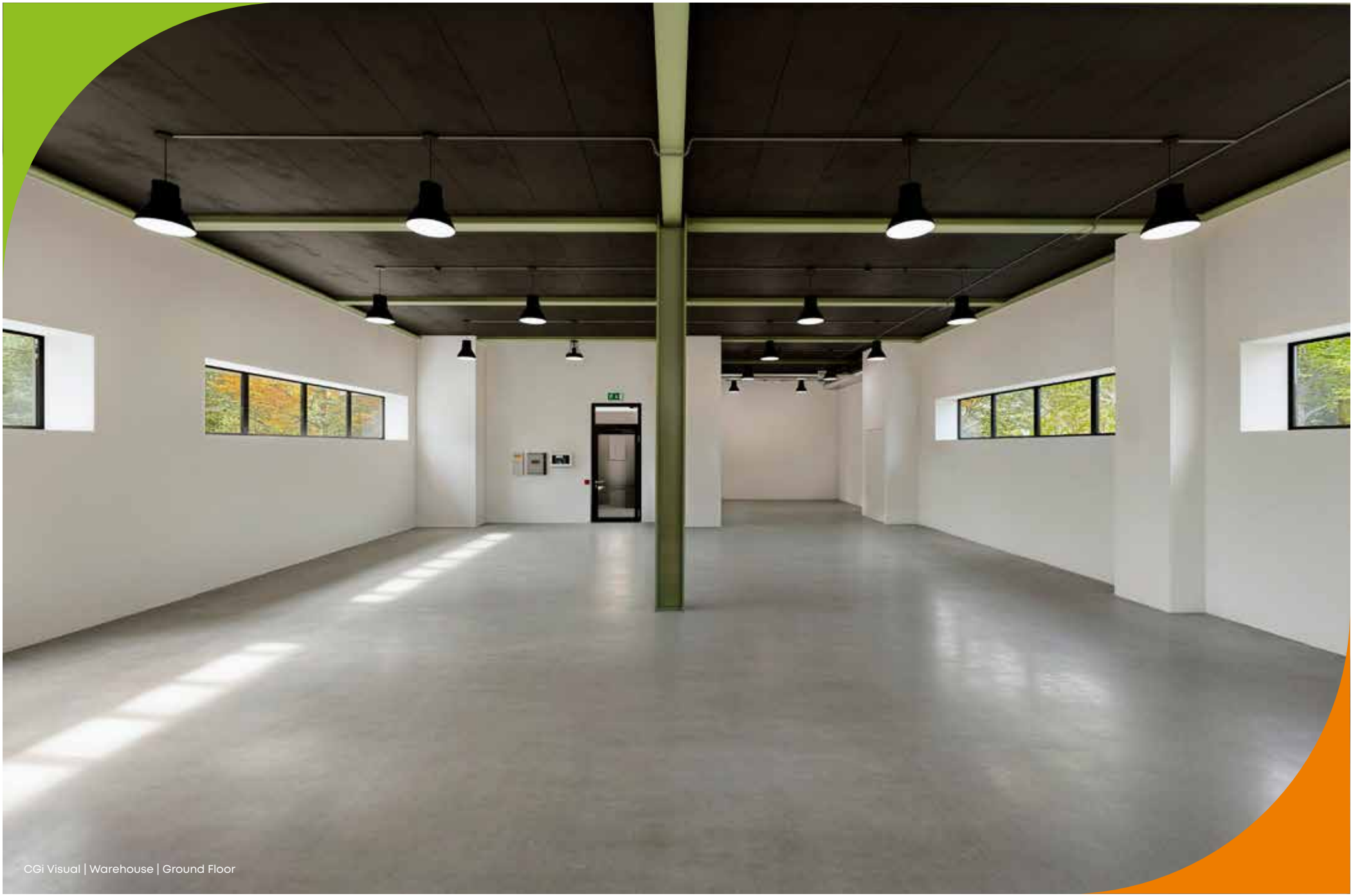
Accommodation	Sq Ft	Sq m
Warehouse	1,980	184
First Floor Offices	1,980	184
Total Area (GIA)	3,960	368

Ground Floor



First Floor

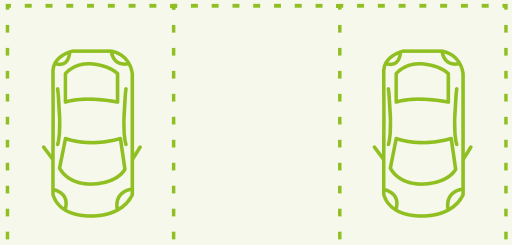




CGi Visual | Warehouse | Ground Floor

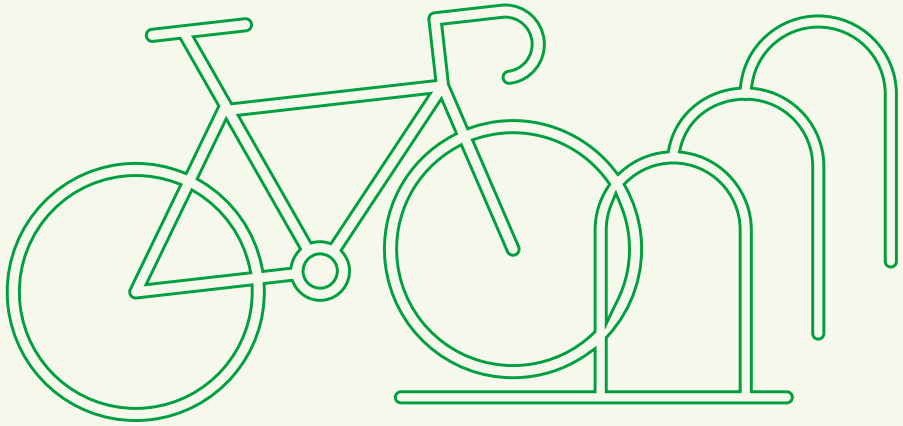


CGi Visual | Offices | First Floor



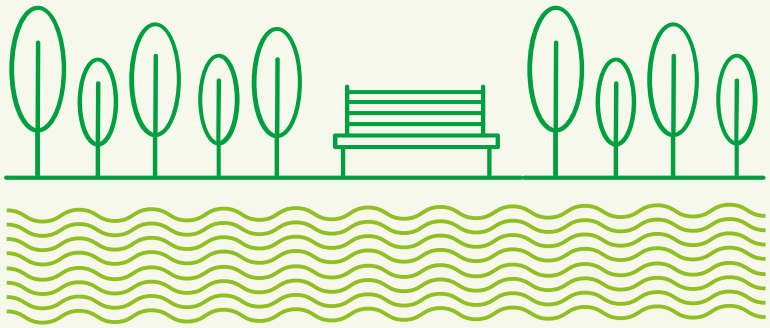
CAR PARKING

ON-SITE CYCLE STORAGE



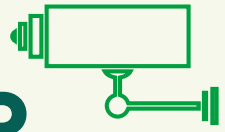
HIGHLY EFFICIENT FLOOR PLATES

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.

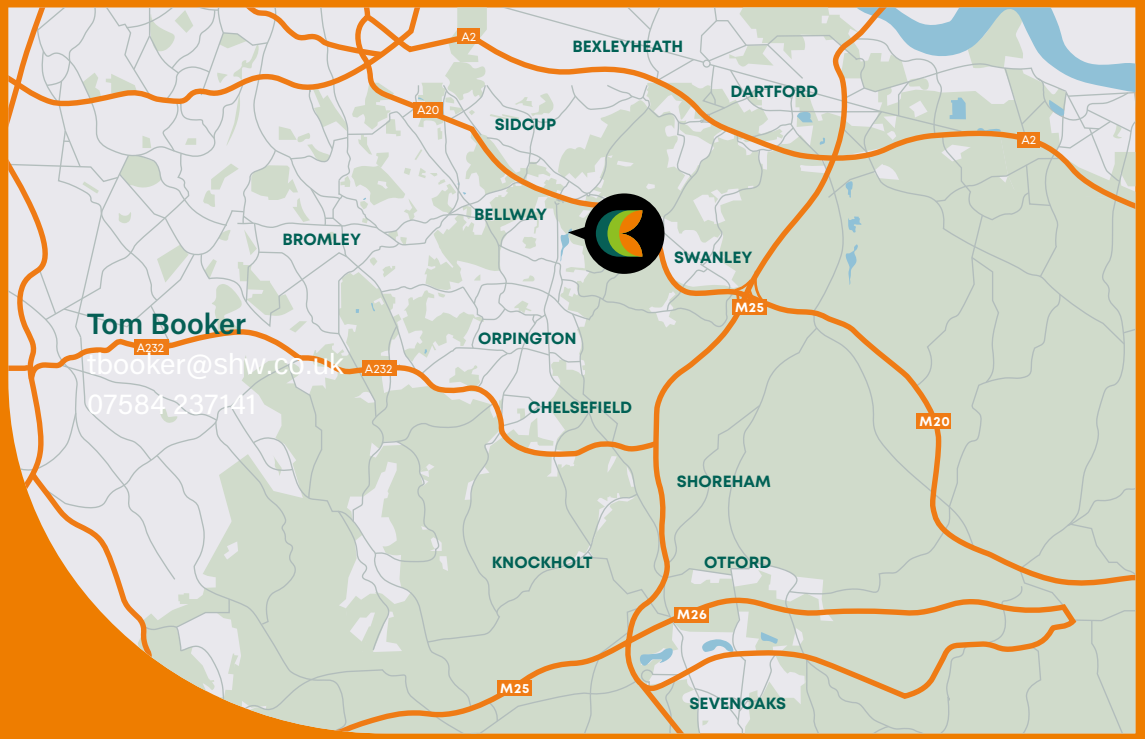
VAT
VAT will be charged where applicable.

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:





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
tbooker@shw.co.uk
07584 237141

Toby Coldbreath
tcoldbreath@shw.co.uk
07947 373875

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.

Designed and produced by 58Creative. December 2025.