

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](http://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.

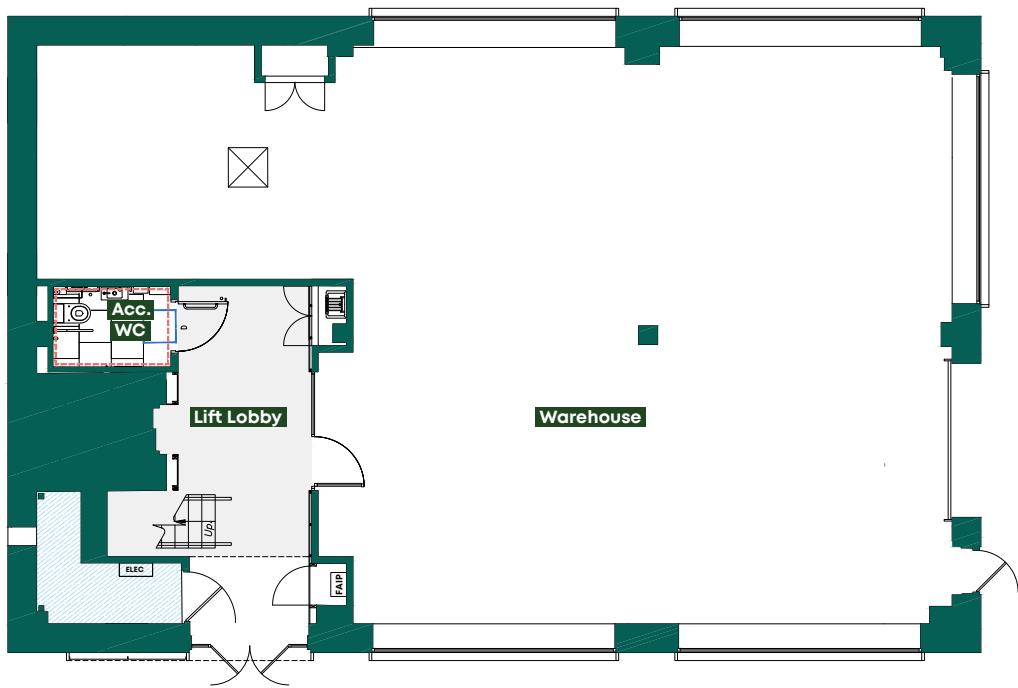


Accommodation

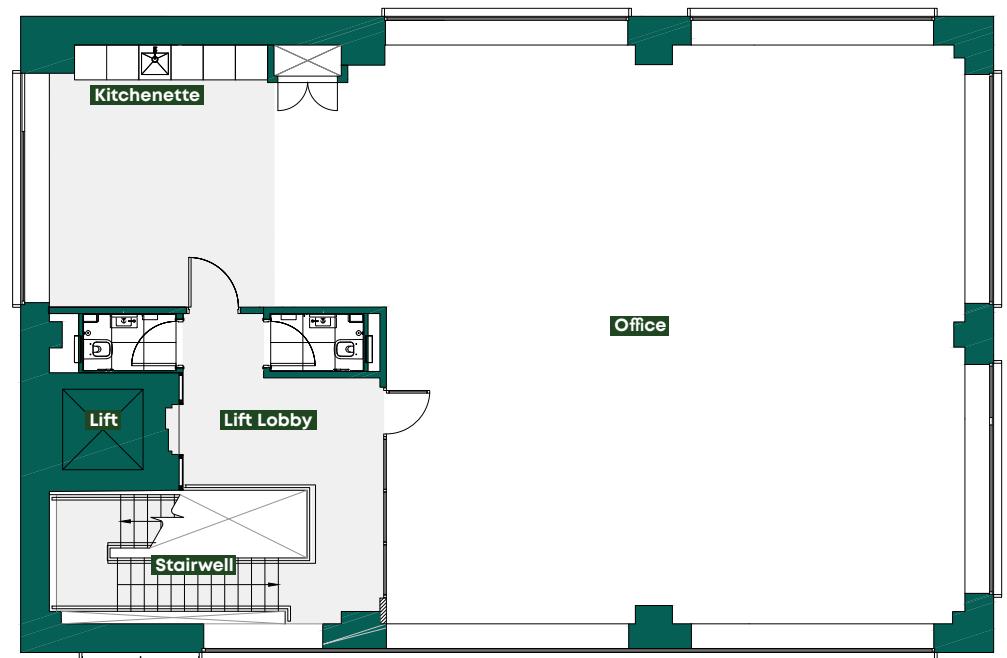
Accommodation	Sq Ft	Sq m
Warehouse	1,980	184
First Floor Offices	1,980	184
Total Area (GIA)	3,960	368

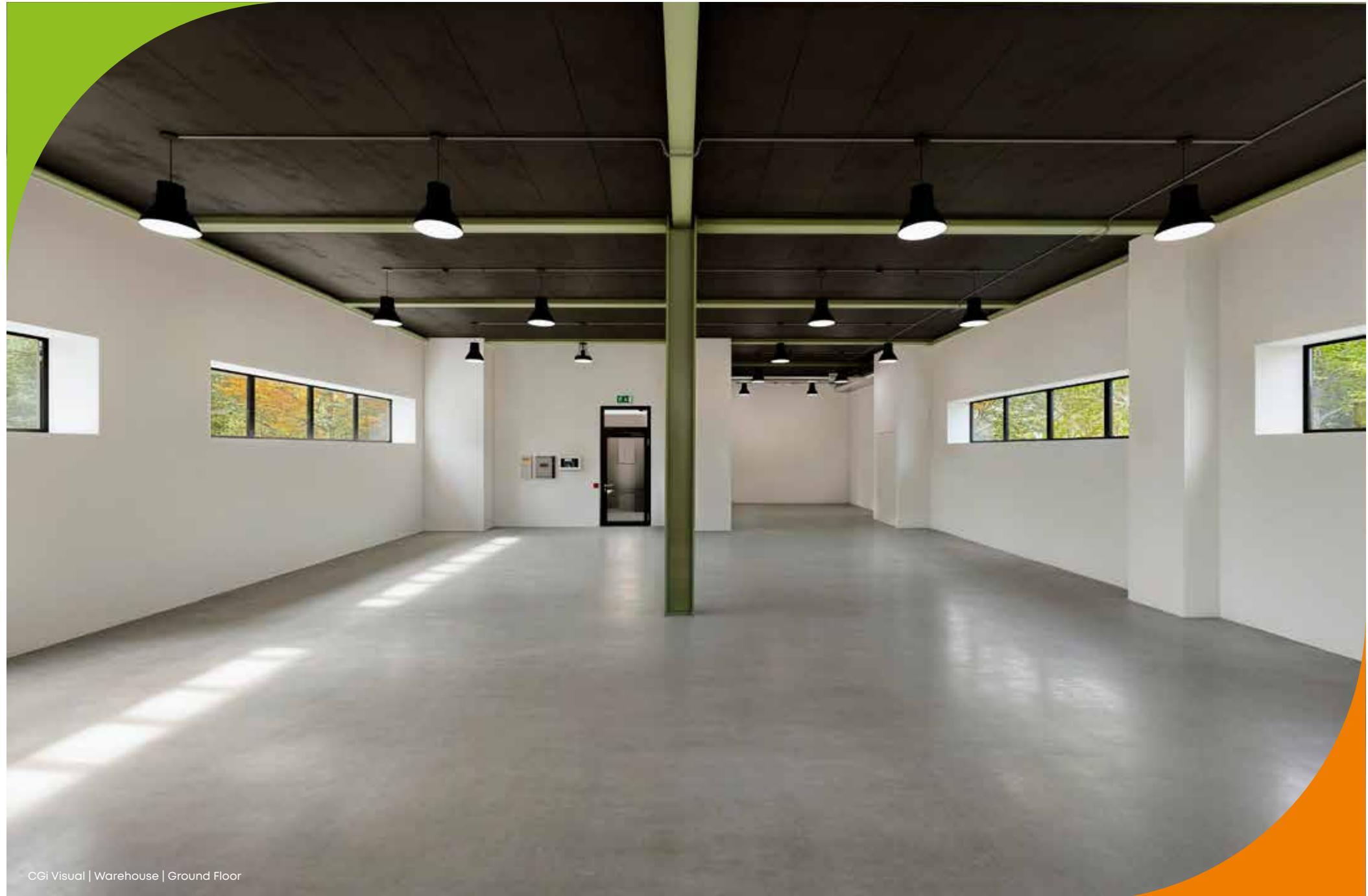


Ground Floor



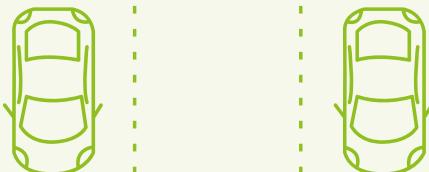
First Floor



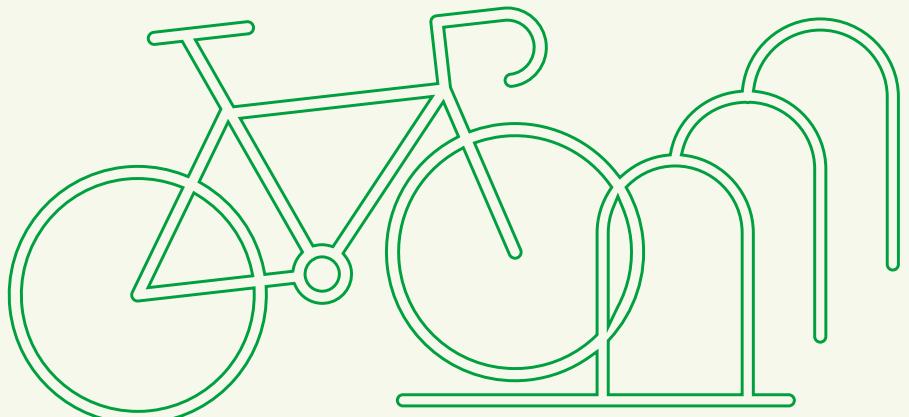




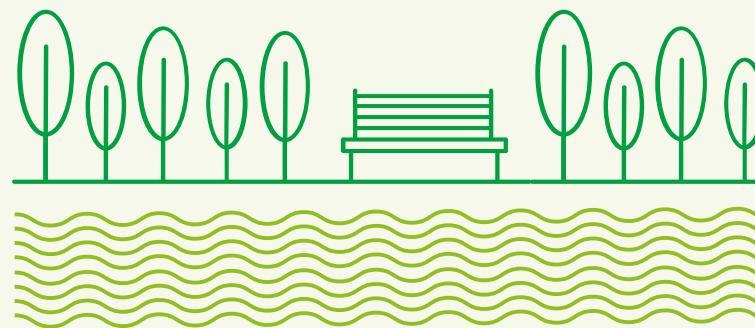
CAR PARKING LANDSCAPED GROUNDS 105,913 SQ FT



ON-SITE CYCLE STORAGE

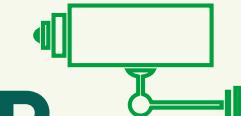


HIGHLY EFFICIENT FLOOR PLATES



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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