



Crayfields Park

Main Road, Orpington, BR5 3HP

Prime To Be Built Cafe / A3 Hot Food and Beverage Opportunity

1,617 sq ft
(150.22 sq m)

- Direct main road profile
- At the front of a large, well established business park
- To be built to a high specification
- Dedicated parking and an outside seating area

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Summary

Available Size	1,617 sq ft
Rent	£40,250.00 per annum
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	To be confirmed
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

To Let - An exciting opportunity to secure this ground floor Cafe / A3 Hot Food and Beverage premises located at the front of a busy well established Business Park. The property will have direct profile to New Mill Road which in turn connects to Sevenoaks Way and the A20 beyond.

Location

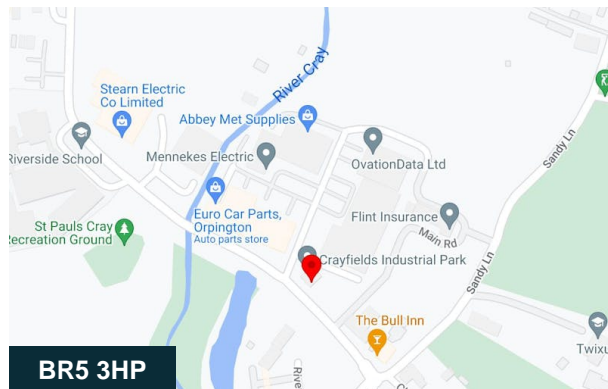
Crayfields Park is a 22 acre mixed use scheme providing quality office, R&D and industrial space in a community setting that accommodates companies of all sizes, from large multi-nationals to small start-ups. Surrounded by greenery and on the River Cray.

Located just 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 while possessing a high concentration of commuter-based residents. The park is strategically positioned being less than half a mile from the A20 junction at Crittalls Corner. The M25 (Junction 3) is less than 4 miles to the east. The M20 and M2 offer links to Kent while the M26 connects to Sussex.

Gatwick and City Airport are both approximately 30-35 minutes by car.

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed.



Viewing & Further Information



Tom Booker

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Linays (Joint Agent)



MAIN ROAD

EXISTING DRAINAGE CHANNEL

BRICK WALL RE-CLAD

EXISTING GAS HOUSING

SINGLE HEIGHT GLAZED ENTRANCE

EXISTING WAR MEMORIAL RELOCATED

PLANT

BLOCK PAVING REGRADED AND MADE GOOD

EXISTING WINDOW

ROOF LINE ABOVE

LOBBY

DDA WC

WC

WC

GLAZED ENTRANCE DOOR REPOSITIONED

PROPOSED SINGLE HEIGHT GLAZED WINDOW

EXISTING STAIRS RETAINED

SEATING AREA

KITCHEN AREA

TARMAC PAVING

MOE / SERVICE DOOR

BIN STORE

PROPOSED BOLLARD

MOE DOOR

EXISTING TIMBER FENCE

PROPOSED GLAZED BI-FOLDING DOORS

PROPOSED SINGLE HEIGHT GLAZED WINDOW

CANOPY LINE ABOVE

PROPOSED PLANTER

EXTERNAL SEATING AREA

BLOCK PAVING TO MATCH EXISTING

PROPOSED BOLLARDS

CAR PARKING RECONFIGURED

SCALE 1 : 100
SCALE 1 : 1

