

# Unit 21

Detached Industrial | Warehouse Unit  
To Be Fully Refurbished 10,494 sq ft (975 sq m)

Crayfields Park, Main Road, Orpington, Kent BR5 3QD  
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Crayfields  
Park

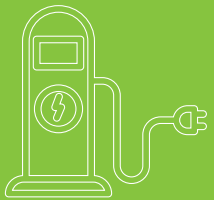
[crayfieldspark.co.uk](http://crayfieldspark.co.uk)



The property comprises a fully refurbished, detached industrial business unit set out over ground and first floor level with generous sized front forecourt areas.



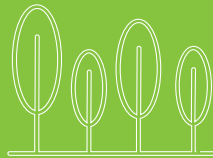
**EV Chargers**



**On site Estate & Community Manager**



**Landscaping**



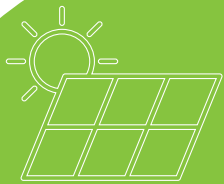
**2 roller shutter loading doors**



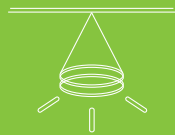
**Cycle store**



**Photovoltaic Panels - Full Coverage**



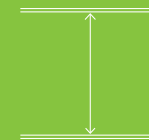
**LED Lighting**



**25 car parking spaces**



**Generous eaves height**



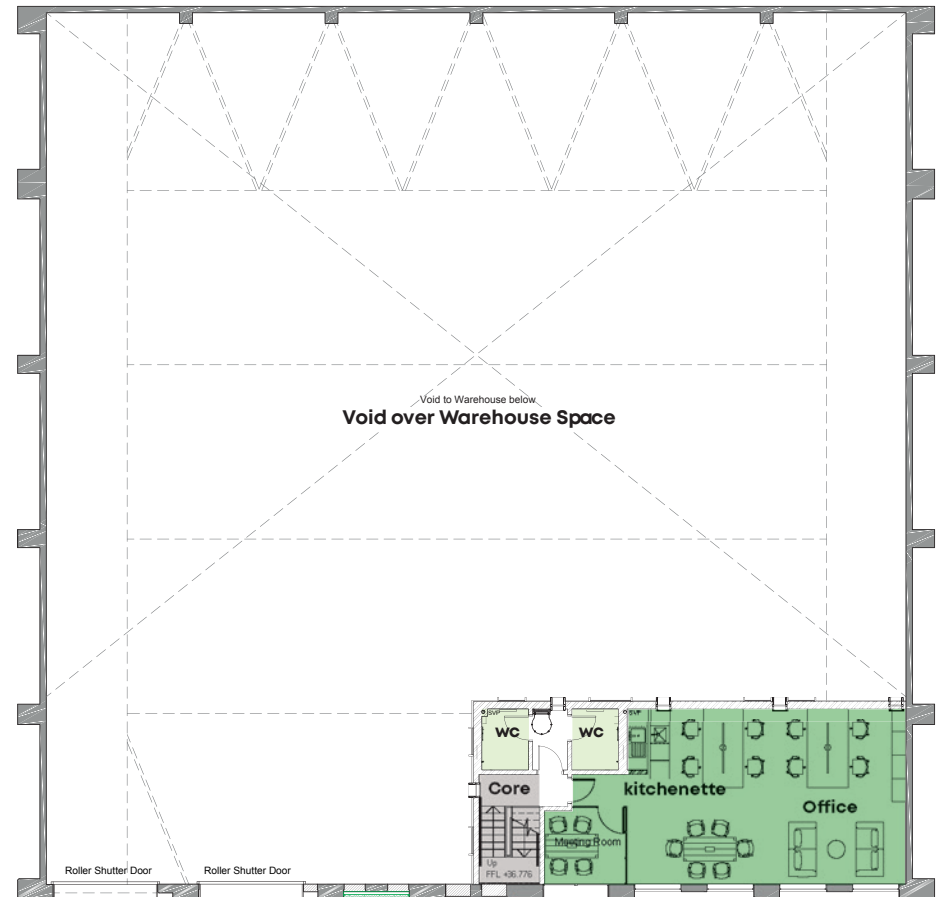
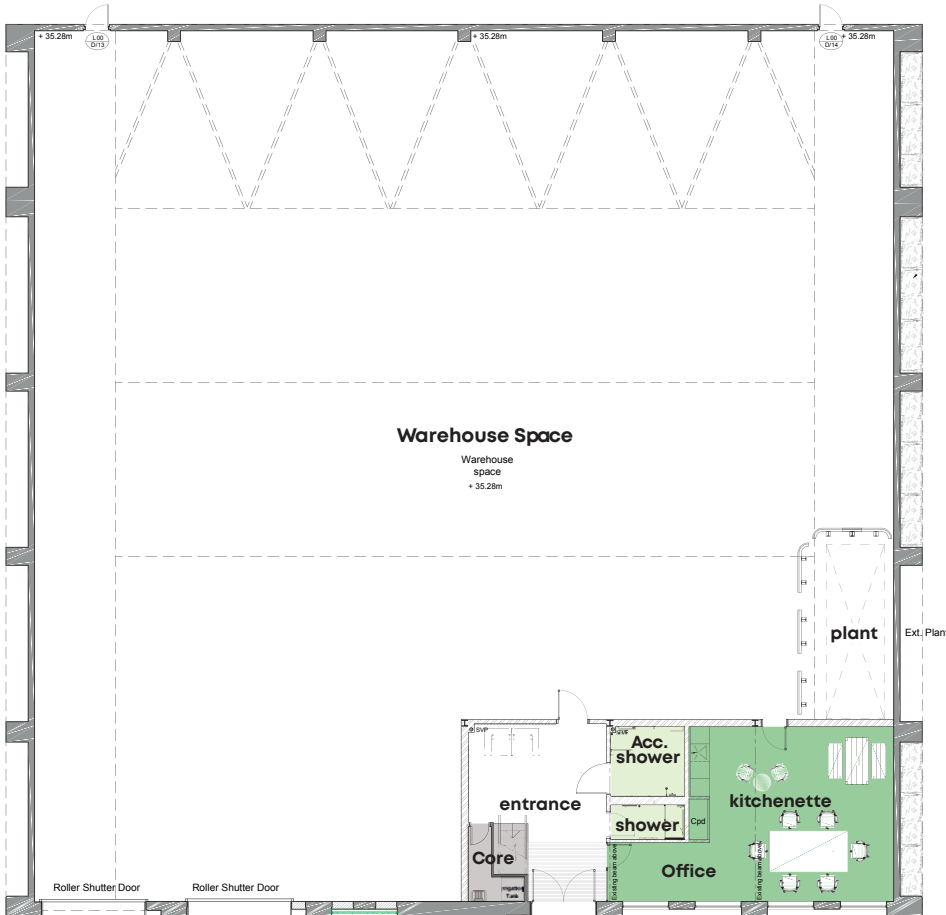
**Unisex WC's**





# Accommodation

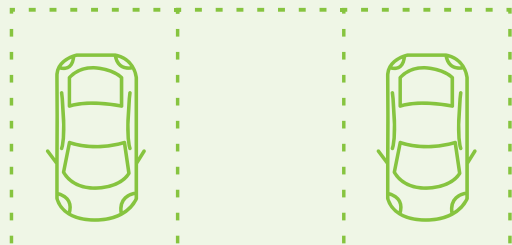
Accommodation	Sq Ft	Sq m
Warehouse	8,622	801
Ground Floor Offices	925	86
First Floor Offices	947	88
<b>Total Area (GIA)</b>	<b>10,494</b>	<b>975</b>





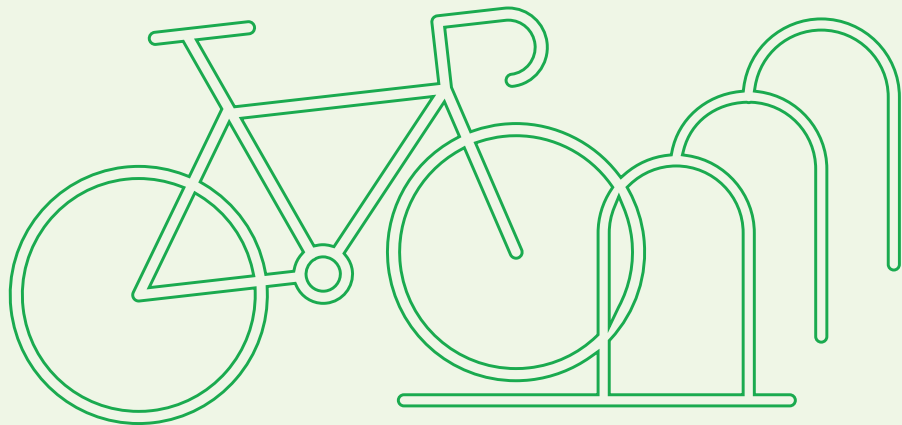






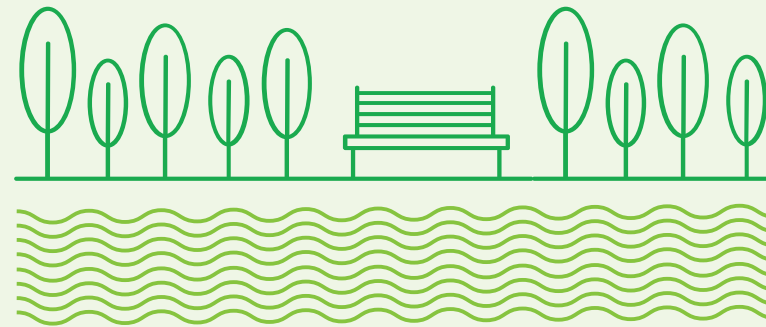
**CAR  
PARKING**

**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:



**Mandeep Cheema**

mc@linays.co.uk

07436 548412

**Tom Booker**

tom.booker@altusgroup.com

07584 237141

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