Altus Group

Leisure To Let

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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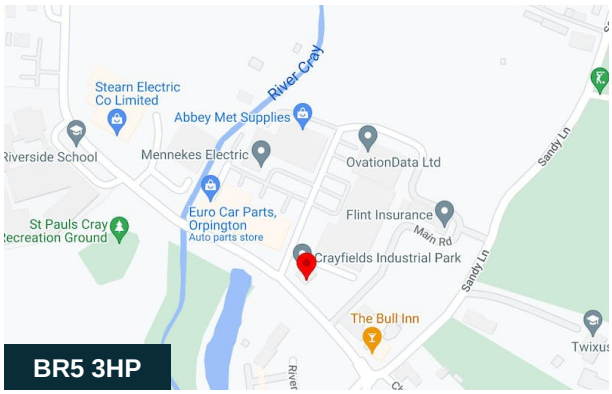
Summary

Available Size	1,617 sq ft
Rent	Rent on Application
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

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Linays (Joint Agent)

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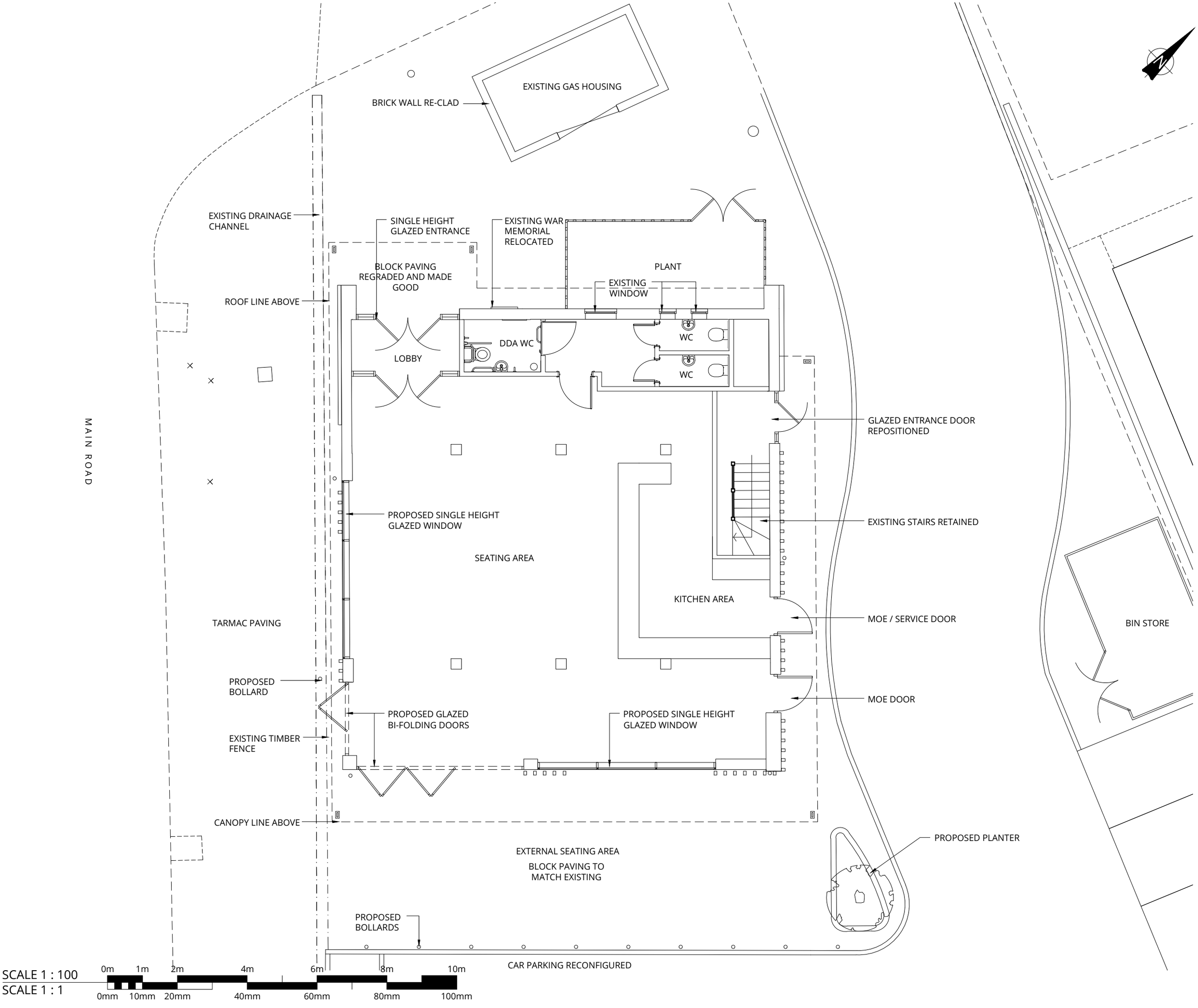
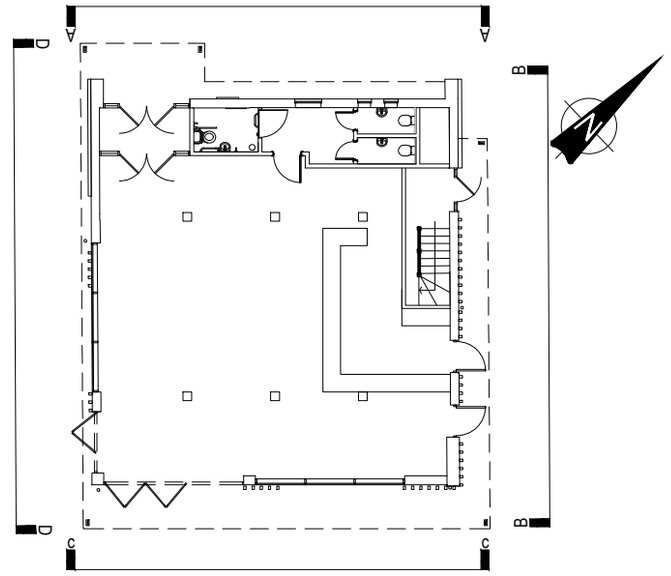
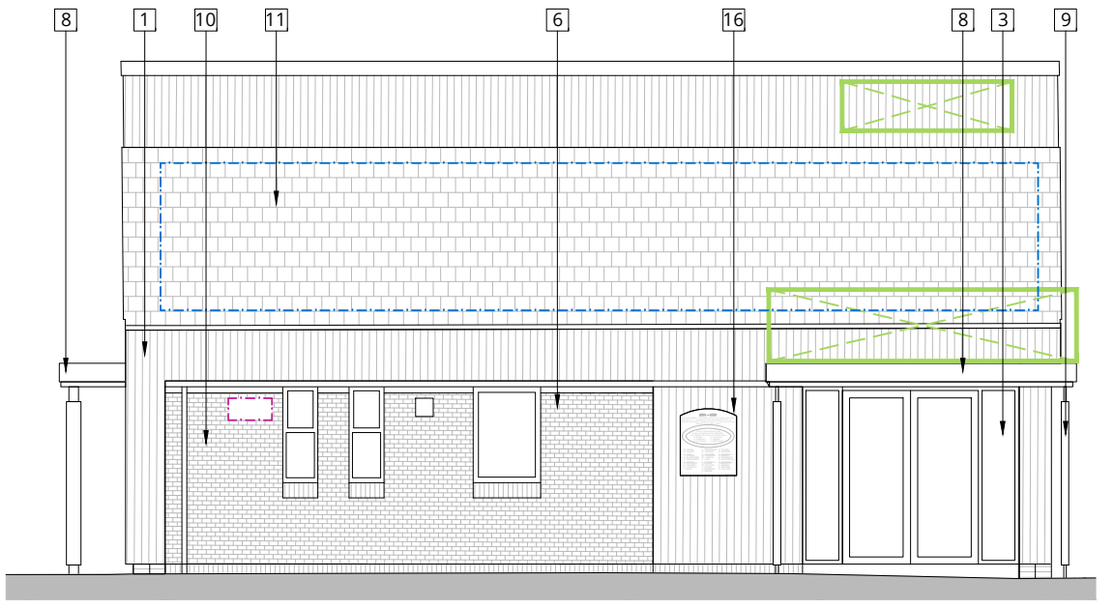
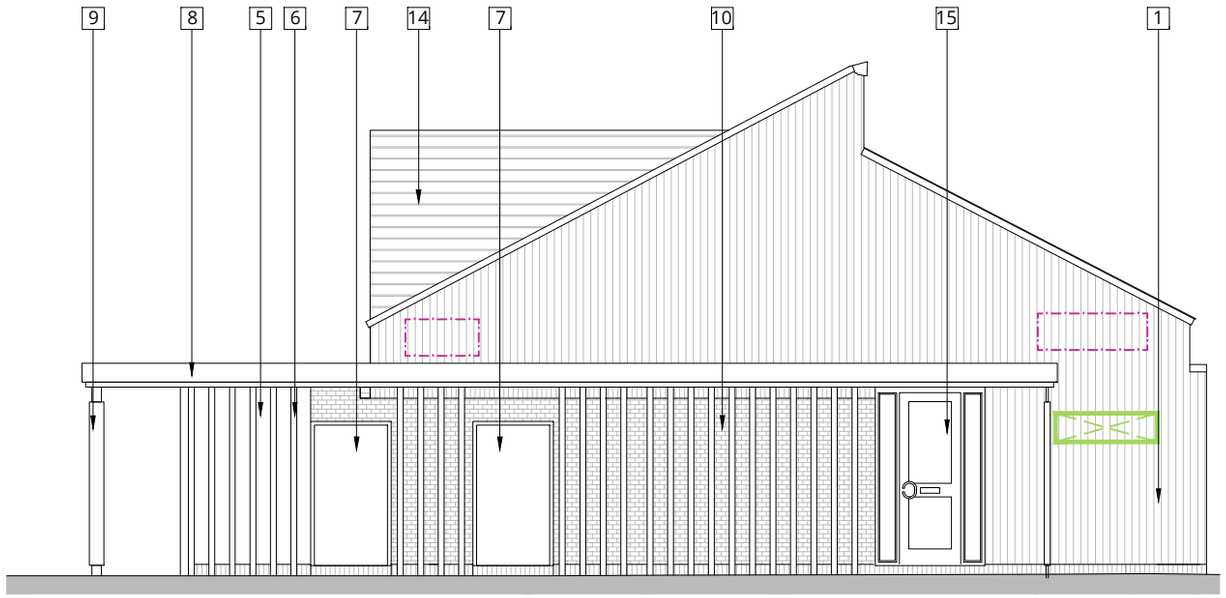

EXISTING GAS HOUSING
BRICK WALL RE-CLAD
EXISTING DRAINAGE CHANNEL
SINGLE HEIGHT GLAZED ENTRANCE
EXISTING WAR MEMORIAL RELOCATED
BLOCK PAVING REGRADED AND MADE GOOD
PLANT
EXISTING WINDOW
ROOF LINE ABOVE
LOBBY
DDA WC
WC
WC
GLAZED ENTRANCE DOOR REPOSITIONED
MAIN ROAD
PROPOSED SINGLE HEIGHT GLAZED WINDOW
EXISTING STAIRS RETAINED
SEATING AREA
KITCHEN AREA
TARMAC PAVING
MOE / SERVICE DOOR
BIN STORE
PROPOSED BOLLARD
MOE DOOR
PROPOSED GLAZED BI-FOLDING DOORS
PROPOSED SINGLE HEIGHT GLAZED WINDOW
EXISTING TIMBER FENCE
CANOPY LINE ABOVE
PROPOSED PLANTER
EXTERNAL SEATING AREA
BLOCK PAVING TO MATCH EXISTING
PROPOSED BOLLARDS
CAR PARKING RECONFIGURED
SCALE 1 : 100
SCALE 1 : 1
0m 1m 2m 4m 6m 8m 10m
0mm 10mm 20mm 40mm 60mm 80mm 100mm



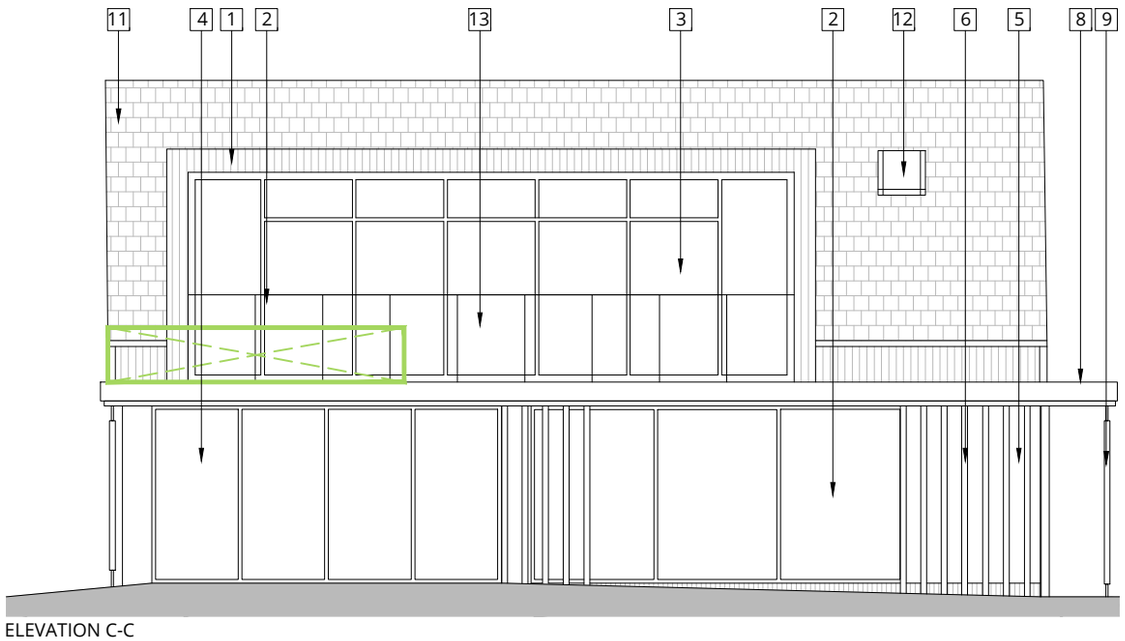
KEY PLAN 1:250



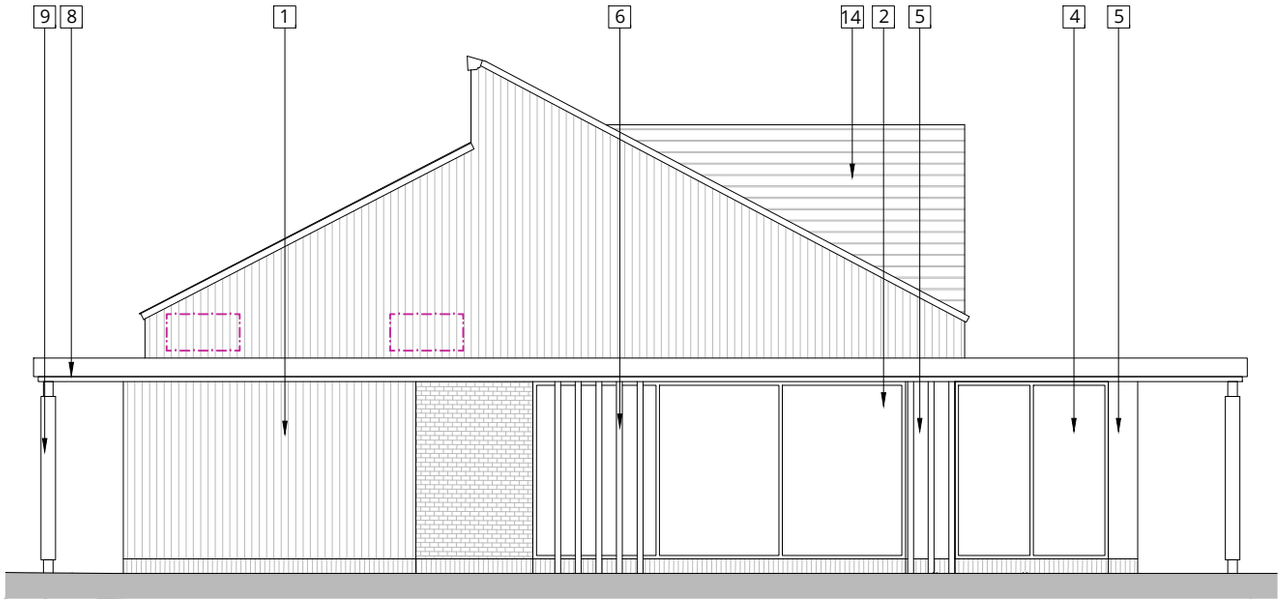
ELEVATION A-A

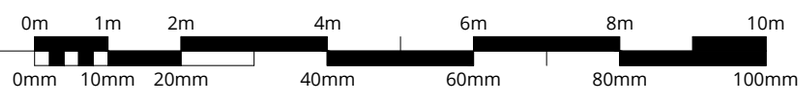


ELEVATION B-B



ELEVATION C-C



ELEVATION D-D

SCALE 1 : 100
SCALE 1 : 1