



INDUSTRIAL PREMISES

* Preliminary Details *

TO LET



Key Benefits

- To be refurbished
- Up and over shutter door
- Male and female WCs
- Car park to yard
- Office area on ground floor

INDUSTRIAL / TRADE COUNTER UNIT (TO BE REFURBISHED)

**UNIT 13 BOURNE INDUSTRIAL PARK, BOURNE ROAD,
CRAYFORD, KENT DA1 4BZ**

2,237 sq ft (208 sq m)

*** POPULAR TRADE ORIENTATED ESTATE WITH EASY ACCESS TO THE A2 ***

For further information contact:

Tom Booker
E : tom.booker@altusgroup.com
T : 01322 285588

Chris Birch
E : chris.birch@altusgroup.com
T : 01322 285588

Joint Agent: Caxtons
Mark Coxon
E : mcoxon@caxtons.com
T : 01622 234886



www.altusgroup.com



Offices at:

Central London **M25 North/Hertford** **M25 East/Dartford** **M25 South/Reigate** **M25 West/Heathrow** **Midlands/Birmingham** **North West/Manchester**

Agency | Investment | Development | Lease Advisory | Dilapidations | Business Rates



UNIT 13 BOURNE INDUSTRIAL PARK, BOURNE ROAD, CRAYFORD, KENT DA1 4BZ

LOCATION

The premises is situated in a prominent location within the popular Bourne Industrial Park an established trade counter location which is well placed at the junction of Bourne Road (A223) and London Road (A207) less than a mile from the A2. The estate enjoys quick access to junction 2 of the M25 to the east and the City and Docklands to the west via the Blackwall Tunnel.

Established occupiers on the estate include Medlock Electrical, Wolseley Brands, Climate Centre & Plumb Centre, Tile Mates, Lockwell Electrical, Thompson & Leigh Plumbers Merchants and Bathroom Specialists.

Crayford Railway Station and Crayford town centre with its range of retail and leisure amenities are located close by.

DESCRIPTION

End of terrace unit of brick and blockwork construction with a part clad front elevation under a pitched roof incorporating translucent light panels.

ACCOMMODATION

The gross internal area is:-

	FT	M ²
Warehouse / offices	2,237	207.82

TERMS

The property is available on a new full repairing and insuring lease at a rent of £31,300 per annum exclusive for a term of 10 years.

RATES

From our inspection of the Valuation Office Agency website we understand that the property has been assessed in the Rating List at £24,750. Interested parties are advised to make their own enquiries with the Rating Authority, Bexley Borough Council as to actual rates payable.

SERVICE CHARGE

There is a service charge levied for the upkeep of the common areas.

VAT

Will be payable on the rent and all other outgoings.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Asset Rating - D93.

Collingwood House, Schooner Court, Crossways Business Park, Dartford, Kent DA2 6QQ
Email: space@altusgroup.com Tel: 01322 285588 Website: www.altusgroup.com

Chartered Surveyors