Location and Description

See plan. The property is situated within the popular Bourne Industrial Park, a well-established trade counter location placed at the junction of Bourne Road (A223) and London Road (A207) less than 1 mile from the main A2. The estate enjoys quick access to Junction 2 of the M25 (about 3 miles distant), and the City & Docklands to the west via the Blackwall Tunnel.

Established and successful occupiers on the estate include Medlock Electrical, Wolseley brands (Climate Center and Plumb Center) Autoglass, Thompson & Leigh plumbers merchants, and Abbey Fireplaces. Crayford BR station and Crayford town centre, with its range of retail and leisure amenities are located close by.

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

To Be Refurbished: Industrial/Trade Counter Unit

208 sq m
(2,237 sq ft)

TO LET
- NEW LEASE
Accommodation
The property comprises the following, with approximate dimensions (areas are gross internal):

- Overall internal area: 2,237 sq ft 208 sq m

Amenities
- Up-and-over shutter for vehicular access
- Male and female WCs
- Single phase electricity supply
- Kichenette
- Parking/loading area

Terms
The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent
£31,300 per annum exclusive of VAT (if applicable), business rates, service charge and other outgoings.

Business Rates
According to the Valuation Office Agency website the Rateable Value is £24,750. For information regarding business rates please see Gov.uk.

Service Charge/Other Outgoings
A service charge is levied on occupiers of the estate, for the upkeep of the common areas.

VAT
VAT will be payable on the rent and other outgoings.

EPC
D-93

Legal Costs
Each party is to be responsible for its own legal costs.

Location Plan

Viewing
By appointment with joint agents: