

Unit 13 Bourne Industrial Park, Bourne Road, Crayford, Dartford, Kent DA1 4BZ



(For illustration)

**To Be Refurbished:
Industrial/Trade
Counter Unit**

**208 sq m
(2,237 sq ft)**

**TO LET
- NEW LEASE**

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.

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Where applicable all figures quoted are exclusive of VAT

CAXTONS COMMERCIAL LIMITED Surveyors and Property Consultants
Registered Office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent DA12 1BG
Registered Number: 2492795



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.

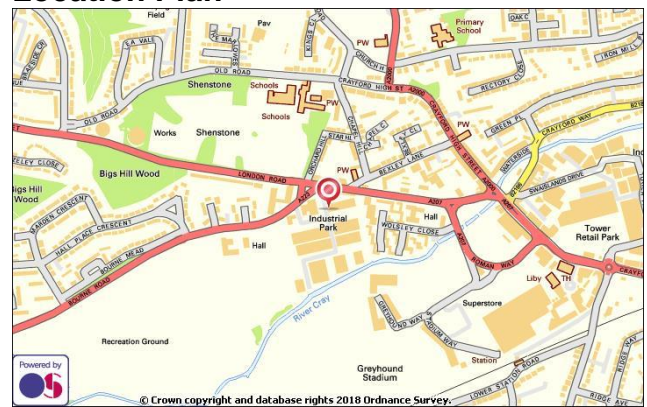
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Legal Costs

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

Location Plan



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Viewing

By appointment with joint agents:

 Commercial Agency 01622 234886 caxtons.com	 01322 285588 www.altus-edwinhill.com
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