

**19 BOURNE INDUSTRIAL PARK, BOURNE ROAD,
CRAYFORD, KENT, DA1 4BZ**
TO LET/FOR SALE



WORKSHOP, OFFICE & WAREHOUSE
776.05 sq. m. (8,354 sq. ft.)

Location

Bourne Industrial Park is a popular location with occupiers situated a short distance to the west of Crayford Town Centre and enjoying easy access to the A2 via the Black Prince Interchange. Junction 2 of the M25 is approximately 3.5 miles to the east.

The subject property is situated towards the front of the estate amongst several trade occupiers including Thompson & Leigh, Tilemates, Medlock Electrical and Plumb centre.

Description

The property comprises an end of terrace warehouse/industrial unit of steel portal frame construction with steel profile cladding and translucent roof panels. Loading is via the secure yard area to the side which also contain an external boiler house plus a brick 'hazard' store. The main pedestrian entrance is via the car park immediately to the front.

Internally the property has been extensively fitted including a low static floor to the workshop and stores and benefits from gas heating to the main warehouse area.

Offices are provided to part of the ground floor with two sets of stairs to the first floor accommodation most of which is offices though there is also a mezzanine storage area.

The office accommodation benefits from air conditioning to part and is fitted with a suspended ceiling, carpet tiles and central heating to the front office together with double glazing.

Fibre optic connections are in place and there is also a 3 phase supply which provides 200A per phase (125 KVA).

Accommodation

The property has the following approximate gross internal areas:

Ground Floor	510.08 sq. m. (5,491 sq. ft.)
First Floor Offices	204.40 sq. m. (2,200 sq. ft.)
Mezzanine	61.57 sq. m. (663 sq. ft.)

Total **776.05 sq. m. (8,354 sq. ft.)**

Terms

Our client is willing to grant a new lease for a term to be agreed or may consider selling their freehold interest.

Rates

The property is entered in the 2015 rating list with a rateable value of £72,000. For further information on business rates including relief which could be applicable, visit www.gov.uk/calculate-your-businessrates

Service Charge

Details upon application.

Planning

The property is currently in use as a warehouse together with ancillary offices though any ingoing tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

EPC

The unit currently has an energy rating of 'C'. The full EPC is available to download at www.hindwoods.co.uk

Rent

£85,000 per annum exclusive.

Price

£1,300,000

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will not be chargeable.

Viewing

The property remains occupied and under no circumstances should interested parties inspect without prior permission. Viewings are strictly by arrangement through sole agents Hindwoods.

Katie Hoggarth:

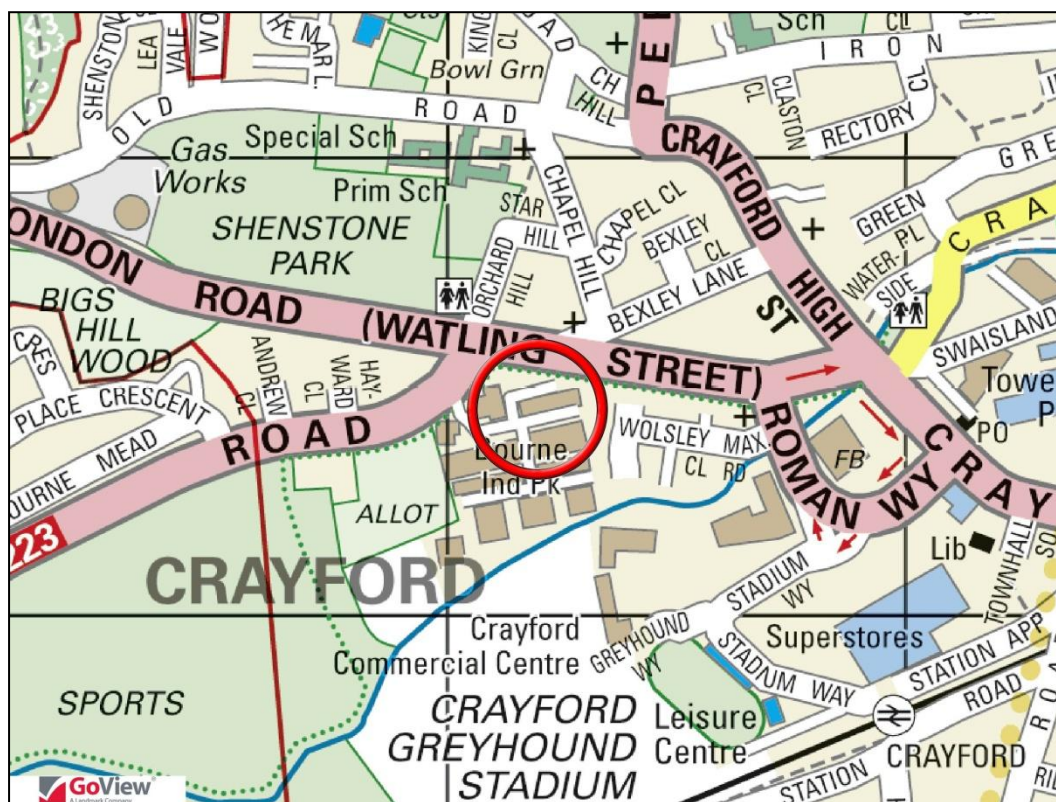
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