

**UNDER
REFURBISHMENT**

Unit 26/27 Bourne Industrial Park

Bourne Road, Crayford, DA1 4BZ

Industrial / Trade Counter Unit

5,067 sq ft
(470.74 sq m)

- Popular trade orientated estate with easy access to the A2
- 2 up and over shutter doors
- Male and female WCs
- Plentiful car park to yard
- Undergoing extensive refurbishment to include a new roof
- Potential to split to provide 2 units of c.2,500 sq ft each

Summary

Available Size	5,067 sq ft
Rent	Rent on application
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	Details upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (52)

Description

Mid terrace double unit of brick and blockwork construction with a part clad front elevation under a pitched roof incorporating translucent light panels. The unit provides separate WCs, kitchenette and small office / reception areas.

Location

The premises is prominently situated 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.

Other trade 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.

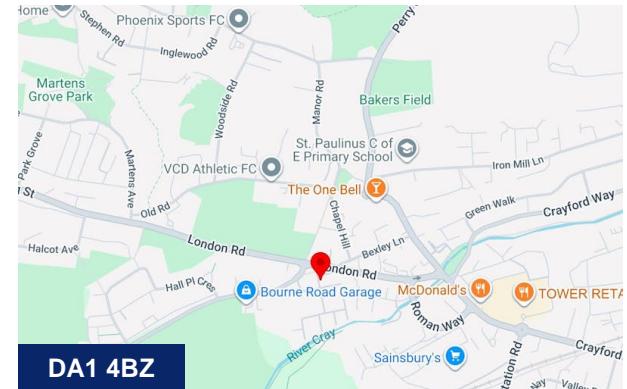
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse, Office & Ancillary Areas	5,067	470.74
Total	5,067	470.74

Terms

Available by way of a new lease on terms to be agreed with the landlord.



Viewing & Further Information



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