

Ref: AGT/tah/0:3693

LINAYS
COMMERCIAL

PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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TO LET
MODERN INDUSTRIAL/WAREHOUSE UNIT
APPROX 2140 SQ.FT (198.81m²)



UNIT 15, MULBERRY COURT
BOURNE INDUSTRIAL PARK, BOURNE ROAD
CRAYFORD KENT DA1 4BZ

LOCATION:

Situated within the popular Bourne Industrial Park at the junction of Bourne Road (A223) and London Road (A207) less than one mile from the A2 trunk road which provides direct access to Junction 2, M25 London Orbital Motorway and to Central London via the Blackwall Tunnel.

DESCRIPTION:

Comprises a mid-terrace Industrial/Warehouse unit completed in 2006 of brick and block work construction with a part clad front elevation under a pitched roof incorporating translucent light panels. The unit offers clear open space and incorporates Ladies & Gents Cloakrooms/Wc's to the front right hand side of the unit.

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Adrian G. Tuttle FRICS FRII

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Features and amenities (all untested) include:

- Up and over shutter door
- 3 Phase electric supply
- Forecourt/loading area
- Ladies & Gents cloakrooms/Wc's
- Burglar alarm system
- Fire alarm system
- Metal racking (if required)

ACCOMMODATION:

(with approximate dimensions and floor areas)

Width 35'6" (10.82 m)

Depth 60'3" (18.36 m) (all at extremes)

Ground floor gross area approx 2140 sq.ft (198.81m²)

TERMS:

Our clients are flexible as to lease terms and are willing to grant a long or short lease, such to be granted outside of the provisions of the Landlord & Tenant Act 1954 (as amended).

RENT:

£20,000 per annum exclusive payable quarterly in advance.

VAT:

We are advised by our clients that VAT will be payable upon the rental under current legislation.

SERVICE CHARGE:

A service charge is levied to cover the cost of the repair, maintenance and upkeep of the common parts and areas. Full details are awaited.

RATES PAYABLE:

We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £8,851.25 (2009/20010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS:

The ingoing tenant is to be responsible for the payment of both parties' legal fees.

VIEWING:

ONLY by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property