



MAKING
PROPERTY
WORK

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TO LET

INDUSTRIAL AND WAREHOUSE – 2,511 SQ FT (233.27 SQ M)

Unit 30, Bourne Industrial Park, Bourne Road, Crayford, Dartford, Kent, DA1 4BZ

DESCRIPTION

End of terrace unit of brick and blockwork construction with a part clad front elevation under a new 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, Nux Supplies, Lockwell Electrical, Thompson & Leigh Plumbers Merchants and Bathroom Specialists.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Office / Amenities	240	22.3
Warehouse / Production	2,271	210.98
TOTAL	2,511	233.28

AMENITIES

- To be refurbished
- Popular trade orientated estate with easy access to the A2
- Single loading door
- Male and female WCs
- Plentiful car parking to yard

RENT

On application.

RATES

We understand that the unit has a rateable value from April 2026 of £34,250. However interested parties are advised to confirm this with the local charging authority.

SERVICE CHARGE

Details upon request.

VAT

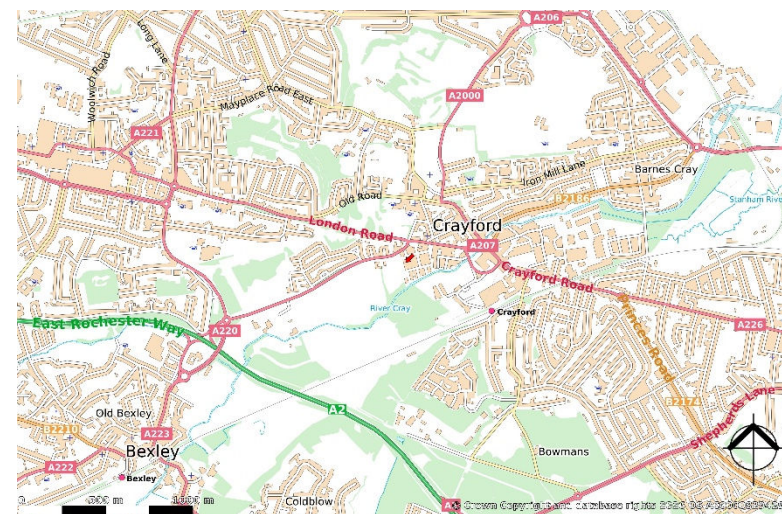
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

B - 50

**VIEWINGS – 01322 285588**

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