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TO LET

INDUSTRIAL AND WAREHOUSE – 3,047 SQ FT (283.07 SQ M)

Unit 5 Mulberry Court, Bourne Industrial Park, Bourne Road, Crayford, Dartford, Kent, DA1 4BF

DESCRIPTION

The property comprises an end of terrace industrial unit, of steel frame construction with part brick and part clad elevations. The unit benefits from extended air conditioned ground and first floor offices, a storage mezzanine and an area of full height warehouse/storage space accessed from a full height up and over sectional shutter door.

The unit has an allocation of 5 car parking spaces.

LOCATION

Mulberry Court on the Bourne Industrial Park is an established industrial and 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.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Full Height Warehouse	759	70.51
Ground Floor Offices/Amenities	1,184	109.99
First Floor Offices	541	50.26
Storage Mezzanine	563	52.3
TOTAL	3,047	283.06

AMENITIES

- Full height area min eaves 7m
- Air conditioned offices
- 3 phase power and a gas supply
- 5 allocated parking spaces plus loading area
- Separate WCs
- Tea point

RENT

On application.

TERMS

The unit is available by way of a new lease with the landlord on terms to be agreed.

RATES

We understand that the unit has a rateable value from April 2026 of £33,250. However interested parties are advised to confirm this with the local charging authority.

VAT

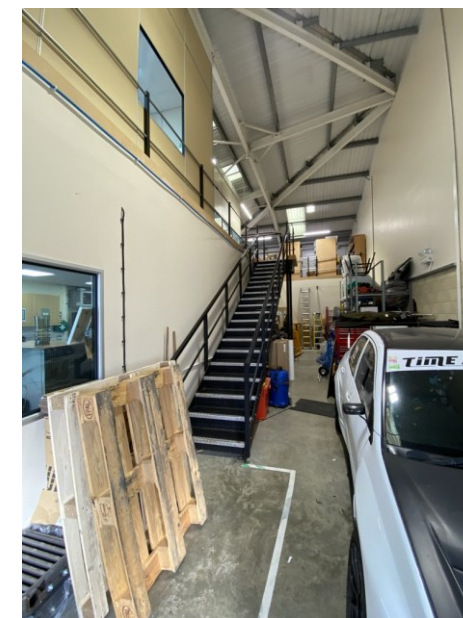
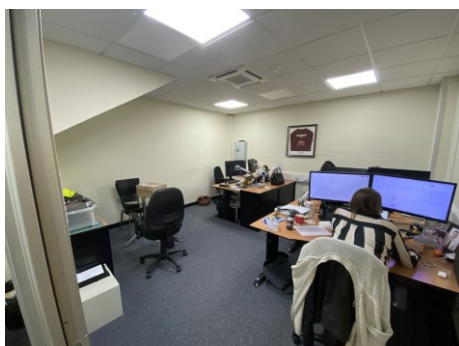
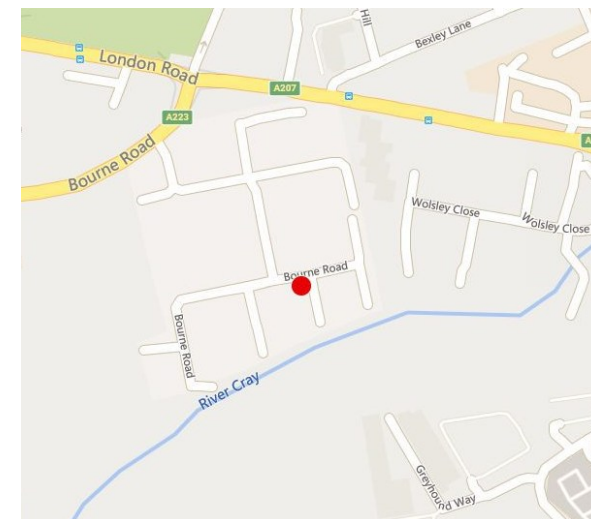
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.

**VIEWINGS – 01322 285588**

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