



## **Unit 15 Mulberry Court, Bourne Industrial Park**

**Bourne Road, Crayford, DA1 4BF**

### **Modern warehouse / industrial unit**

**2,514 sq ft**  
(233.56 sq m)

- 3 phase power
- Separate WCs
- High bay LED lighting
- 6.75 m eaves height rising to 8.61 m at the apex
- Electric roller shutter door
- 4 parking spaces
- Kitchenette

# Unit 15 Mulberry Court, Bourne Industrial Park, Bourne Road, Crayford, DA1 4BF

## Summary

<b>Available Size</b>	2,514 sq ft
<b>Price</b>	£735,500.00
<b>Business Rates</b>	The building is currently jointly assessed with Unit 14. Interested parties are advised to make their own enquiries with Bexley Borough Council.
<b>Service Charge</b>	There is a service charge levied on the estate for the upkeep of the common areas.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

For Sale - The property constructed in 2006 comprises a mid terrace unit of steel portal frame construction with brick and block lower elevations with steel cladding to the upper elevations and a pitched roof incorporating translucent roof lights.

A mezzanine provides office space and storage.

The property could be combined with Unit 14 to provide a total of 7,579 sq ft including 1st floor areas

## 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.

Crayford Town Centre with its range of retail and leisure amenities is located close by and the mainline railway station is within walking distance.

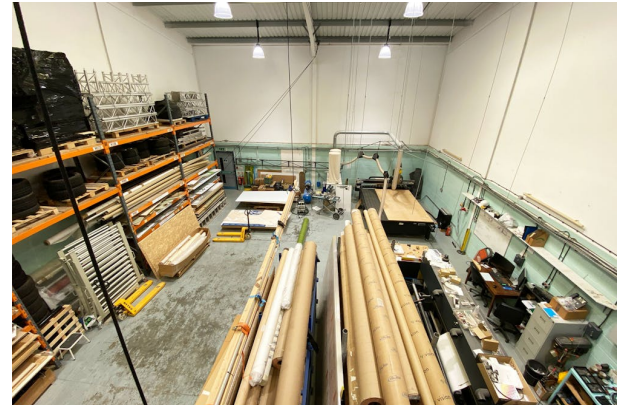
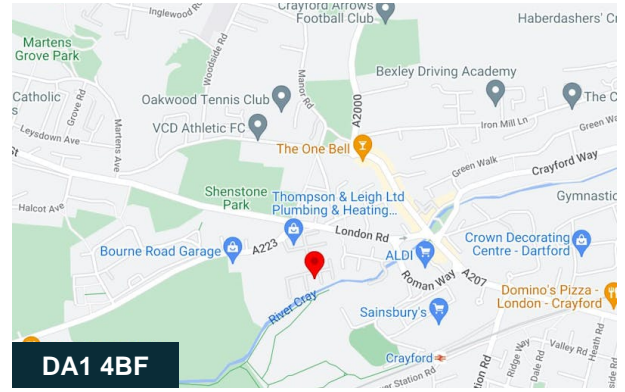
## Accommodation

The accommodation comprises the following approximate gross internal areas:

Name	sq ft	sq m
Ground - Floor Warehouse	2,154	200.11
1st - Floor Mezzanine Office / Storage	360	33.45
<b>Total</b>	<b>2,514</b>	<b>233.56</b>

## Terms

The property is available by way of a sale of the freehold title.

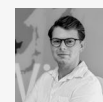


## Viewing & Further Information



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