



TO LET

11 Mulberry Court
Bourne Industrial Estate
Bourne Road
Crayford
Kent
DA1 4BF

To Let





Location

The premises and the Mulberry Court, Bourne Industrial Estate are located at the Eastern end of Bourne Road, a short distance from Crayford Town Centre, with its good mix of retail and food offerings, including a Sainsburys superstore, and the popular Bexley Village is within 2 miles to the West.

The area is well served by transport links, with Train Stations in both Crayford and Bexley, and the A2 being approximately $\frac{3}{4}$ mile to the West, giving direct access to the M25 (Junction 2) and beyond.

Description

The subject premises form an industrial unit forming part of a popular and well-established Industrial Estate, built in the early 2000s.

The unit comprises open plan industrial space to the ground floor with a Teapoint, whilst the first-floor mezzanine could be used as ancillary storage and has a sliding gate to enable direct loading and unloading of a forklift.

The property itself benefits from 3 phase power, with Halogen light fitted to the underside of the roof, whilst strip lights are fitted to the underside of the mezzanine level, and electric up and over loading doors. The unit comes with 3 demised parking spaces (2 directly outside) and although currently not connected, there is a gas supply immediately outside.

Accommodation

The premises afford the following approximate Gross internal areas (GIA):

Ground Floor	87 sq m	936 sq ft
Mezzanine	57.87 sq m	623 sq ft
Total	144.87 sq m	1,559 sq ft

Rent

£25,000 per annum exclusive.



Planning

The premises are believed to fall under B1 class usage but it is suggested that interested parties make their own enquiries of the local authority.

Property Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC rating of E (111).

Business Rates

The property is entered in the 2026 ratings list with a rateable value of £16,250. However, we advise that all interested parties make their own enquiries of the local authorities.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT will be applicable.

Viewings

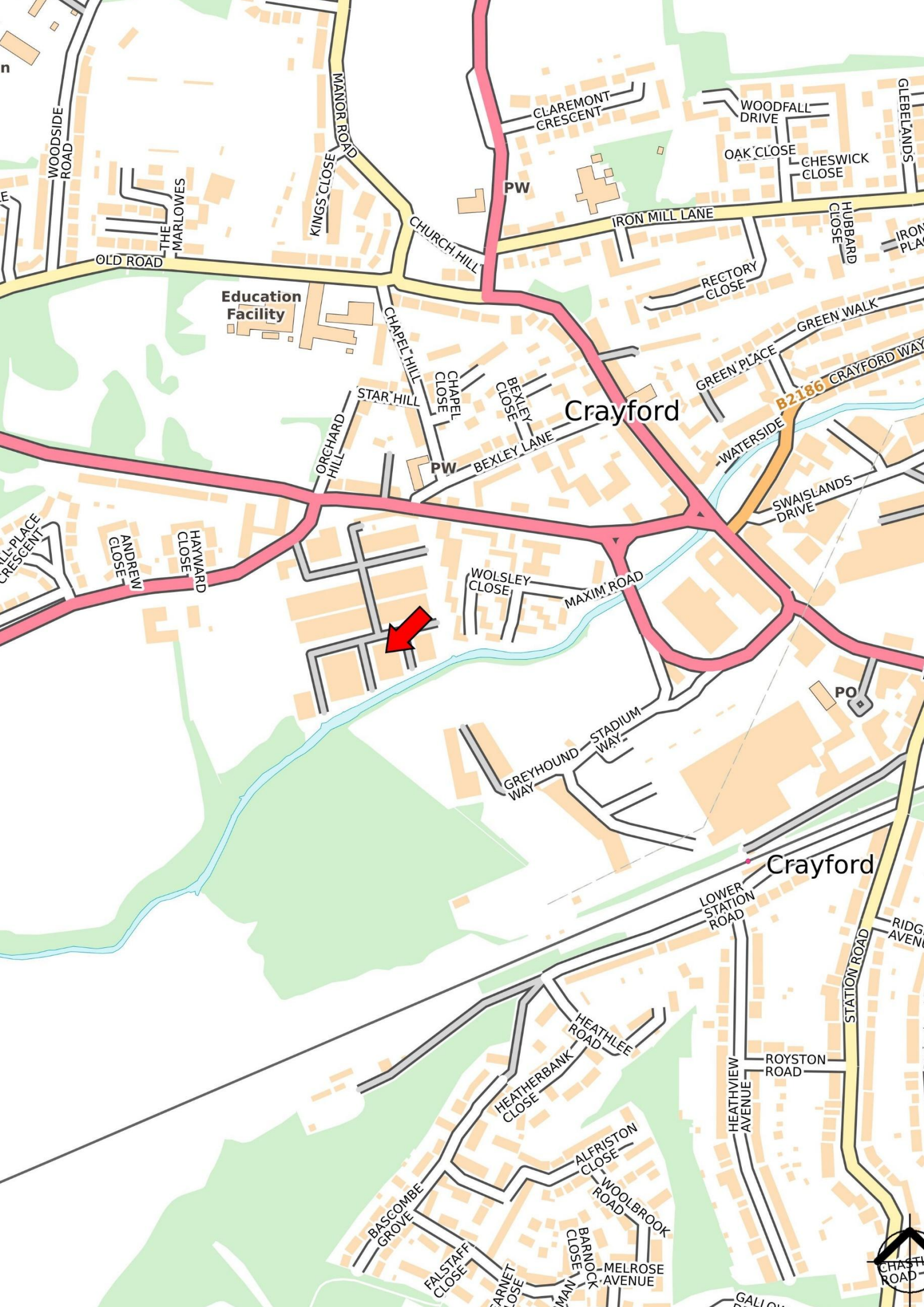
Strictly by prior arrangement with sole agents on 020 8858 9303:

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Crayford

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