

Warehouse/ Industrial Unit with Yard

25,808 sq ft (2,397 sq m).

Flexible Terms &
Economic Rent



Unit E

Unit E

lefa

Lefa Business & Industrial Park
Edgington Way, Sidcup
DA14 5BH

- 5.5m eaves rising to 6.35m
- Separate parking for 34 cars
- Covered loading bay
- 2 Level loading doors
- Dedicated loading yard
- Ground and 1st floor offices
- 365/24/7 access



TO LET

Description

The property is a detached unit of steel portal frame construction with predominantly brick elevations and part profile metal cladding to the rear under a pitched roof with intermittent roof lights. The unit benefits from high bay sodium lighting, 2 full height loading doors and covered loading area. There are offices to ground and first floor with separate WCs. Parking is to the front and rear.



Accommodation

The accommodation comprises the following approximate GIA areas:

Warehouse	21,789 sq ft	2,023.64 sq m
Ground Floor Offices / Amenities	2,043 sq ft	189.80 sq m
1st Floor Offices	1,976 sq ft	183.56 sq m
Total	25,808 sq ft	2,397.00 sq m
Loading Canopy	4,100 sq ft	380.90 sq m
Total (*with Loading Canopy)	29,908 sq ft	2,777.90 sq m

*Canopy can be removed if required.



Location

The property is situated within the landscaped grounds of LEFA Business Park just off the A223 Edgington Way less than 1 mile from the A20. This in turn provides excellent access to Central London to the west and M25 at junction 3 to the east and the wider national motorway network. The Channel Tunnel and Ports are due south via the M20.

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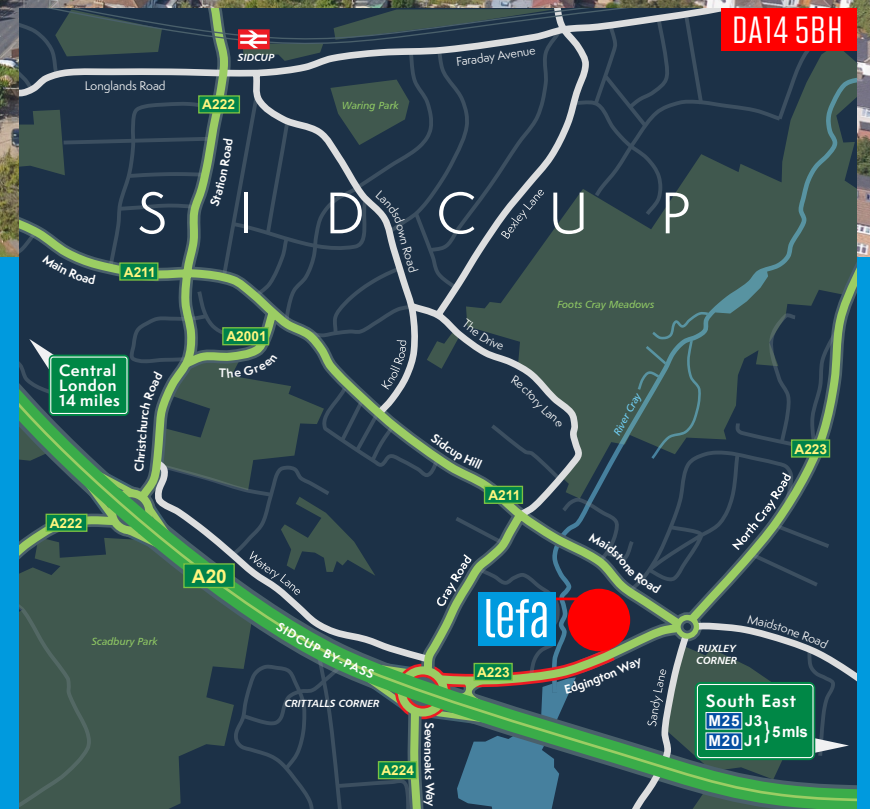
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Distances

A20	– 0.5 miles
Sidcup Railway Station	– 2 miles
M25 (Jct 3) / M20 (Jct 1)	– 5 miles
Canary Wharf	– 11 miles
London City Airport	– 13 miles
Ebbsfleet International	– 13 miles
Central London	– 14 miles
London Gatwick Airport	– 38 miles
London Stansted Airport	– 47 miles
London Heathrow Airport	– 59 miles



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Terms: Available on a new full repairing and insuring lease on a flexible short or long term lease.

Rent: Available at £10.00 psf.

Rateable Value: £337,500 (Interested parties are advised to make their own enquiries with the local authority).

Service Charge: The incoming tenant will be responsible for a fair proportion of the estate service charge for the upkeep of the common areas, details available upon request.

VAT: Applicable.

Legal Fees: Each party to bear their own costs.

EPC Rating: C.

Viewing: Strictly by appointment through the joint sole agents:



Stephen Richmond: 07771 900682
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Christopher Birch: 07976 681951
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