

# Unit 1 Five Arches Business Estate, Maidstone Road, Foots Cray, Sidcup, Kent DA14 5AE



## MODERN DETACHED INDUSTRIAL UNIT TO LET

**22,537 sq ft (2,093.9 sq m)**

### Location

The unit is situated at the entrance to the modern Five Arches Business Estate just off Maidstone Road in Foots Cray, Sidcup, an established commercial area close to Ruxley Corner (A223) and within a short drive of the A20 (Sidcup by pass) at Crittalls Corner which leads to M25 junction 3. It is ideally located for companies seeking to service the South East London / North West Kent area via the excellent connections to local major routes and the motorway network.

### Description

Modern detached self-contained building with integral part two storey offices and a full height production/warehouse area. The unit has the benefit of two full height loading doors within the secure rear yard.

Plentiful allocated car parking is provided to the front of the building.

### Rent

Rent on application.



Collingwood House, Schooner Court, Crossways Business Park, Dartford, DA2 6QQ

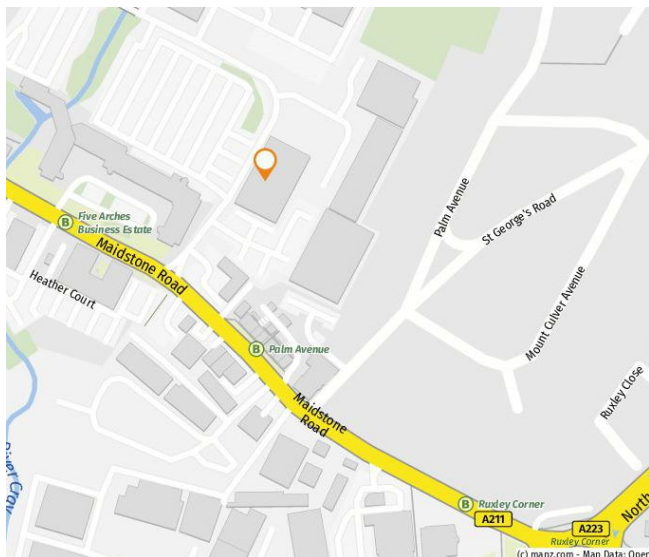
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## Location Plan



## Accommodation (approx. GIA)

	SQ FT	SQ M
1F Offices	2,525	234.6
GF Offices & Ancillary	1,502	139.53
GF Warehouse	18,510	1,719.77
<b>Total</b>	<b>22,537</b>	<b>2,093.9</b>

## Terms

The property is currently held on a lease expiring in September 2025.

On offer is a new longer term lease directly with the landlord subject to a surrender of the existing lease.

## Key Benefits

- ✓ 7.5m clear internal height
- ✓ 2 full height loading doors
- ✓ 280kva 3 phase power supply
- ✓ All mains services
- ✓ Heating and lighting throughout
- ✓ WCs on both floors
- ✓ Kitchenette at first floor
- ✓ 40 car spaces
- ✓ Fenced rear service yard

## Rates

We understand that the current Rateable Value of the property in the 2017 Rating List is £200,000. Interested parties are however advised to make their own enquiries with the local authority.

## Legal Costs

Each party to bear their own legal costs.

## EPC

Energy Performance Asset Rating – D79.

For further information contact:

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