

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE Warehouse/Office Building

Former DB House, Rectory Lane,
Foots Cray, Sidcup, Kent DA14 5HP

CONTACT **Adam Cleator**
07876 637252 | adam.cleator@rapleys.com
Alun Jones
07917 536612 | alun.jones@rapleys.com



Freehold

Site area of 0.66 hectare
(1.64 acres)

Existing warehouse/office
building totalling 3,122 sq m
(33,606 sq ft)

Vacant possession

Potential redevelopment
opportunity STP

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Location

The site is located on Rectory Lane, Foots Cray, on the edge of the town centre. Foots Cray is situated approximately 1 kilometre south east of Sidcup and 3 kilometres north of Orpington, in the London Borough of Bexley.

The site has excellent road links with the A20 circa 1 km to the south at Crittalls Corner, and J3 of the M25 at Swanley circa 9 kilometres to the south east. The nearest railway station is in Sidcup, with connections to London, via Charing Cross, within 30 minutes.

Surrounding uses are a mix of retail, offices and residential along with the Hope Community schools which back onto the subject site.

Description

The property comprises an existing industrial/warehouse unit of circa 3,122 sq metres (33,606 sq ft) with associated yard area and car parking.

Externally, the property sits on a secure gated 0.66 hectare (1.64 acres) site which provides car parking to the front and a yard/loading area to the sides with a small yard area at the rear.

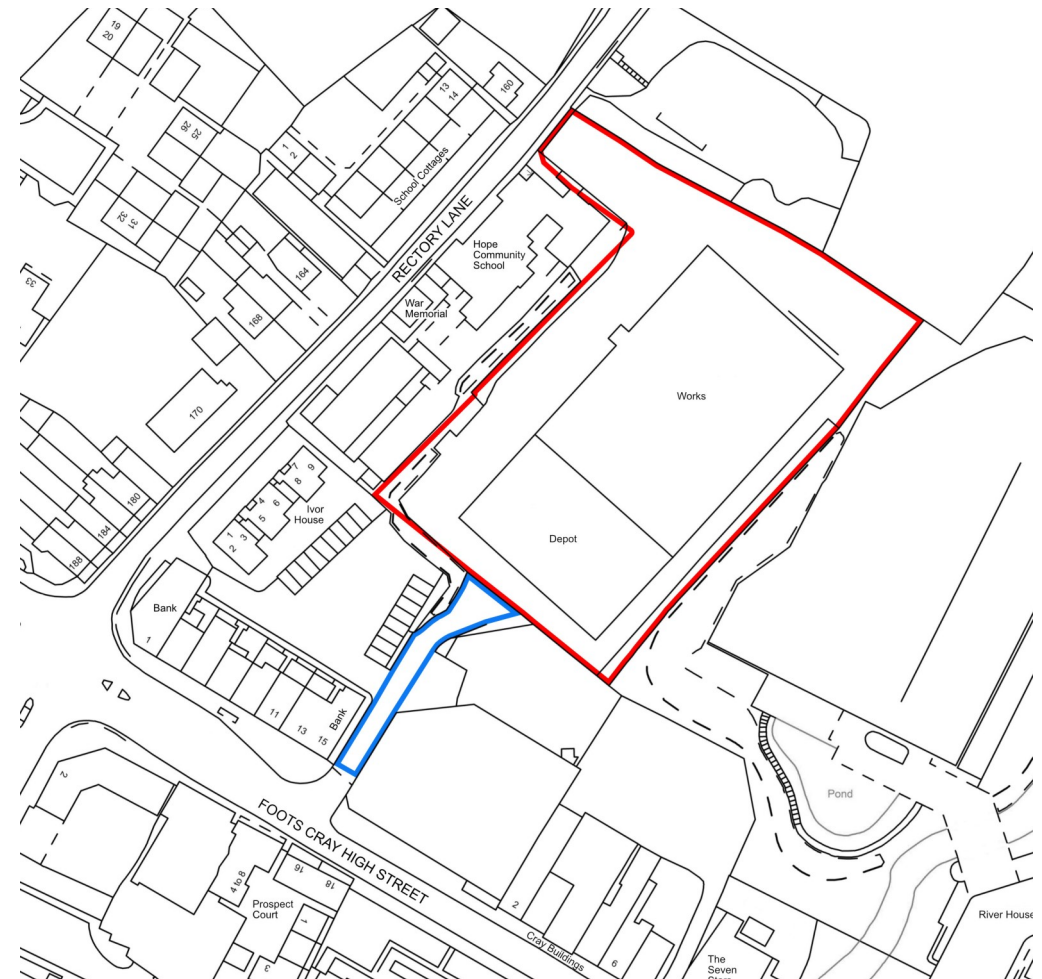
The principle access is off Rectory Lane although there is an additional right of way for access off Foots Cray High Street.

The building is in a poor state of repair and have been vacant for over 24 months. The premises were previously used as warehouse and office facilities for a catering packaging company.

Planning

Initial discussions with the local authority have indicated that only uses within B1 (or Class E under the amended classification) , B2 and B8 will be considered appropriate.

Interested parties should make their own enquiries as to the planning potential of the property.



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Warehouse/office building	3,122	33,606
	Hectare	Acre
Total Site Area	0.66	1.64

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold.

Terms

Offers are invited for the Freehold interest with vacant possession.

Energy Performance

Energy Performance Asset Rating: TBC.

Rateable Value

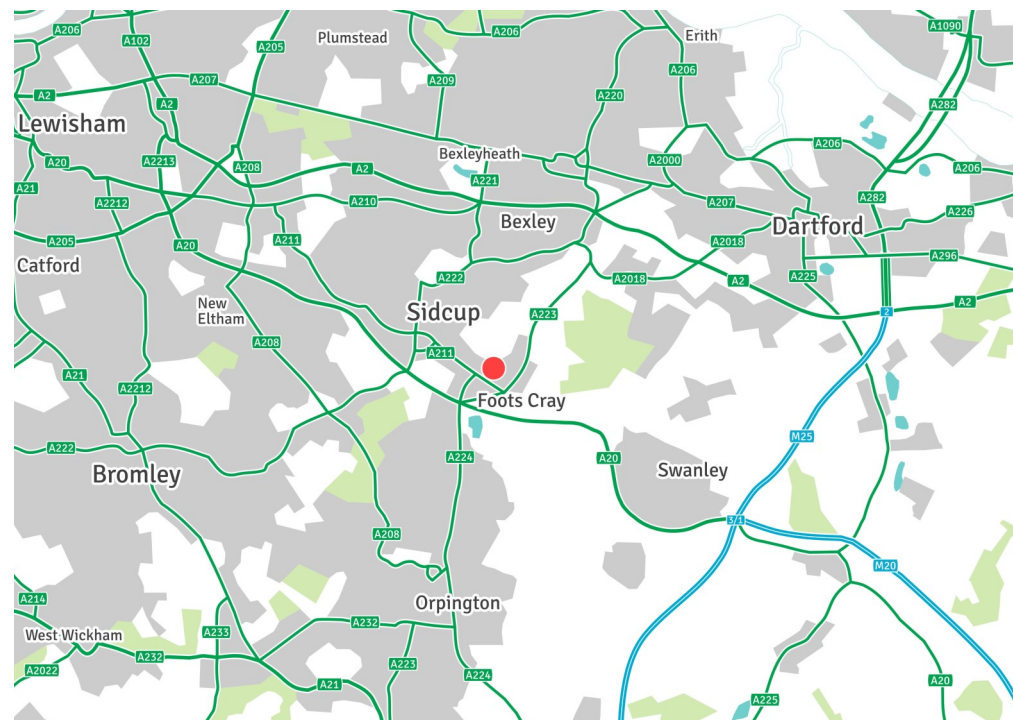
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street London SW1Y 6DN. Regulated by RICS.

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