

# 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          |
| <b>Total</b>                        | <b>25,808 sq ft</b> | <b>2,397.00 sq m</b> |
| Loading Canopy                      | 4,100 sq ft         | 380.90 sq m          |
| <b>Total (*with Loading Canopy)</b> | <b>29,908 sq ft</b> | <b>2,777.90 sq m</b> |

\*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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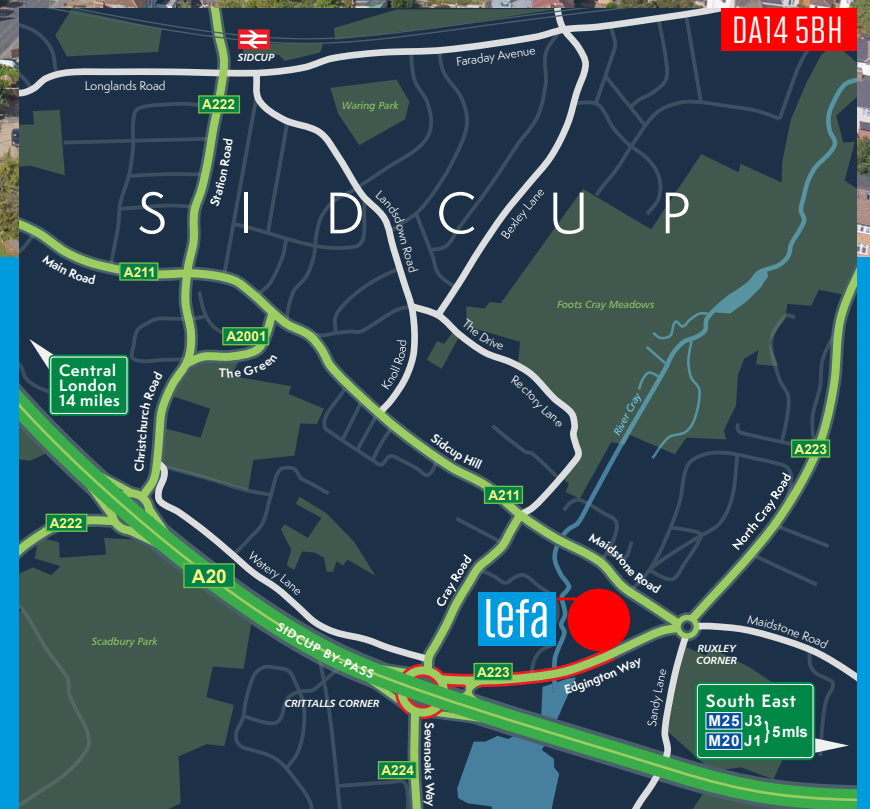
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## Distances

|                           |             |
|---------------------------|-------------|
| 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  
srichmond@shw.co.uk

**Toby Coldbreath:** 07947 373875  
tcoldbreath@shw.co.uk



**Richard Seton-Clements:** 07710 319574  
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