SIDCUP LOGISTICS PARK EAST

2 UNITS FOR SALE/TO LET
5,645 & 6,076 SQ FT

PRIME URBAN INDUSTRIAL / LOGISTICS LOCATION



AVAILABLE NOW

SIDCUPLOGISTICSPARKEAST.CO.UK



2 UNITS FOR SALE/TO LET
5,645 & 6,076 SQ FT

Now available for occupation, **Sidcup Logistics Park East** offers high specification industrial / warehouse / Trade counter units of 5,645 & 6,076 sq ft.

Located adjacent to the A20, just 5 miles from the M25 J3, and built to the highest standards of sustainability, this is an outstanding opportunity in a prime urban industrial and logistics location.







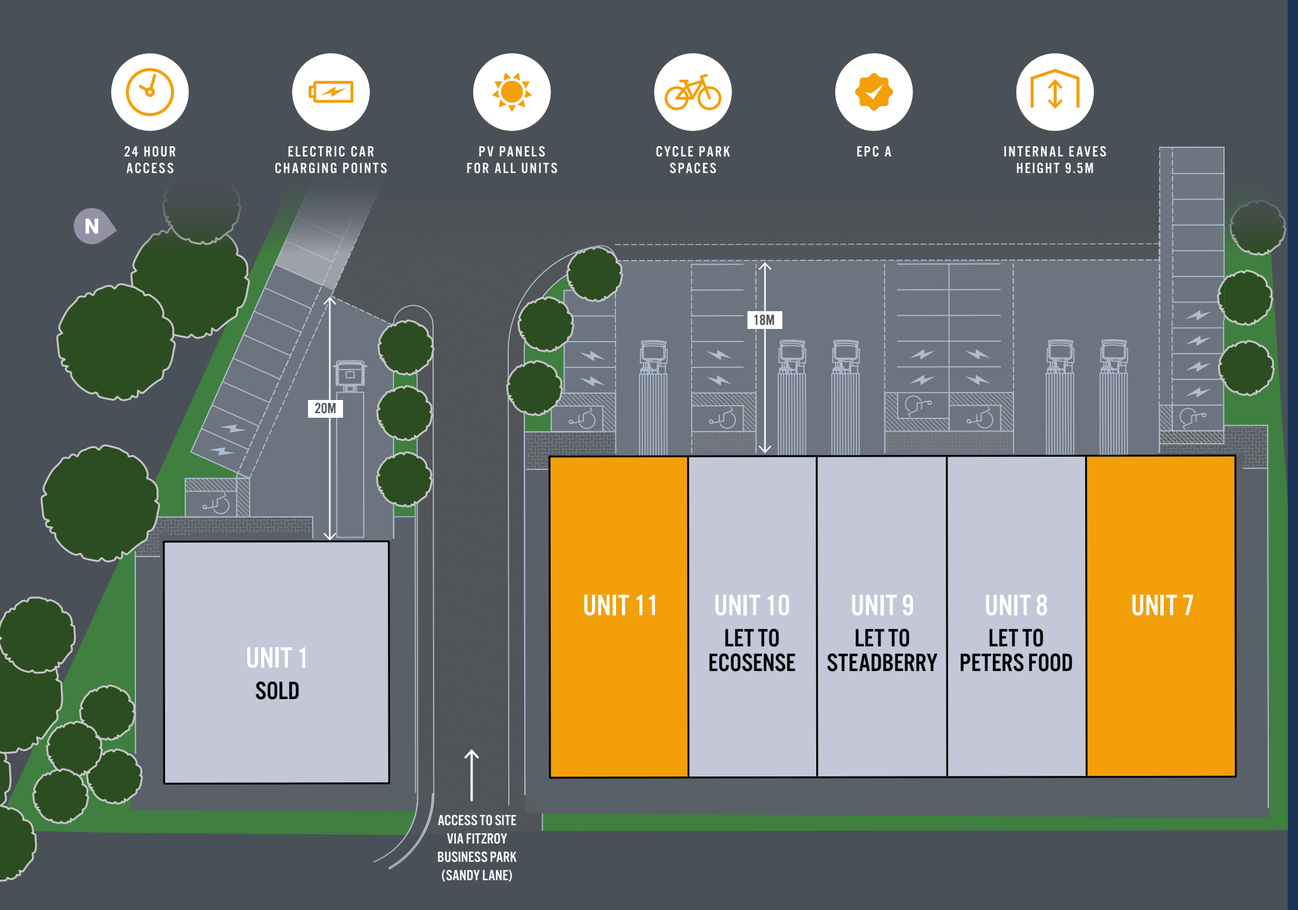


HIGH PERFORMANCE INSULATED CLADDING

M25 J3 5 MILES

PRIME URBAN INDUSTRIAL / LOGISTICS LOCATION

AVAILABLE NOW FOR IMMEDIATE OCCUPATION



SUPERIOR SPECIFICATION

The units at **Sidcup Logistics Park East** provide superior workspace built to the highest specification and sustainability standards.

High level window glazing allows for natural light to flood into warehouse areas. Improved insulation to the units also helps to contribute to a reduction in energy bills and CO_2 emissions.

Each unit benefits from a generous allocation of solar PV panels and at least 2 EV charging points as standard, with ducting in place for all other car parking spaces for future charging point provision.

All units are EPC rating A and feature new first floor offices and W/Cs.

Schedules of Accommodation (GEA)

UNIT 1	SQ M	SQ FT
Ground Floor	513.3	5,525
First Floor Offices	178	1,916
Total	691.3	7,441
Parking Spaces (including 1 disabled)		9
Loading Doors		1
Eaves Height		9.5m
Yard Depth		20m

SOLD

UNIT 7	SQ M	SQ FT
Ground Floor	446.5	4,806
First Floor Offices	118	1,270
Total	564.5	6,076
Parking Spaces (including 1 disabled)		11
Loading Doors		1
Eaves Height		9.5m
Yard Depth		18m

UNIT 8	SQ M	SQ FT
Ground Floor	401.4	4,320
First Floor Offices	106.2	1,143
Total	507.6	5,463
Parking Spaces (including 1 disabled)		6
Loading Doors		1
Eaves Height		9.5m
Yard Depth		18m

LET TO PETERS FOOD

UNIT 9	SQ M	SQ FT
Ground Floor	370.5	3,988
First Floor Offices	98.1	1,056
Total	468.6	5,044
Parking Spaces (including 1 disabled)		6
Loading Doors		1
Eaves Height		9.5m
Yard Depth		18m

LET TO STEADBERRY

UNIT 10	SQ M	SQ FT
Ground Floor	369.9	3,982
First Floor Offices	97.9	1,054
Total	467.8	5,036
Parking Spaces (including 1 disabled)		6
Loading Doors		1
Eaves Height		9.5m
Yard Depth		18m

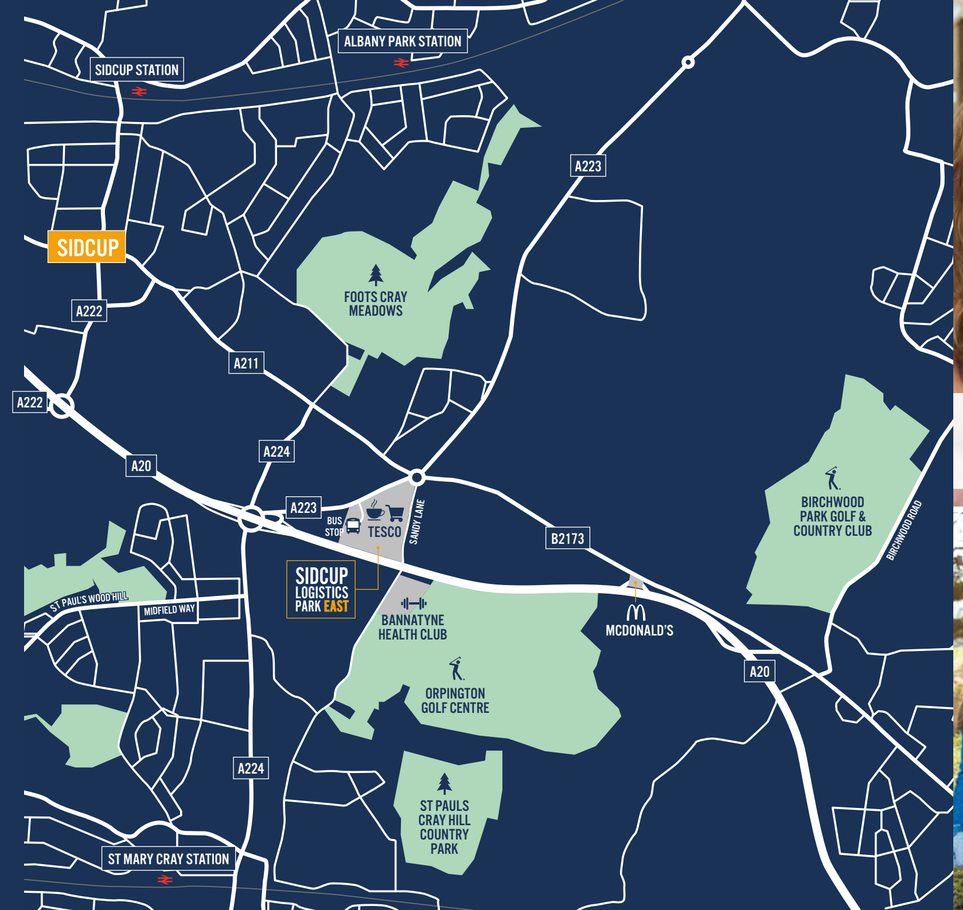
LET TO ECOSENSE

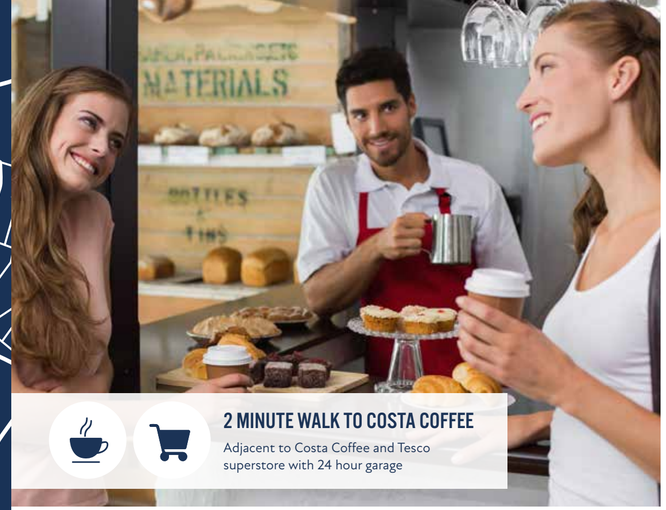
UNIT 11	SQ M	SQ FT
Ground Floor	414.6	4,463
First Floor Offices	109.8	1,182
Total	524.4	5,645
Parking Spaces (including 1 disabled)		5
Loading Doors		1
Eaves Height		9.5m
Yard Depth		18m

PROVEN LOCATION WITH AMENITIES ON YOUR DOORSTEP

Only 14 miles outside the centre of London, yet on the edge of open countryside, Sidcup's popularity also stems from its many amenities, which includes popular high street stores, leisure centres, gyms and golf courses.

For those commuting from outside of the town, the A20 London to Dover road runs adjacent to the park with J3 of the M25 only a 5 mile drive away.





2 MINUTE WALK TO COSTA COFFEE

Adjacent to Costa Coffee and Tesco superstore with 24 hour garage



6 MINUTE DRIVE

to Foots Cray Meadows Parklands
1.3 miles

5 MINUTE DRIVE

to St Pauls Cray Hill Country Park
1.3 miles

7 MINUTE DRIVE

to Birchwood Park Golf & Country Club · 3 Miles

4 MINUTE DRIVE

to Orpington Golf Centre
0.9 Miles

3 MINUTE DRIVE

to Bannatyne Health Club · 1 Mile

30 MINUTES TO LONDON BY TRAIN

To London Charing Cross - Sidcup Rail station · 2.2 miles

To London Victoria - St Mary Cray Rail Station · 2.3 miles



6 MINUTE DRIVE

to McDonald's A20
2.2 Miles

4 MINUTE WALK

to bus stop on Edgington Way linking local areas
0.2 miles



EXCELLENT ACCESS TO A20, M25 AND CENTRAL LONDON

Sidcup Town Centre	1.8 miles
Sidcup Railway Station	2.2 miles
M25 (J3)	5 miles
London City Airport	13 miles
Central London	14 miles
Port of Dover	64 miles

SAT NAV: DA14 5NL WHAT3WORDS: ///GREEN.SKIPS.POPPY

SIDCUP LOGISTICS PARK EAST · SANDY LANE

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