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FOR SALE

INDUSTRIAL AND WAREHOUSE – 9,050 SQ FT (840.74 SQ M)

Unit 6, Five Arches Business Centre, Maidstone Road, Sidcup, Kent, DA14 5AE

DESCRIPTION

The property is formed of a modern detached steel framed industrial unit. There is good quality air-conditioned fitted first floor offices running down one side of the building glass partitioned into several smaller offices together with a full height area of storage, reduced height storage below the offices and a small storage mezzanine at the rear of the unit. Eaves height is 7.7m rising to 8.8m at the apex.

Externally in the fenced and gated yard is a separate steel framed storage unit with power and 3 full height loading doors. A further area of yard is accessed down the side of the main building.

LOCATION

The property is situated on Five Arches Business Centre forming part of the wider Five Arches Business Estate off Maidstone Road (A211) which provides good access to the A20 Crittalls Corner roundabout within 1 mile. The A20 connects to junction 3 of the M25, 3 miles to the east. Sidcup Station is within 5 minutes drive with local amenities and High Street shops including a Lidl supermarket close by. Other major occupiers in this established business location include MKM Building Supplies, Lawsons Timber, Wolseley and JJ Food Services.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	4,970	461.71
First Floor Offices	2,652	246.37
Mezzanine	456	42.36
Seperate Storage Unit	972	90.3
TOTAL	9,050	840.74

AMENITIES

- Rarely available modern detached freehold Industrial premises
- Self-contained fenced and gated site
- All mains services including a 3 phase power supply
- Eaves 7.7m rising to 8.8m
- Electrically operated loading door
- Suspended gas hot air blower in the warehouse
- Air-conditioned offices
- Kitchenette
- Separate male, female and disabled WC facilities

PRICE

On application.

RATES

Rateable Value - £107,000 (April 2026).

VAT

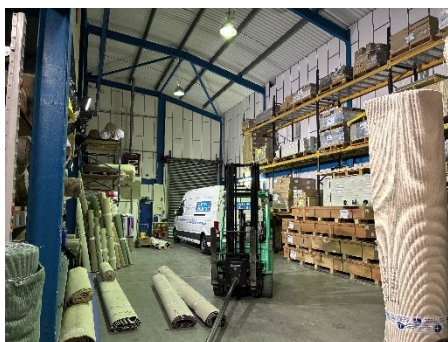
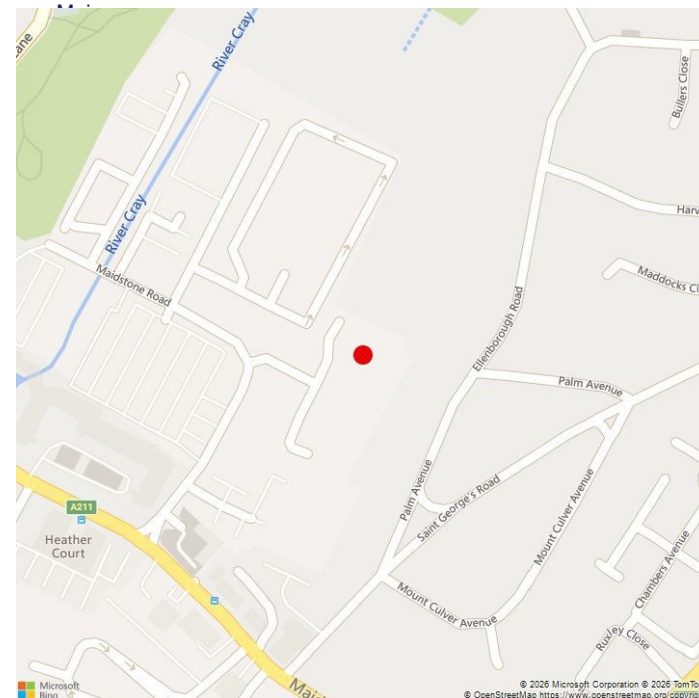
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Main building – D 85
Storage Unit – C 55

**VIEWINGS – 01322 285588**

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