

FOR SALE

M25 J3
3.5 MILES

A223

EDGINGTON WAY

MAIDSTONE RD

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

4.23 acres (1.74 Hectares)



**CUSHMAN &
WAKEFIELD**

Cray House,
Maidstone Rd, Foots Cray,
SIDCUP DA14 5HU

SELF-CONTAINED

prominent site with excellent road frontage

PRE-APPLICATION

submitted for a single-unit industrial scheme of
77,600 SQ FT

POSITIVE FEEDBACK

received from the local authority

GOOD CONNECTIVITY

to the M25 and wider road networks and local amenities



CRAY HOUSE MAIDSTONE RD

BOOKER



WOLSELEY



LONDON

A20

SIDCUP

A20

A20

Ruxley Corner
Industrial Estate

MAIDSTONE RD

M25 Junction 3
5.2 Miles

DESCRIPTION

The property comprises a **4.23-acre self-contained site, upon which is currently a vacant 3 storey office building extending to 58,300 sqft.** The site sits within the Five Arches Business Estate, designated a Strategic Industrial Location (SIL) and benefits from proximity to key industrial occupiers including Wolseley, MKM Building Supplies, and Coca Cola. The site has two points of access, the main entrance being via Maidstone Road to the front of the property, and a secondary access point to the rear car park via a side road.

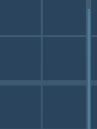


PLANNING

A detailed pre-application scheme has been submitted to the Local Authority for the demolition of the existing office building and construction of a detached warehouse building of **77,600 sq ft**.



Key features of the proposed building include:

 Eaves height 12m	 8 dock doors	 2 level access doors	 68 car parking spaces	 Yard depth 37m	 Approx. 5,381 sq ft of office space	 Use Classes E(g)(iii), B2 and B8
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Positive feedback has been provided by the Local Planning Authority on the proposed scheme, please contact us for full information.

LOCATION

The site occupies a good strategic location on Maidstone Road in Foots Cray, Sidcup and benefits from good travel connectivity and nearby amenities. The location is ideal for logistics operators situated approximately 1.1 miles from the A20 which provides access to J3 of the M25 within 10 minutes. Central London is 20 miles away accessible via car within 1 hour, and Sidcup Station is 1.8 miles to the north-west providing a regular service into London Victoria and Charing Cross. There are multiple cafes, shops, and restaurants within a short walk of the site including a new Lidl store which has recently opened next door on Foots Cray High Street.



Maidstone Rd, Foots Cray **SIDCUP DA14 5HU**

Connectivity

Location	Distance
A20	1.1 miles
M20 J1	5 miles
M25 J3	5 miles
Dartford River Crossing	10.5 miles
London City Airport	10.7 miles
Central London	20 miles
Gatwick Airport	33.8 miles
Port of Dover	63.6 miles

Proposed Siteplan





VIEWINGS

Strictly via appointment with the Sole Agent Cushman & Wakefield.

TENURE

The site is to be sold freehold with vacant possession.

VAT

The property is elected for VAT which is payable on the purchase price.

CONTACT

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DATA ROOM

A data room is available with access granted upon application.

ANTI MONEY LAUNDERING OBLIGATIONS

Full disclosure of the proposed purchaser entity and confirmation of the funding source will be required at the time Heads of Terms are agreed.

OFFERS

Offers are invited on an unconditional or subject to planning basis with timings to be confirmed.



The Misrepresentation Act 1967. Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Designed and Produced by Creativeworld. Tel: 01282 858200. July 2026.