

# SIDCUP

UNIT F3 LEFA BUSINESS PARK

DA14 5BH

# LINAYS

COMMERCIAL

26A STATION SQUARE  
PETTS WOOD, ORPINGTON,  
KENT. BR5 1NA  
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**01689 875 511**

**LEASE AVAILABLE – INDUSTRIAL UNIT WITH PARKING (APPROX. 3,888 SQ FT)**

## Location

Sidcup is a busy suburb located on the North Kent border within the London Borough of Bexley.

The property is situated within LEFA Business Park, an established business estate accessed via Edgington Way (A223). The estate is strategically well located, adjacent to the A20, providing access to Junction 3 of the M25 (5.5 km) and Central London (19 km).



## Description

The property comprises an end of terrace industrial unit of steel frame construction incorporating cavity brickwork to lower levels with profile steel above.

The building provides open plan warehouse/workshop space at ground floor level, benefitting from an electric roller shutter loading door, security alarm, CCTV and single doorway to a reception area.

The first floor provides modern ancillary office accommodation with kitchenette, suspended ceiling with LED lighting, air conditioning, glass partitioned meeting room and carpeted floors.

## Accommodation

(with approximate gross internal floor areas - GIA)

Ground Floor:	2,036 sq ft	(189.22 sq m)
First Floor Offices:	1,852 sq ft	(172.02 sq m)
<b>Total Gross Internal Area:</b>	<b>3,888 sq ft</b>	<b>(361.24 sq m)</b>
Parking:	10 Allocated Spaces	

## Terms

The premises are held upon an existing full repairing and insuring lease for a term of years expiring 29<sup>th</sup> June 2026. The current rental is **£44,070 (Forty-Four Thousand and Seventy Pounds) per annum** exclusive and the lease incorporates no further rent reviews. The Lease is contracted outside the security provisions of The Landlord and Tenant Act 1954 (as amended).

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

## Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,776 (2021/22 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

## Legal Costs

The assignee is to be responsible for a contribution towards our client's legal costs incurred.

## VAT

We have been advised by our clients that VAT is payable upon rental amounts.

## Service Charge

A service charge is applicable to cover the costs of cleaning, managing, and maintaining the common parts. Full details available upon request.

## Commercial Energy Performance Certificate

Unit F2-F3  
LEFA Business Park  
Edgington Way  
SIDCUP  
DA14 5BH

Energy rating

C

Valid until  
7 May 2025

Certificate number  
0194-0556-7730-9300-2503

Property type

B1 Offices and Workshop  
businesses

Total floor area

866 square metres

## Viewings

Available strictly by prior appointment via Sole Agents:



Toby Allitt

[ta@linays.co.uk](mailto:ta@linays.co.uk)

THE PROPERTY MISDESCRIPTIONS ACT 1991

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