

SIDCUP

LEFA BUSINESS PARK

EDGINGTON WAY

DA14 5BH

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
Fax: 01689 831416

01689 875 511

**TO LET – OPEN STORAGE SITE/YARD – ESTABLISHED INDUSTRIAL ESTATE
WELL POSITIONED FOR ACCESS TO A20/M20 – SECURE & SERVICED**



Location & Description

Site Area: 0.49 Acres / 0.2 Ha

Sidcup is a popular and busy town within the London Borough of Bexley located approx. 12 miles southeast of central London and adjacent to the towns of Chislehurst and Swanley. Sidcup Railway Station provides commuter services to London with a journey time of approx. 30 minutes. In addition, an extensive bus network links Sidcup with Greater London and the immediate locality. Edgington Way is positioned on the A223 (which is a designated Strategic Industrial Location within the London Plan) and forms part of the Foots Cray Business Area within close proximity to the A20 providing direct access to Junction 5 of the M25. Access for vehicles is located to the south of the site which connects with the A223 via a left in left out junction. LEFA Business Park is an established commercial location predominantly made up of industrial and warehouse buildings within landscaped grounds. The site currently provides hard standing/yard space with secure fencing at the perimeter edge and vehicular entrance gates. Services include mains power and water.

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

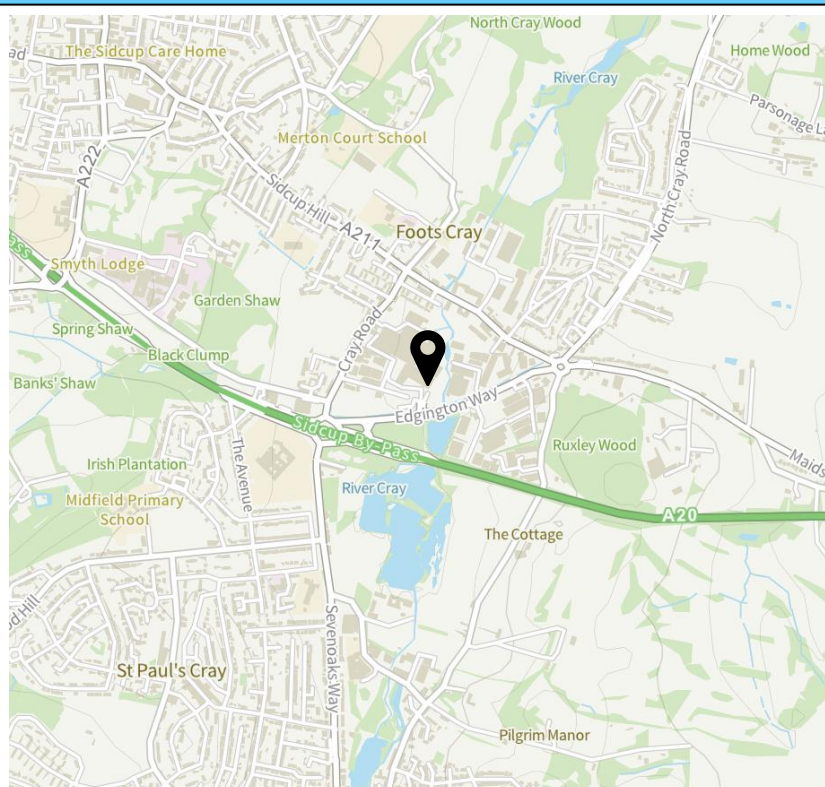
Terms

The site is available to let on the basis of a new FRI lease granted outside the security provisions of the Landlord & Tenant Act for a maximum term of 5 (Five) years . Rent upon application.

Accommodation

	Acres	Hectares	Sq.Ft	Sq.M
Site Area:	0.49	0.2	21,344	1,982

Location Plan



Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £TBA (2024/25 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

VAT

We have been advised by our clients that property is elected for VAT.

Service Charge

An estate service charge is payable by the tenant to contribute to maintenance and upkeep of the common parts of the Estate. Further details on application.

Further Information



Name: Mandeep Cheema
Email: mc@linays.co.uk
Tel: 07436548412

Chris Birch
christopher.birch@ryan.com
07976681951