

SIDCUP

LEFA BUSINESS PARK

EDGINGTON WAY

DA14 5BH

LINAYS

COMMERCIAL

26A STATION SQUARE
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**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 houses a detached vacant office building known as Planwell House which is to be demolished to provide hard standing/yard space. We understand that practical completion is expected to take place in March 2025 and the site is to be handed over with secure fencing at the perimeter edge and vehicular entrance gates

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 3 (Three) years .
Rent upon application.

Accommodation

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

Available as a whole or alternatively consideration may be given to a letting of part.

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.

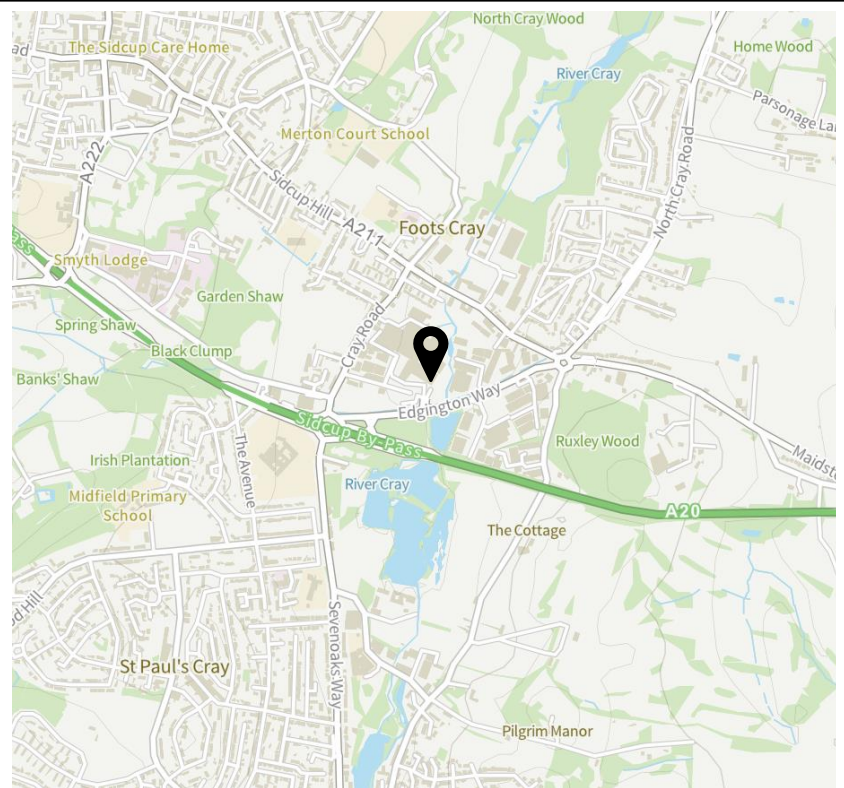
VAT

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.

Location Plan



Further Information



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