

SIDCUP

UNIT 6 FITZROY BUSINESS PARK

SANDY LANE

DA14 5NL

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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FREEHOLD SALE | INDUSTRIAL/WAREHOUSE PREMISES
FULLY LET | INVESTMENT OPPORTUNITY | PRODUCING £43,500PAX



Location / Description

Sidcup is located within the London Borough of Bexley adjacent to the towns of Orpington and Chislehurst. The town is conveniently positioned on the A20 offering direct road links into Central London and out to the wider Kent regions and access to the M25 at Junction 3. Public transport links are via numerous bus services along

Edgington Way. Fitzroy Business Park is an established commercial hub home to several industrial and logistics businesses, nearby occupiers include Tesco, Costa, Halfords & Selco.

Unit 6 comprises a mid-terrace two storey steel portal frame industrial/warehouse building constructed in 2007 and set beneath an insulated profile sheet roof. The unit can be accessed via an electrically operated up and over shutter loading door as well as a separate pedestrian entrance door. Internally the accommodation has been fitted out to the tenant's preferred specification, and the current configuration provides open plan warehouse, mezzanine space, first floor partitioned/cellular offices and kitchen/break out areas. Externally, the property benefits from a front forecourt/parking area for approx. 5 vehicles. Features include 3 Phase electricity, air conditioning and led lighting (all untested).

Accommodation

(with approximate net internal areas)

<u>Floor</u>	<u>Sq.Ft</u>	<u>Sq.m</u>
Ground Floor	2,578 sq ft	239 sq m
First Floor	1,033 sq ft	96 sq m
Mezzanine	<u>596 sq ft</u>	<u>55 sq m</u>
Gross Internal Area:	4,207 sq ft	390 sq m

Tenure/Price	Tenancies/Tenant Information																
The property is held by way of a long leasehold interest for a term of 250 years from 3rd August 2007 (231 years unexpired) at a peppercorn rent. The property is occupied subject to an existing lease as per the Tenancies section. We are instructed to seek offers in the region of £675,000 (Six Hundred and Seventy-Five Thousand Pounds) exclusive for our clients Long Leasehold interest.	<table border="1"> <tr><td>Unit 6</td><td></td></tr> <tr><td>Lease Dated:</td><td>26th June 2026</td></tr> <tr><td>Tenant:</td><td>Senseco Systems Ltd (CRN: 06840964)</td></tr> <tr><td>Rent:</td><td>£43,500 per annum - paid quarterly in advance.</td></tr> <tr><td>Term:</td><td>10 Years expiring 30th September 2035.</td></tr> <tr><td>Tenant Break Date:</td><td>1st October 2030</td></tr> <tr><td>Rent Review Dates:</td><td>1st October 2030 (open market value).</td></tr> <tr><td>Security of Tenure:</td><td>Contracted within the 1954 L&T act.</td></tr> </table>	Unit 6		Lease Dated:	26 th June 2026	Tenant:	Senseco Systems Ltd (CRN: 06840964)	Rent:	£43,500 per annum - paid quarterly in advance.	Term:	10 Years expiring 30 th September 2035.	Tenant Break Date:	1 st October 2030	Rent Review Dates:	1 st October 2030 (open market value).	Security of Tenure:	Contracted within the 1954 L&T act.
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Service Charge	Established in 2009, Senseco Systems Limited is the UK's largest and highest accredited independent fire and security company, delivering integrated life safety and security solutions across complex commercial environments. For the year ending 30th April 2025, Senseco Systems Ltd reported a turnover of £17,542,717.00 (Source: sensescosystems.com & companies house).																
VAT																	
The property has been elected for VAT.																	
CEPC	Unit 6 Fitzroy Business Park Sandy Lane SIDCUP DA14 5AH Energy rating B Valid until 2 April 2034 Certificate number 0274-8276-4384-1922-5980																
AML																	
A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.	Further Information Contact: Adrian Tutchings Email: commercialproperty@linays.co.uk																