



Unit 1 Five Arches Business Estate

Maidstone Road, Sidcup, DA14 5AE

Modern Detached Industrial Unit

22,612 sq ft
(2,100.72 sq m)

- To be comprehensively refurbished
- 7.5m clear internal height
- 2 full height loading doors
- 280kva 3 phase power supply
- All mains services
- Heating and lighting throughout
- WCs on both floors
- Kitchenette at first floor
- 40 car spaces
- Fenced rear service yard

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Summary

Available Size	22,612 sq ft
Rent	Rent on Application
Rateable Value	£217,000 (April 2023) - Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

To Let - Modern detached self-contained building with integral part two storey offices and a full height production/warehouse area. The unit has the benefit of two full height loading doors within these secure yard. Plentiful allocated car parking is provided to the front of the building.

Location

The unit is situated at the entrance to the modern Five Arches Business Estate just off Maidstone Road in Foots Cray, Sidcup, an established commercial area close to Ruxley Corner (A223) and within a short drive of the A20 (Sidcup by Pass) at Crittalls Corner which leads to M25 junction 3. It is ideally located for companies seeking to service the South East London / North West Kent area via the excellent connections to local major routes and the motorway network.

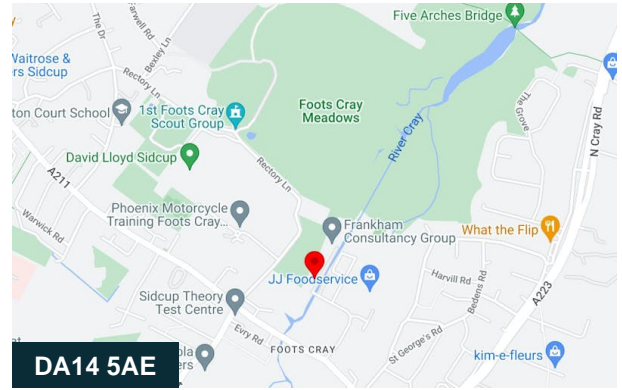
Accommodation

Accommodation (Approx GIA)

Name	sq ft	sq m
1st - Office	2,553	237.18
Ground - Offices & Ancillary	1,502	139.54
Ground - Warehouse	18,557	1,724
Total	22,612	2,100.72

Terms

The property is available by way of a new lease with the landlord on terms to be agreed.



Viewing & Further Information



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