

# COLD STORAGE / WAREHOUSE TO LET 22.554 SQ FT

Unit 1 Five Arches Business Centre, Maidstone Road, Sidcup DA14 5AE



### **SPECIFICATION**

- Detached modern warehouse building
- · Fully fitted chilled and cold storage facility
- Warehouse area with 7.5m eaves height
- · Secure service yard
- Two level access loading doors
- First floor office accommodation
- 20 car parking spaces

### **LOCATION**

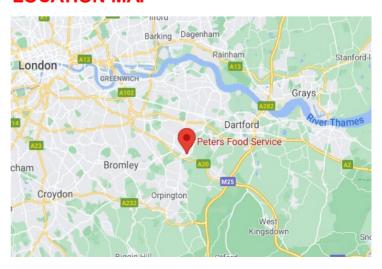
Five Arches Business Centre is situated off Maidstone Road (A211) in Sidcup, South East London.

Maidstone Road is located 0.9 miles north of the A20, with the A20 connecting to the M25 and M20 approximately 5 miles south east. The M25 provides access to Greater London and national motorway network whilst the M20 links to Maidstone, Ashford, Folkestone.

Sidcup train station, 1.6 miles north west of the property, offers regular direct trains into London King's Cross and London Waterloo with journey times of 1 hour and 34 minutes respectively.

Driving distances	Miles
A20	0.9
M25	5.1
M20	5.5
A205	5.7
West End London	17.4
City of London	18.1
Source: Google Maps	

#### **LOCATION MAP**





# **COLD STORAGE / WAREHOUSE TO LET**

CUSHMAN & 22,554 SQ FT
WAKEFIELD Unit 1 Five Arches Business Centre, Maidstone Road, Sidcup DA14 5AE

### **DESCRIPTION**

Unit 1 Five Arches Business Centre is a detached light industrial/ warehouse building of steel portal frame construction.

Warehouse area has an internal eaves height of 7.5m, served by two ground level roller-shutter doors facing the private service yard.

Contains chilled and frozen chamber (full detailed specification available upon request).

#### **TERMS**

Property is available by way of sub-lease or assignment. Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

## **USE**

B1(c), B2 & B8.

#### **EPC**

Available on request.

## **VAT and SDLT**

All prices and terms quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT.

# **ACCOMODATION (GIA)**

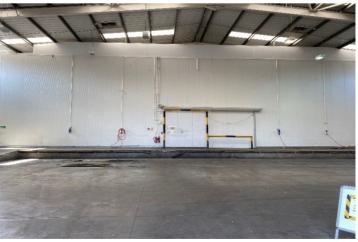
	SQ FT	SQ M
Warehouse	19,928	1,851
First Floor Office	2,626	244
TOTAL	22,554	2,095

<sup>\*</sup>All areas are measured on an approximate Gross Internal Basisin accordance with the RICS Code of Measuring Practice (6th Edition)

### SITE PLAN







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