



KLINGER INDUSTRIAL PARK

www.klingerindustrialpark.co.uk

EDGINGTON WAY | SIDCUP | KENT | DA14 5NH

UNITS TO LET/FOR SALE

FROM 3,982 - 46,388 SQ FT

PLANNING
NOW
SUBMITTED



A NEW DEVELOPMENT OF WAREHOUSE/INDUSTRIAL/TRADE COUNTER UNITS



CRITTALS CORNER

B&Q

COCA COLA

A223

BOOKER

EDMUNDSON ELECTRICAL

NEW CAR DEALERSHIP

EDGINGTON WAY

HOWDENS

SCREWFIX

TOYOTA

LEXUS

A223

TESCO

COSTA

NEW CAR DEALERSHIP



BP

SELCO

ALSFORD TIMBER

FULEY CORNER

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- Units 3-6 and 12-14 minimum clear height of 8.4 metres
- Units 7-11 minimum clear height of 6.5 metres
- Generous yard and car parking provisions
- 1 full height loading door per unit
- Floor loading of 37.5 kN/sq m
- Ability to combine units
- First floor mezzanine - can be fitted as offices or used as storage
- Excellent access to A20, M25 and Central London

Green credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 35% decrease in CO2 emissions over 2010 Buildings Regulations. As a result occupation costs to the end user will be reduced.

The green initiatives will include:

- Photovoltaic Panels
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking

	Warehouse	First Floor	Total sq ft	(sq m)	Car parking
Unit 1	SOLD TO TITAN STORAGE SOLUTIONS				
Unit 2a	UNDER OFFER				
Unit 2b	UNDER OFFER				
Unit 3	9,622	1,690	11,312	(1,051)	14
Unit 4	8,783	1,701	10,483	(974)	14
Unit 5	9,514	1,830	11,344	(1,054)	14
Unit 6	11,097	2,153	13,249	(1,230)	16
Unit 7	5,489	1,442	6,931	(644)	8
Unit 8	4,305	1,130	5,435	(505)	6
Unit 9	3,767	990	4,757	(442)	5
Unit 10	3,498	904	4,402	(409)	5
Unit 11	3,014	969	3,982	(370)	5
Unit 12	7,287	1,679	8,966	(833)	9
Unit 13	6,060	1,561	7,620	(708)	8
Unit 14	7,857	2,034	9,891	(919)	10

All areas are approximate on a GEA basis

Planning use

B1 (c), B2, B8 and ancillary Trade Counter.

Terms

The units are available to let or for sale.



Images of similar Chancerygate schemes





Location

Klinger Industrial Park lies within a mixed commercial and industrial location fronting the busy A223 where on average in excess of 23,000 vehicles pass each day. Edgington Way connects into the Crittals Corner roundabout accessing the A20. The M25 Motorway is approximately 5 miles to the East with Central London 14 miles to the West. Adjoining occupiers include Tesco, Coca Cola, Booker, B&Q, Selco, Lexus and Toyota car dealerships.

Travel distances

A20	1 mile
M25 Motorway (J3)	5 miles
Sidcup Town Centre	1.8 miles
Sidcup Railway Station	2.2 miles
London City Airport/Docklands	13 miles
Central London	14 miles



More information available through the joint letting agents:



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A development by:
Chancerygate

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2017.