

# SIDCUP LOGISTICS PARK

## Sidcup

- › 13 new industrial/warehouse units
- › 3,929 - 37,255 sq ft
- › Available Spring 2021

For Sale

Chancerygate 

[www.sidcuplogisticspark.co.uk](http://www.sidcuplogisticspark.co.uk)

# SIDCUP LOGISTICS PARK

Visibility to Sidcup by-pass road (A20)

M25 Motorway (Junction 3) is 5 miles to the East

Sidcup Logistics Park lies within a mixed commercial and industrial location

Accessed via Edgington Way (A223) and Sandy Lane

Central London is 14 miles to the West

## Accommodation

All areas are approximate on a GEA sq ft basis.

Unit	Ground Floor	First Floor	Total
1	15,328	2,519	17,847
2	16,663	2,745	19,408
3	10,452	2,303	12,755
4	8,471	1,862	10,333
5	4,768	1,098	5,866
6	4,768	1,098	5,866
7	2,960	969	3,929
8	3,983	990	4,973
9	4,629	1,163	5,792

Unit	Ground Floor	First Floor	Total
10	5,490	1,259	6,749
11	7,416	1,959	9,375
12	5,963	1,572	7,535
13	8,084	2,120	10,204
TOTAL			120,633







Central London ▲

A20

Porsche

Entrance 1  
Edgington Way

Tesco

M25 J3 ▼

Entrance 2  
Sandy Lane

Sandy Lane





# Units 1-13

3,929 up to 37,255 sq ft (Units 1 and 2 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.



Clear internal height  
Units 1-4: 9.5m  
Units 5-13: 8.4m



Generous  
yards



37.5kN sq m  
floor loading



Electric  
loading doors



12 year collateral  
warranty available



Ability to  
combine units



Landscaped  
environment



Electric car  
charging points



Secure  
logistics park

## Planning use

No hours of use restriction.  
B1 (c), B2 and B8 (industrial and warehouse) uses.

## Terms

Available on a freehold basis.



Computer generated image of units 1-2



# SIDCUP LOGISTICS PARK



Previous Chancerygate development



Computer generated image of units 7-9



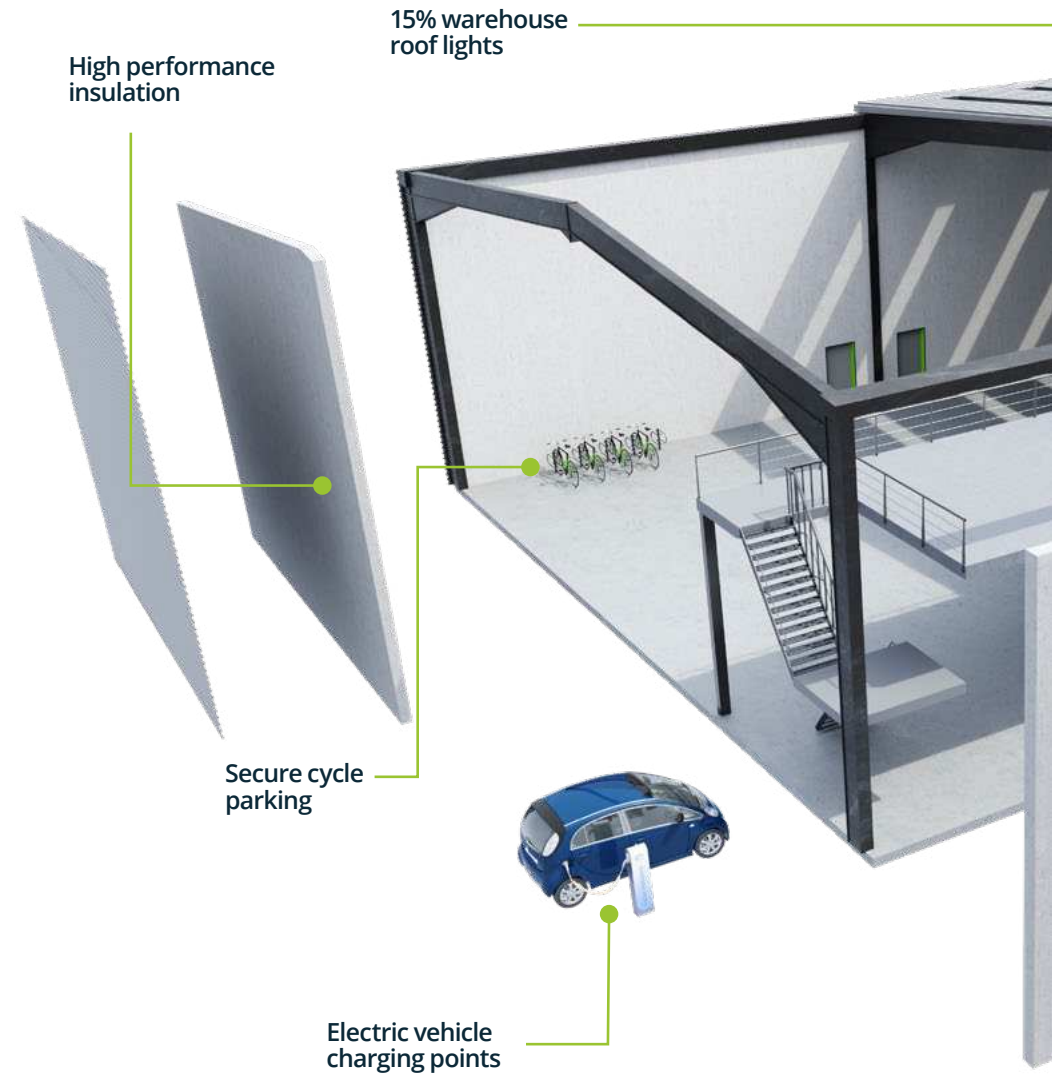
Previous Chancerygate development

# Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

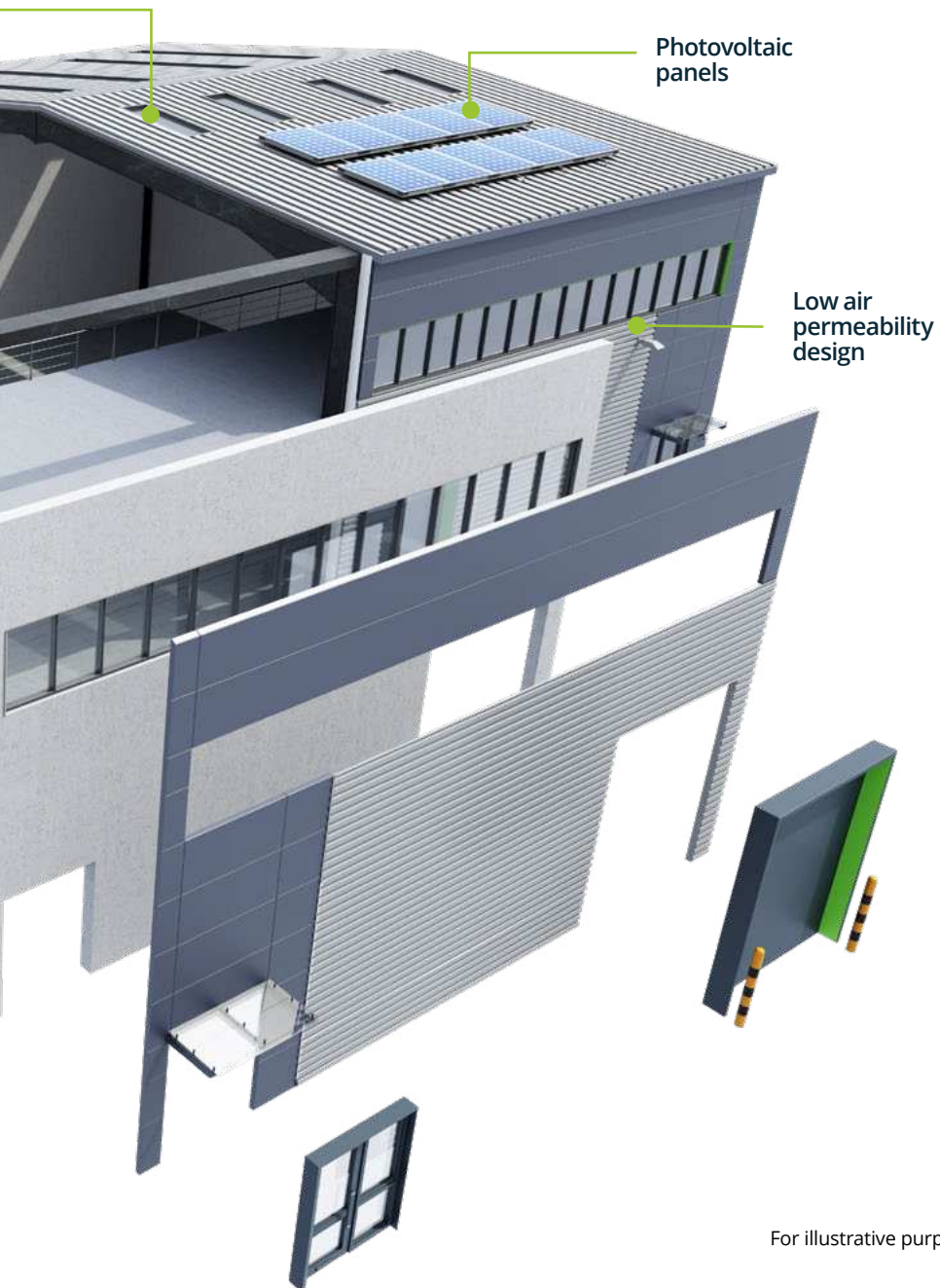
## The green initiatives we employ to achieve this have included:

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





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## Travel Distances

### Road

Sidcup Town Centre	1.8 miles
M25 (J3)	5 miles
Central London	14 miles

### Rail:

Sidcup Railway Station	2.2 miles
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### Airport:

London City Airport	13 miles
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More information available  
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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. February 2020.

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