



KLINGER INDUSTRIAL PARK

www.klingerindustrialpark.co.uk

EDGINGTON WAY | SIDCUP | KENT | DA14 5NH
UNITS TO LET/FOR SALE
FROM 3,175 - 46,393 SQ FT



A NEW DEVELOPMENT OF WAREHOUSE/INDUSTRIAL/TRADE COUNTER UNITS



B&Q

COCA COLA

A20

A223

SIDCUP BYPASS ROAD

EDGINGTON WAY

BOOKER

EDMUNDSON ELECTRICAL

JAGUAR

HOWDENS

SCREWFIX

TESCO

TOYOTA

LEXUS

COSTA

A223

BP

PROPOSED CAR DEALERSHIP



SELCO

ALSFORD TIMBER

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Planning use

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

Terms

The units are available on Full Repairing and Insuring leases or for sale.

- Minimum clear height of 8 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

**TO LET/
FOR SALE
AVAILABLE
Q3 2017**

	Warehouse	1st Floor	Total sq ft	(sq m)	Car parking
Unit 1	UNDER OFFER				
Unit 2a	3,175	-	3,175	(295)	7
Unit 2b	3,175	-	3,175	(295)	7
Unit 3	11,248	2,174	13,423	(1,247)	14
Unit 4	9,795	1,916	11,711	(1,088)	12
Unit 5	8,719	1,701	10,420	(968)	12
Unit 6	9,203	1,636	10,839	(1,007)	12
Unit 7	5,328	1,485	6,813	(633)	8
Unit 8	4,575	1,270	5,845	(543)	7
Unit 9	4,844	1,346	6,190	(575)	8
Unit 10	4,844	1,335	6,179	(574)	8
Unit 11	7,912	2,099	10,011	(930)	12
Unit 12	5,974	1,561	7,535	(700)	9
Unit 13	7,158	1,668	8,826	(830)	10
TOTAL	106,725	18,191	124,916	(11,615)	126

All areas are approximate on a GEA basis

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 and Jaguar, 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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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. July 2016.