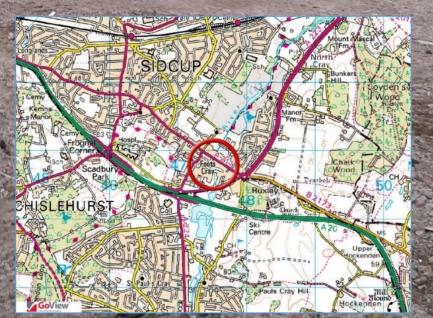
OPEN STORAGE SITE APPROX. 0.20 Hectare (0.50 Acre) TO LET ON SHORT TERM LEASE FOR UP TO FIVE YEARS RENT £32,500 P.A.EXCL.

CLOSE TO A20 AND M25 (J5) CENTRAL LONDON 15 MILES (24.14 Kms)





KENT,

DA14 5PD

www.sinclairjones.co.uk Email: property@sinclairjones.co.uk

LOCATION

Partially in Footscray High Street Conservation Area, opposite The Seven Stars (public house) and adjacent to the River Cray Bridge. Local shops are nearby including a Lidl store. Major office & commercial areas are immediately to the west of the River including Sidcup Technology Centre, Five Arches Business Park & The Arthur Ruxley Estate. The site is bounded to the east by premises occupied by Coca-Cola Enterprises Limited.

DESCRIPTION

A mainly level site, previously used in connection with the former use as a garden centre & nursery. Double metal gates provide vehicular access directly from Evry Road. The site has been cleared, roughly levelled and surfaced in rolled concrete/brick hardcore.

PLANNING

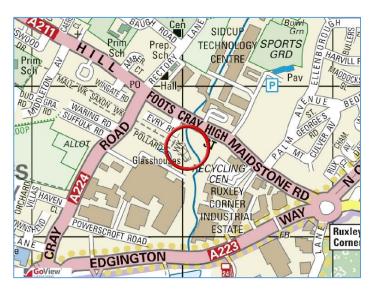
The site forms part of an allocated Primary Employment Area on the UDP proposals map and the Footscray Business Area. The northern corner, encompassing the house is within the Footscray Conservation Area. The majority of the site is within a Flood Zone (3).

SERVICES

Mains Water and Electricity are available. A toilet facility can be provided adjacent to the adjoining residential property.

TERMS

Available on Lease for up to 5 years, excluding the Security of Tenure provisions of the Landlord & Tenant Act 1954. Rent **£32,500** per annum exclusive.



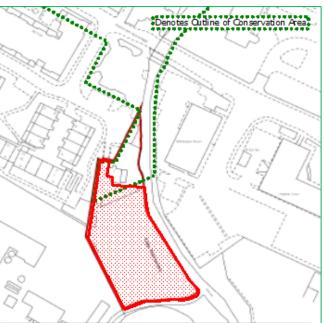
VIEWING & FURTHER INFORMATION

Strictly by prior appointment arranged through the SOLE AGENT (Ref: 5/0826a/M) 10/19

SINCLAIR JONES

020 8290 6222 www.sinclairjones.co.uk





This plan is published for convenience of identification only and its accuracy is not guaranteed. Based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright (2016). Licence No: ES 100005438



Sinclair Jones for themselves and for the vendors or lessors of this property whose agents they are, give notice that:(1) The information contained in these particulars does not constitute any part of an offer or contract: (2) All statements contained in these particulars as to this property are made without responsibility on the part of Sinclair Jones or the vendors or lessors: (3) These descriptions dimensions and other particulars are intended as a general outline only and are believed to be correct, but any intending purchasers/lessors should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them: (4) No person in the employment of Sinclair Jones has any authority to make or give any representation or warranty in relation to this property: (5) Unless otherwise stated, all prices and rents quoted are exclusive of V.A.T.