

**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.**

**EVRY ROAD**  
**FOOTSCRAY**  
**SIDCUP**  
**KENT**  
**DA14 5PD**

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



**SINCLAIR JONES**

Surveyors, Valuers & Commercial Agents

**020 8290 6222**

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## 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

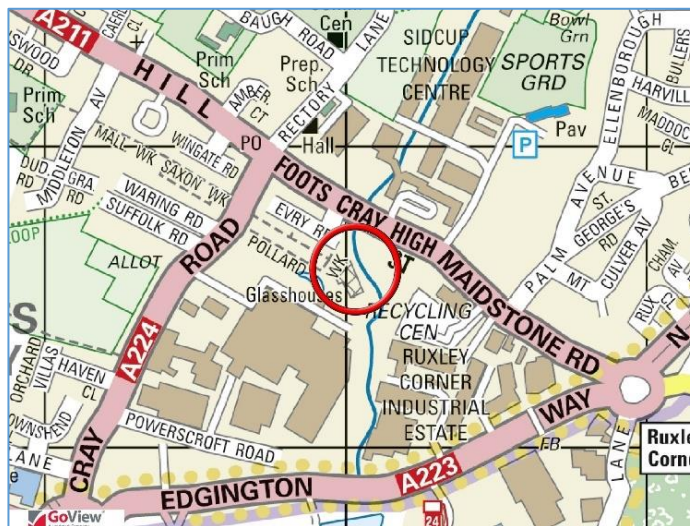
The site forms part of an allocated Primary Employment Area on the UDP proposals map and the Footscray Business Area. The northern corner, encompassing the house is within the Footscray Conservation Area. The majority of the site is within a Flood Zone (3).

## 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

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