

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





- 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

	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







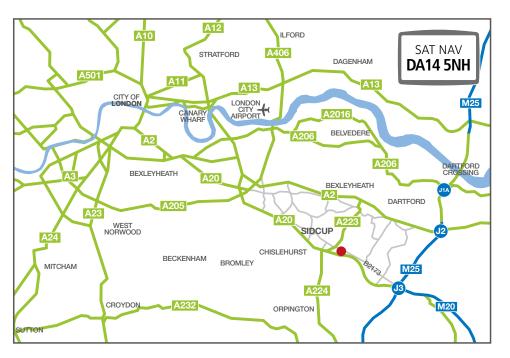
## Location

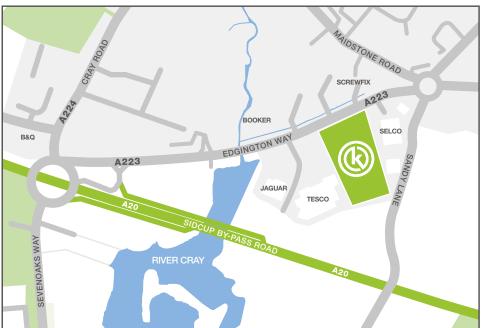
Klinger Industrial Park lies within a mixed commercial and industrial location fronting the busy A223 where on average in excess of 23,000 vehicles pass each day. Edgington Way connects into the Crittals Corner roundabout accessing the A20. The M25 Motorway is approximately 5 miles to the East with Central 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**

1 mile
5 miles
1.8 miles
2.2 miles
13 miles
14 miles







More information available through the joint letting agents:



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A development by:

## Chancerygate **C**

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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 rept/price quoted, luly 2016.