

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

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



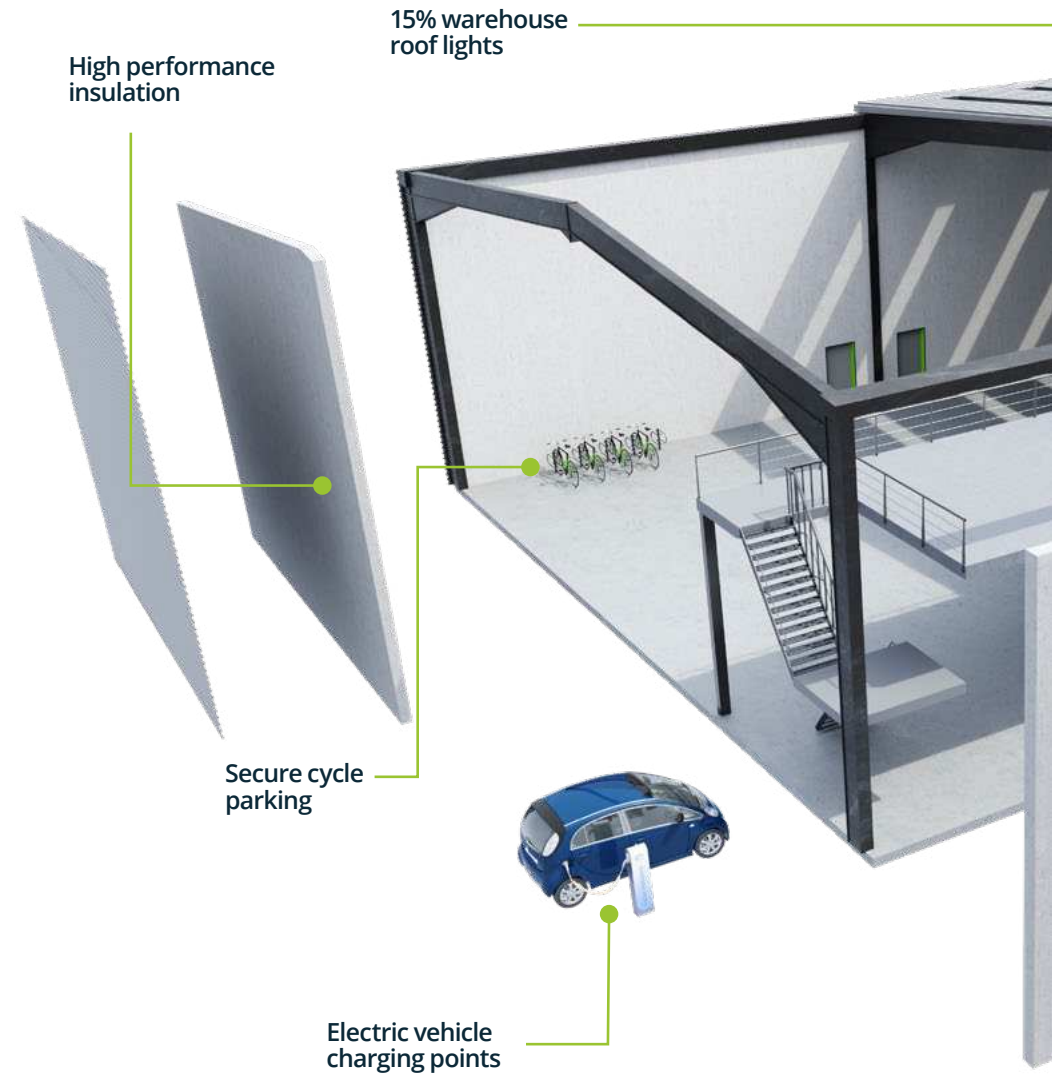
Previous Chancerygate development

Green Credentials

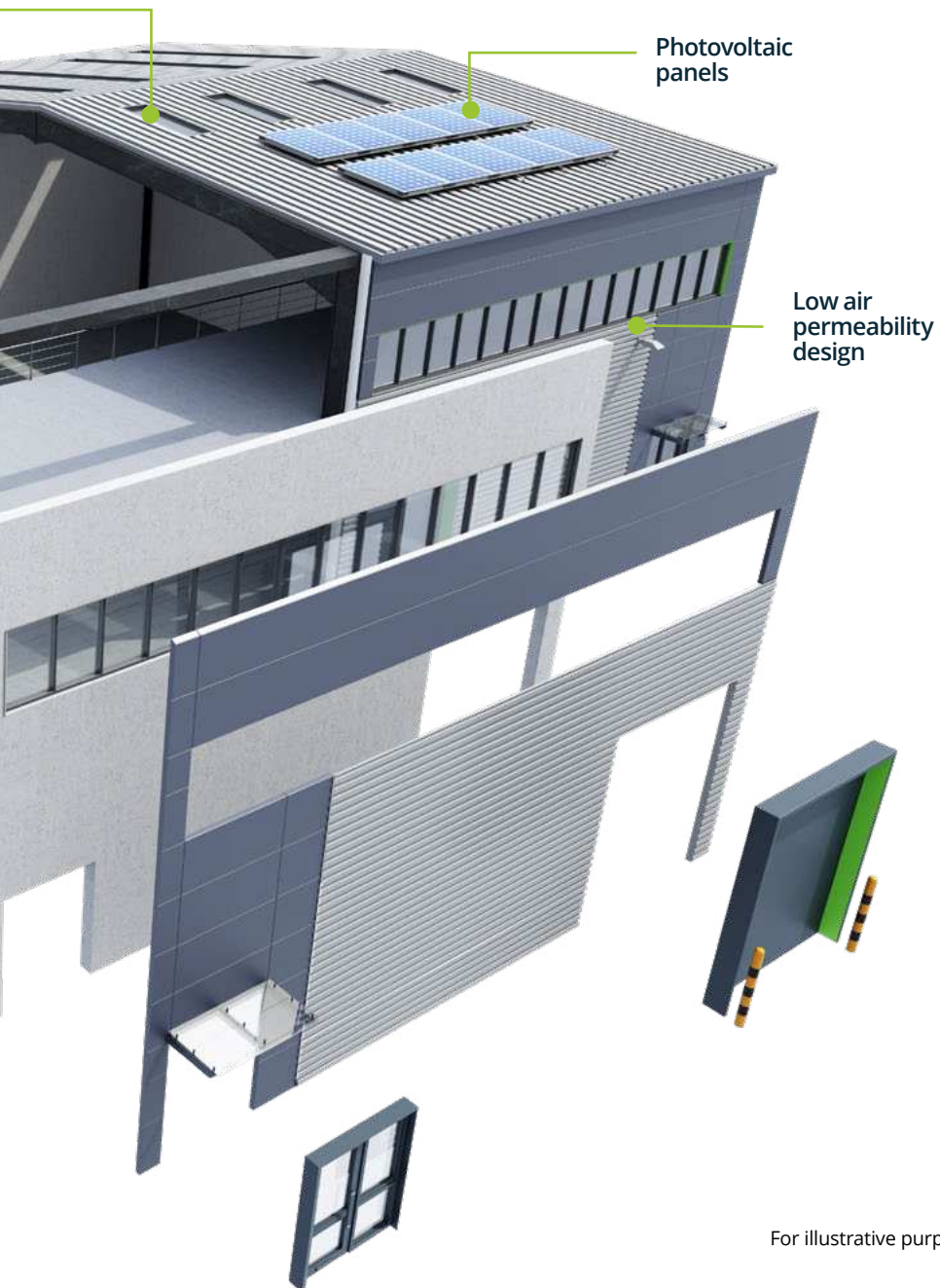
Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation and target a minimum EPC rating of B for their units. As a result, occupational costs to the end user will be reduced.

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



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



| | |
|------------------------|-----------|
| Sidcup Railway Station | 2.2 miles |
|------------------------|-----------|



| | |
|---------------------|----------|
| London City Airport | 13 miles |
|---------------------|----------|



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More information available
through the marketing 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. February 2020.

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