

HUMMERSTONE & HAWKINS

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SIDCUP – INDUSTRIAL / WAREHOUSE FOR SALE



New build industrial / warehouse available for sale.

Located within a mixed commercial & industrial location.

Total floor area of 4,338sq ft / 403sq m.

First floor fitted as offices or can be used as storage.

4 / 5 Parking spaces / Driveway to front of shutters for deliveries.

Convenient location with M25 5 miles to the east.

Unit 4, Sidcup Logistics Park

Edginton Way,

Sidcup, DA14 5NH

Tenure: FREEHOLD

Asking: £1,500,000 + VAT

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Sidcup Logistics Park which lies within a mixed commercial and industrial location some 14 miles west of central London. Access is via Edgington Way (A223) and Sandy Lane. There are good links to the Sidcup by-pass road (A20), junction 3 of the M25 Motorway which is around 5 miles to the east and the Dartford Crossing.

Sidcup Logistics Park is located with Sidcup town centre is approximately 2 miles and Sidcup mainline train station some 2.2 miles.

DESCRIPTION:

A new build industrial warehouse unit finished to a shell specification for occupiers to undertake in their own fit out to suit their individual requirements.

Our clients inform us that the unit will have an internal ceiling height of C. 8.4m, electric loading / delivery doors and a generous yard and parking. (NB Please note that with this unit being a new build interested parties are recommended to confirm all details for themselves before proceeding)

The premises includes around 5 car parking spaces.

There is a driveway leading up to the shuttered entrance to accommodate deliveries and if needed additional parking.

APPROXIMATE MEASUREMENTS:

Ground floor 3,046sq ft.

First floor 1,292sq ft.

TOTAL: 4,338sq ft.

TENURE:

We are informed that the property is freehold.

EPC:

An EPC will be commissioned once the building work is complete, and the unit is ready for occupation.

VAT:

We are informed that VAT is to be added to the purchase price.

RATES:

Due to the property being a new build the rateable value will be assessed once the warehouse is complete.

LEGAL FEES:

Each party are to be responsible for their own legal costs

AGENTS NOTES:

We would like to make any interested parties aware that we have not carried out an internal inspection of the property. The property details are from the vendor and therefore interested parties must rely on their own enquiries in this regard.

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent.

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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

