



Unit 12 Klinger Industrial Park

Edgington Way, Sidcup, DA14 5AF

Warehouse / Industrial / Trade Counter

9,043 sq ft
(840.12 sq m)

- Minimum clear height of 8.4m
- Generous yard and car parking provisions
- 1 full height loading door
- Floor loading 37.5N/sq m
- Excellent access to A20, M25 and Central London
- 3 phase power
- EV Charging Points
- PV Panels

Summary

Available Size	9,043 sq ft
Business Rates	Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	Further details available on request.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property was constructed in 2018 and is currently undergoing a light refurbishment. It comprises of a steel portal frame warehouse with profile clad panels to external elevations and a pitched roof incorporating translucent light panels providing natural light to the warehouse. Access to the warehouse is via a single electric level loading door accessed from a shared yard. Internally the warehouse benefits from a minimum clear height of 8.4m and first floor office area with W/Cs.

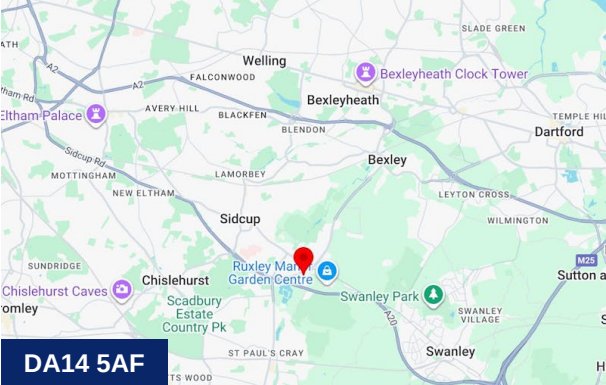
Location

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 Crittalls Corner roundabout accessing the A20, where on average over 54,000 vehicles pass each day. 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, Lexus and Toyota car dealerships.

Accommodation

The accommodation comprises the following approximate GEA areas:

Name	sq ft	sq m
Ground - Warehouse	7,330	680.98
1st - Office	1,713	159.14
Total	9,043	840.12



Viewing & Further Information



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