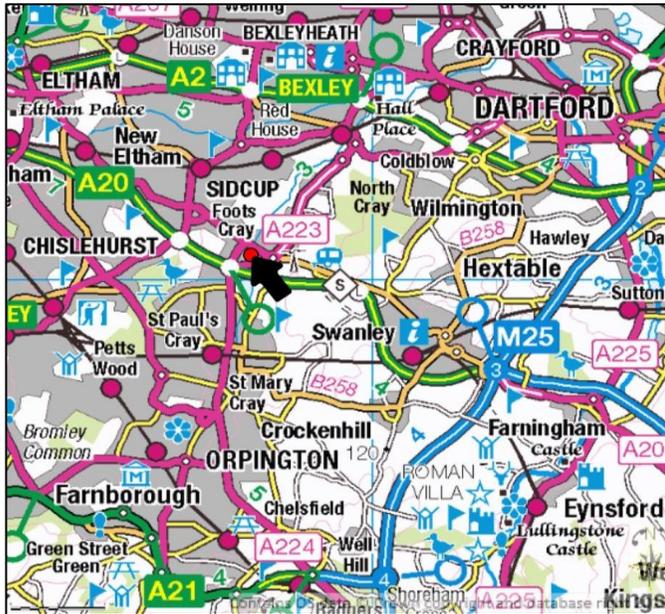


# 30,951 sq ft (2,875.35m<sup>2</sup>) Industrial Complex For Sale/To Let



**130-140 Maidstone Road, Sidcup, Kent DA14 5HS**

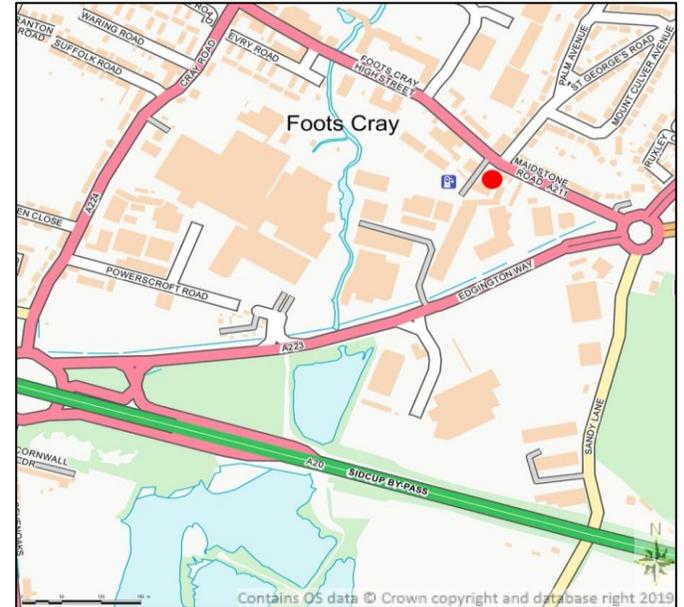
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## Location

Sidcup is a thriving town located inside the M25 approximately 14 miles south east of Central London.

The property is situated just off the A223 which provides immediate access to the A20 at Crittalls Corner roundabout and to Junction 3 of the M25 Motorway approximately 5 miles to the east.



## Description

The property comprises a number of buildings on a level and generally regular shaped site enjoying extensive frontage onto Maidstone Road. The main workshop building is of concrete frame construction, with precast concrete block elevations, under a double bay pitched roof behind a two storey flat-roofed office block. The workshop has two goods loading doors, an eaves height of approximately 21 ft. and a ridge height of approximately 25ft. A substantial mezzanine floor is accessed by means of both a roller shutter door and a goods lift.

At the rear of the site there is a modern storage building of steel frame construction with steel clad elevations under a pitched steel clad roof. There is a substantial mezzanine floor, an eaves height to approximately 20 ft. and five roller shutter goods doors.

Other buildings include a two storey office/store, single storey carpentry workshop and store and a small detached residential building.



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## Accommodation

### Main Workshop\*

Ground Floor Workshop	6,110 sq.ft.	567.6 m <sup>2</sup>
Mezzanine	5,607 sq.ft.	520.9 m <sup>2</sup>
Ground Floor Offices	2,253 sq.ft.	209.3 m <sup>2</sup>
First Floor Offices	<u>2,253 sq.ft.</u>	<u>209.3 m<sup>2</sup></u>
<b>Total</b>	<b>16,223 sq.ft.</b>	<b>1,507.1 m<sup>2</sup></b>

\*Under licence the current tenant has replaced the original mezzanine with a more substantial structure and re-configured the layout removing some of the ground and first floor offices.

### Rear Storage Building

Ground Floor	5,539 sq.ft.	514.6 m <sup>2</sup>
Mezzanine	<u>3,265 sq.ft.</u>	<u>303.3 m<sup>2</sup></u>
<b>Total</b>	<b>8,804 sq.ft.</b>	<b>817.9 m<sup>2</sup></b>

### Small Storage Unit

Ground Floor	807 sq.ft.	75.0 m <sup>2</sup>
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### Carpentry Workshop

Ground Floor	2,546 sq.ft.	236.5 m <sup>2</sup>
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<b>Detached Office/Storage Building</b>	1,571 sq.ft.	145.9 m <sup>2</sup>
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### Detached "House"

Ground and First Floor	approx. <u>1,000 sq.ft.</u>	<u>92.8 m<sup>2</sup></u>
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<b>Total</b>	<b>30,951 sq.ft.</b>	<b>2,875.35 m<sup>2</sup></b>
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<b>Site Area</b>	approx 0.9 acres	0.36 ha
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**Rateable Value :** The property is assessed as factory and premises and has a current rateable value of £129,000.

**EPCs:** The Main Workshop and Rear Storage Building have EPC ratings of C (67) and C (63) respectively. The other buildings have ratings ranging from D (93) to E (117). Full information is available upon request.

**Legal Costs:** Each party to bear its own costs.

**Tenure:** The property is available either to let on terms to be agreed or for sale freehold with vacant possession.

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