



Unit 4 Crayside, Five Arches Business Estate

Maidstone Road, Sidcup, DA14 5AG

Modern Hitech Business Unit

4,891 sq ft
(454.39 sq m)

- Suspended ceilings, raised access floor incorporating floor boxes (1st floor)
- Double glazed windows, Recessed LED lighting, Air conditioned offices
- Central heating, Passenger lift, Separate kitchens & WCs on each floor
- 18 car parking spaces
- Ground floor storage with separate double door side access

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Summary

Available Size	4,891 sq ft
Rent	£100,000 per annum exclusive.
Price	£1,350,000
Business Rates	We understand the current Rateable Value with effect from 1st April 2023 is £41,500. You are however advised to make your own enquiries with the London Borough of Bexley.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

To Let / For Sale - This modern, high quality business unit is arranged over 2 floors. The first floor provides high quality office space with a raised access floor and suspended ceiling incorporating recessed LED lighting. The ground floor is currently configured as reception / offices to the front and light storage with separate side access to the rear. The building also benefits from electric entrance door and on site CCTV.

Location

The property is situated on the established Five Arches Business Estate off Maidstone Road (A211) which provides good access to the A20 Crittalls Corner roundabout within 1 mile. The A20 connects to junction 3 of the M25, 3 miles to the east. Sidcup Station is within 5 minutes drive with local amenities and High Street shops including a Lidl supermarket close by. Other major occupiers in this established business location include L&Q Housing Association, Lawsons Timber, Peter's Foods and JJ Food Services.

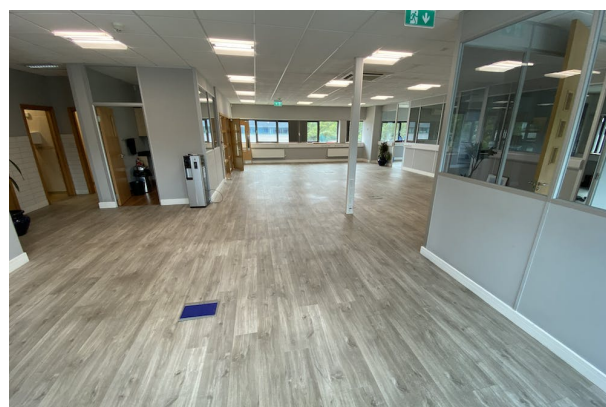
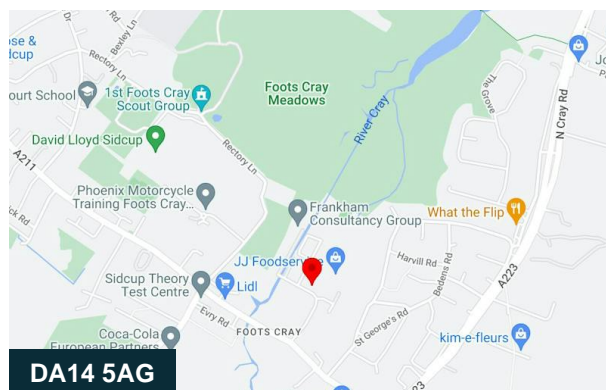
Accommodation

The accommodation comprises the following approximate gross internal areas:

Name	sq ft	sq m
Ground - Floor Offices / Reception	1,211	112.51
Ground - Floor Storage	1,220	113.34
1st - Floor Offices	2,460	228.54
Total	4,891	454.39

Terms

The unit is available either on a new full repairing and insuring lease for a term to be agreed or a sale of the freehold interest.



Viewing & Further Information



Tom Booker

01322 285 588 | 07584 237 141
tom.booker@altusgroup.com



Chris Birch

01322 285 588 | 07976 681 951
chris.birch@altusgroup.com