



**CUSHMAN &  
WAKEFIELD**

## COLD STORAGE / WAREHOUSE TO LET

**22,554 SQ FT**

Unit 1 Five Arches Business Centre, Maidstone Road,  
Sidcup DA14 5AE



### SPECIFICATION

- Detached modern warehouse building
- Fully fitted chilled and cold storage facility
- Warehouse area with 7.5m eaves height
- Secure service yard
- Two level access loading doors
- First floor office accommodation
- 20 car parking spaces

### LOCATION

Five Arches Business Centre is situated off Maidstone Road (A211) in Sidcup, South East London.

Maidstone Road is located 0.9 miles north of the A20, with the A20 connecting to the M25 and M20 approximately 5 miles south east. The M25 provides access to Greater London and national motorway network whilst the M20 links to Maidstone, Ashford, Folkestone.

Sidcup train station, 1.6 miles north west of the property, offers regular direct trains into London King's Cross and London Waterloo with journey times of 1 hour and 34 minutes respectively.

#### Driving distances

#### Miles

A20	0.9
M25	5.1
M20	5.5
A205	5.7
West End London	17.4
City of London	18.1

Source: Google Maps

### LOCATION MAP





**CUSHMAN &  
WAKEFIELD**

## COLD STORAGE / WAREHOUSE TO LET

**22,554 SQ FT**

Unit 1 Five Arches Business Centre, Maidstone Road,  
Sidcup DA14 5AE

### DESCRIPTION

Unit 1 Five Arches Business Centre is a detached light industrial/ warehouse building of steel portal frame construction.

Warehouse area has an internal eaves height of 7.5m, served by two ground level roller-shutter doors facing the private service yard.

Contains chilled and frozen chamber (full detailed specification available upon request).

### TERMS

Property is available by way of sub-lease or assignment. Alternatively, a new lease may be available, subject to agreement of terms with the Landlord.

### USE

B1(c), B2 & B8.

### EPC

Available on request.

### VAT and SDLT

All prices and terms quoted are exclusive of Value Added Tax (VAT) and Stamp Duty Land Tax (SDLT).

### ACCOMODATION (GIA)

	SQ FT	SQ M
Warehouse	19,928	1,851
First Floor Office	2,626	244
<b>TOTAL</b>	<b>22,554</b>	<b>2,095</b>

\*All areas are measured on an approximate Gross Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition)

### SITE PLAN



#### PATRICK MOONEY

Cushman & Wakefield

Direct: +44 (0) 207 152 5797

Mobile: +44 (0) 7920 451 369

[patrick.mooney@cushwake.com](mailto:patrick.mooney@cushwake.com)

#### CHRIS KNIGHT

Cushman & Wakefield

Direct: +44 (0) 207 152 5129

Mobile: +44 (0) 7872 822 528

[chris.c.knight@cushwake.com](mailto:chris.c.knight@cushwake.com)

The Misrepresentation Act 1967.

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. April 2021.