

DB HOUSE, FOOTSCRAY HIGH STREET, SIDCUP, DA14 5HP

TO LET ON NEW LEASE



INDUSTRIAL/WAREHOUSE UNIT WITH PARKING Approx: 1520.85 SQ. M. (16,370 SQ. FT.)

RENT: £95,000 PER ANNUM EXCLUSIVE

Location

DB house is positioned on Footscray High Street and lies immediately behind Lidl Superstore. The premises are close to the junction with the A224 Cray Road and A211 Sidcup Hill. The A20 is within ½ mile and junction 3 of the M25 is within 5 miles of the premises.

DB house is located immediately next to Fujitsu Siemens headquarters and other notable occupiers within the immediate vicinity include Coca Cola, Plumb Base, MFI Distribution and the Kent Messenger.

Description

The property comprises an end of terrace warehouse of steel portal frame construction with brick elevations under a plastic coated metal sheet roof. The roof also has Perspex panelling which provides a good source of natural light into the premises. Internally the premise has a Stannah Goods Lift which operates from ground floor level up to the mezzanine level. The goods lift has a loading capacity of 1000kg. In addition the unit also benefits from a 3 phase electricity supply and has three gas blower heaters in the main warehouse area. The premises also benefit from having two full height roller shutter doors which are automatically operated.

The ground floor warehouse area benefits from a minimum clear height of 3.82m rising at the apex to a maximum height of 7.21m. The premises enjoy good access for loading and unloading of heavy goods vehicles and from 6-8 allocated parking spaces.

In addition there is a separately gated yard area to the rear of the premises which can be utilised for either additional parking or for loading and unloading of goods.

Accommodation

The property has the following approximate net internal areas:

Ground Floor Warehouse	957.12 sq. m. (10,302 sq. ft.)
First Floor Mezzanine	563.73 sq. m. (6,068 sq. ft.)
Total	1520.85 sq. m. (16,370 sq. ft.)

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Rates

The property has a rateable value of £42,000. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

The premises have most recently been used for storage under B8 (storage & distribution) planning consent. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rent

£95,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4486

"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".