



Freehold Office Opportunity For Sale or To Let
Progressive House, 2 Maidstone Road, Sidcup Kent DA14 5HZ

Investment Summary

- Opportunity to acquire a detached office building totalling 14,963sq.ft (1,390sq.m) arranged over ground, first and second floors.
- Generous car parking ratio of 1:213 per sq ft (70 spaces).
- Well established commercial location providing easy access to the A20.
- Also available to let as a whole or floor-by-floor basis.
- Vendor may consider taking a leaseback of the ground floor.
- Vacant parts providing immediate opportunity to re-let or development potential (subject to planning).
- Offers in the region of **£3,500,000 (Three Million, Five Hundred Thousand Pounds)** are sought for the Freehold interest.



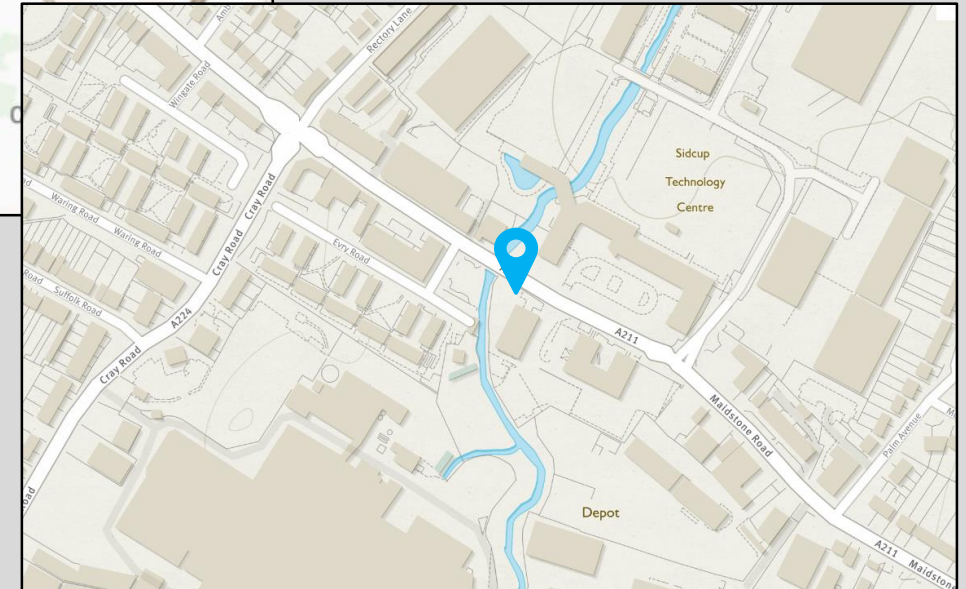
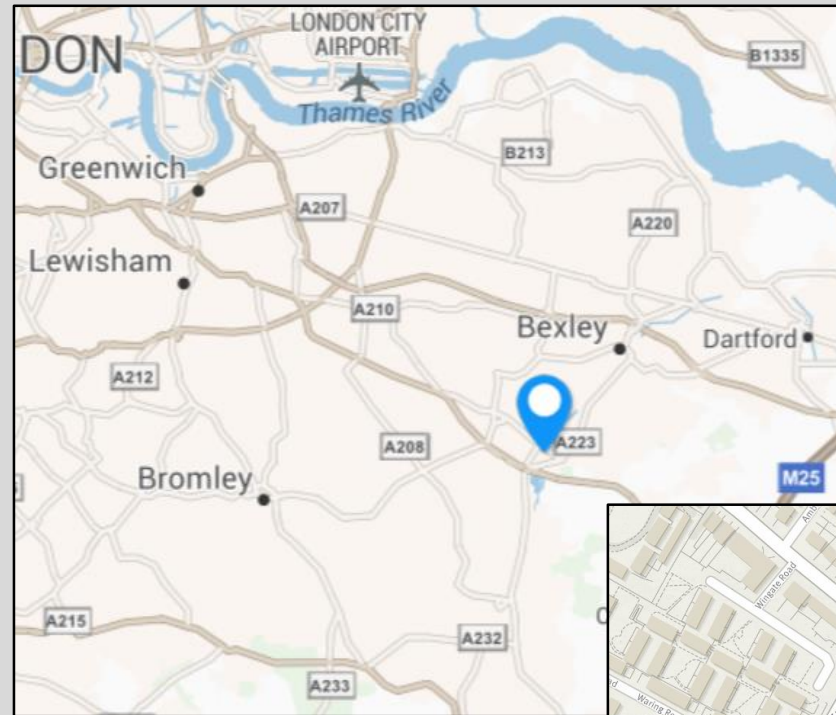
Location

Sidcup is located within the London Borough of Bexley approximately 11 miles south east of Central London, 5 miles south east of Bromley and 4 miles west of Dartford. Sidcup railway station is served by South-eastern trains providing frequent services to Central London, with a fastest journey time of 30 minutes to London Charing Cross, making the location particularly popular with commuters. The town benefits from excellent road links with the A2 and A20 providing direct access to Central London. The M25 Motorway is approximately 5 miles to the East.

The vicinity continues to attract high profile occupiers including Coca Cola, L&Q, Tesco, Lexus and Toyota as well as the new 105,000 sq.ft Chancerygate scheme currently under construction.

Situation

Progressive House is situated to the south east of Sidcup town centre within a established commercial location opposite the Five Arches Business Estate. The building occupies a prominent position on Maidstone Road (A211) which provides direct access Footscray High Street, Edgington Way (A223) and the Sidcup Bypass (A20).



Surrounding occupiers include:



Description & Specification

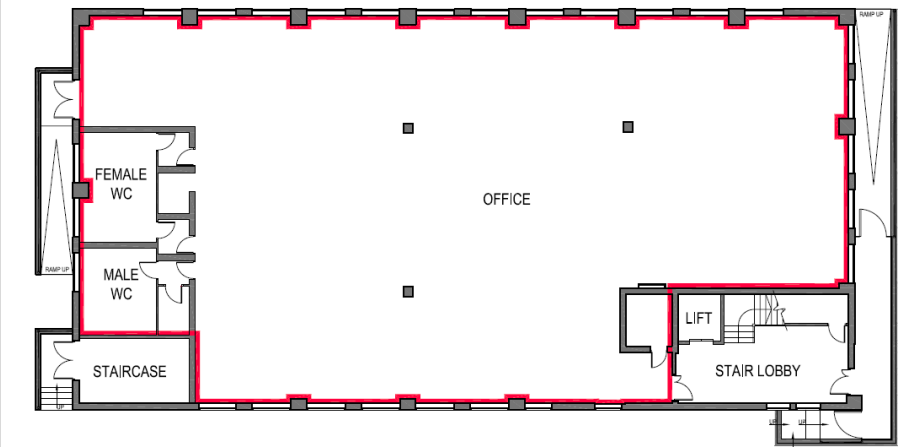
The property comprises a detached self contained office building of steel frame construction with brick cladding and a glass entrance walkway/canopy. The building is arranged over ground, first and second floors to provide 14,963 sq.ft NIA and offers the flexibility to be let whole or floor by floor.

Internally the offices provide open plan and flexible accommodation with glass partitioning and benefit from the following specification;

- Suspended ceilings.
- Recessed CAT II lighting.
- Air conditioning/comfort cooling
- Gas central heating (ground and first floors only).
- Full raised access floors (ground and first floors only).
- Eight person passenger lift.
- Male/female WC's on ground and first floor. Disabled WC's at ground floor.
- 70 car parking spaces providing a generous ratio of 1:213 per sq ft.

Accommodation (approx.)

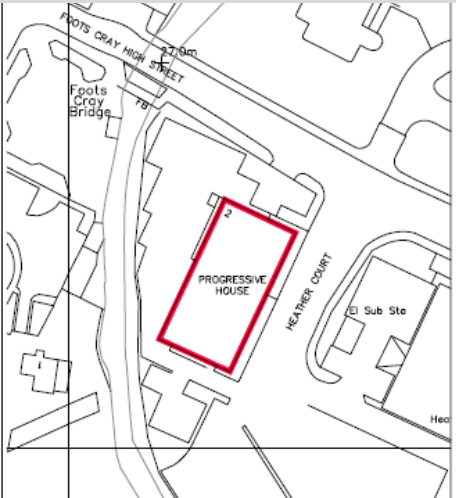
Description	Sq ft	Sq m
Ground Floor	5,000	464
First Floor	5,000	464
Second Floor	4,963	461
Total (NIA)	14,963	1390



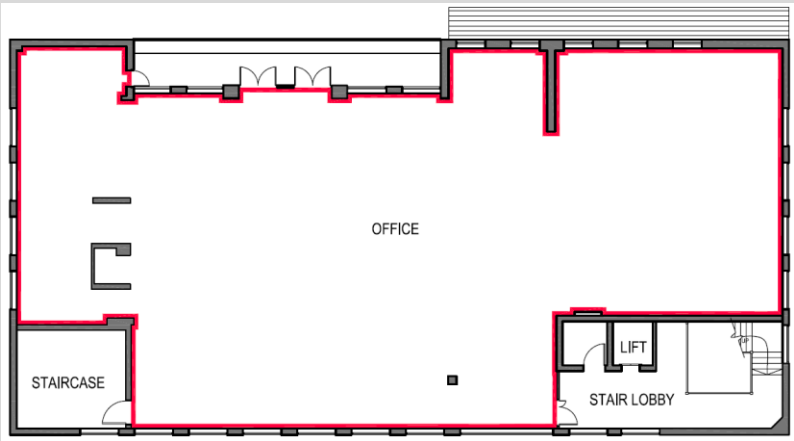
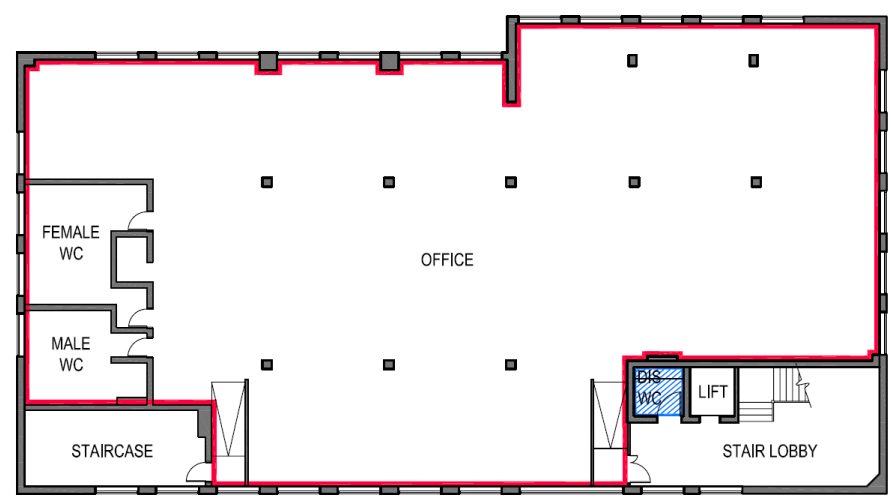
Ground Floor

Site Area

The site area extends to approximately 0.261 Hectares (0.645 Acres).



First Floor



Second Floor

Proposal

Tenure

Freehold.

We are instructed to seek offers in excess of **£3,500,000** (Three Million Five Hundred Thousand Pounds), subject to contract and with vacant possession on completion.

Our clients will also consider a sale and leaseback of the ground floor, subject to contract. Further information is available on request.

Leasehold

The property is also available to let as a whole or on a floor by floor basis on a new FRI lease at a commencing rental of **£16.00** (Sixteen Pounds) per square foot, per annum exclusive.

VAT

Progressive House is VAT elected and therefore VAT will be payable on sale and rental amounts.

EPC

The Energy Performance Certificate and Recommendation Report is available on request.

SUBJECT TO CONTRACT

Contact Details

For further information, or to arrange an inspection, please contact the selling agents;



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