



Crabtree Manorway North,
Belvedere, DA17 6AX

1,158 SQ FT TO 3,934 SQ FT HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS

AVAILABLE TO LET





- @n spec.**
- 5-6M CLEAR INTERNAL EAVES HEIGHT
 - 20 KN/M² REINFORCED CONCRETE FLOOR
 - ELECTRONIC OVERHEAD LOADING DOORS
 - SHELL UNITS WITH FITTED ACCESSIBLE WC
 - 3 PHASE POWER SUPPLY
 - 8M YARD DEPTH
 - ALLOCATED CAR PARKING SPACES

@n point.

Belvedere Point is a high quality development of 19 small industrial / warehouse units on a self contained site.

With sizes ranging from 1,158 sq ft to 3,934 sq ft, each unit has good clear internal eaves height, a reinforced concrete floor, an electronically operated sectional overhead loading door, 8m yard depths and allocated parking for each unit.

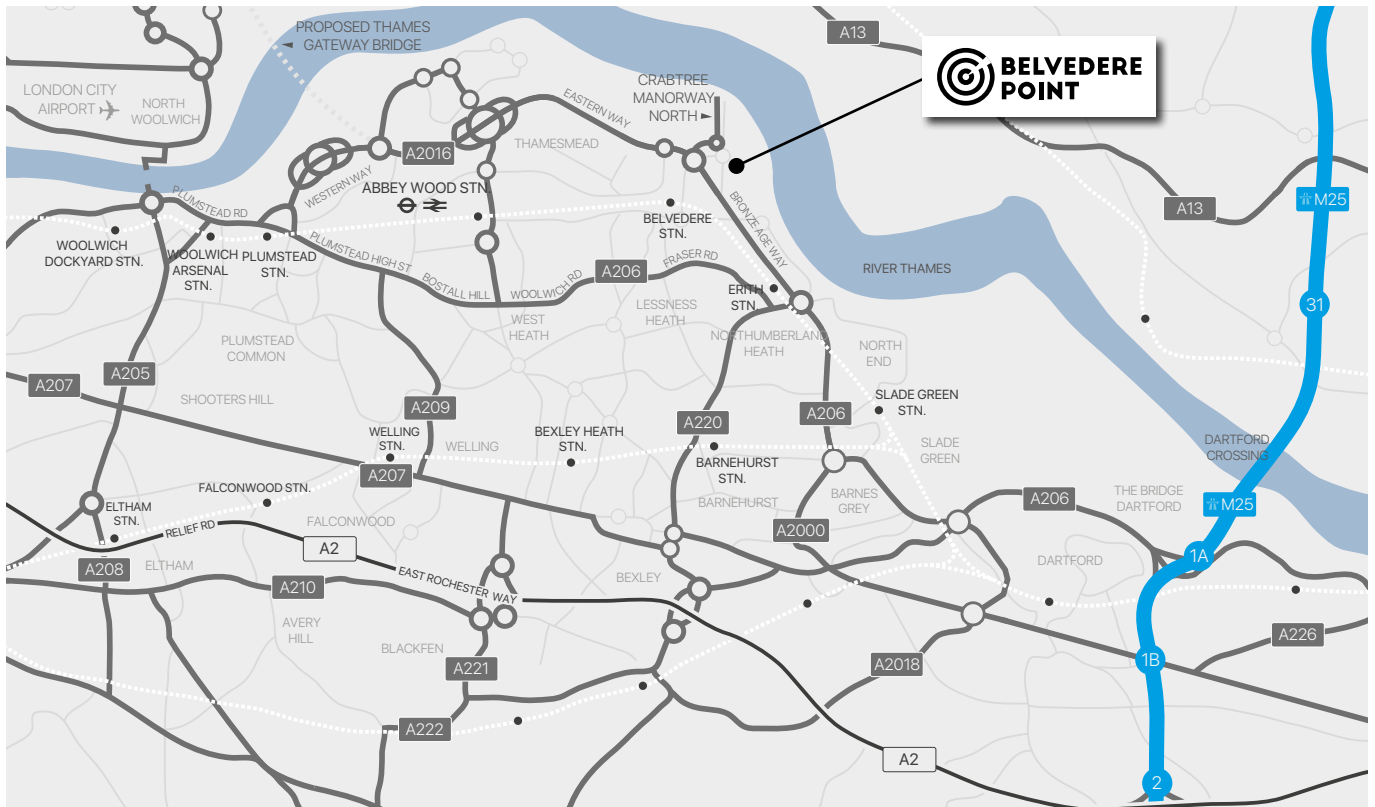
AVAILABILITY

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL AREA (SQ FT)	CAR PARKING
D4	1,158	–	1,158	2
F5	2,068	708	2,776	2
TOTAL	3,226	708	3,934	4

Approximate GIA measured from architects drawings



Indicative Images



Location.

Belvedere Point is located in the heart of the Belvedere Industrial Area to the north of Belvedere town centre and 2 miles west of Erith town centre.

Accessed from Crabtree Manor Way North, the scheme benefits from immediate access to the A2016 Bronze Age Way, where the main dual carriageway route extends east to the M25 (J1a) at the Dartford Crossing (6 miles). To the west, the A2016 joins the A206 at Woolwich, continuing on to the Blackwall Tunnel (8 miles) and A2 into Central London (15 miles).

The site is a short distance from Belvedere main line station and the new Crossrail station at Abbey Wood which will halve journey time to many Central London destinations.



ROAD

Belvedere Station	0.5 miles
Abbey Wood Station (Crossrail)	2.5 miles
M25 J1A	6 miles
Dartford Crossing	6.9 miles
Blackwall Tunnel	8.6 miles
Canary Wharf	12 miles
City	13 miles
West End	15 miles



OVERGROUND

Abbey Wood to Belvedere	3 mins
Abbey Wood to London Charing Cross	37 mins



CROSSRAIL

Abbey Wood to Canary Wharf	11 mins
Abbey Wood to Bond Street	25 mins

Planning Use

B1 (c), B2, B8

Business Rates

Interested parties are advised to check with the local authority but may qualify for small business rates relief.

Terms

The properties are offered to let on full repairing and insuring leases for a term to be agreed.

Service Charge

A service charge will be applicable for any common and shared items, each unit to be responsible for a fair and due proportion.

www.belvederepoint.com

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate.
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