

**THE OPEN STORAGE YARD,
CRABTREE MANORWAY SOUTH,
BELVEDERE, KENT DA17 6BH**



**OPEN STORAGE SITE WITH OFFICE BUILDINGS
AND WORKSHOP
FROM 0.18 – 0.75 ACRES (0.8 – 0.3 HECTARES)
TO LET**

WATSON DAY
CHARTERED SURVEYORS

01322 475940
watsonday.com

LOCATION

The site is located to the east side of Crabtree Manorway South, a dead end road with direct access from the A2016 dual carriageway. The site is a short distance from Belvedere mainline railway station. Belvedere Station provides services to Abbey Wood in a journey time of approximately 3 minutes. Cross Rail underground services will be available from Abbey Wood in early 2019 (delayed from late 2018). When operational Cross Rail will provide services to Canary Wharf in approximately 11 minutes and Bond Street in approximately 25 minutes.

The M25, J1A is approximately 5 miles to the east and is adjacent to the Dartford Crossing.

DESCRIPTION

The property comprises a level concrete surfaced open storage site. Salient features of the property are as follows:-

- Workshop and Nissen Hut
- Mainly surfaced and part fenced site
- Portable office building (available subject to terms)
- Good access to A2016 dual carriageway
- Good access to Belvedere train station
- Available for immediate occupation
- Opportunities from 0.18 acres (0.08 hectares)

ACCOMMODATION

The property has been measured on Promap as follows:-

	Area Acres	Area Hectares
Site A	0.57	0.23
Site B	0.18	0.08

RENT

Site A - £86,500 per annum exclusive.

Site B - £26,400 per annum exclusive.



TERMS

The property is available on a new flexible lease for a term of up to 5 years.

SERVICE CHARGE

Details available upon request.

BUSINESS RATES

The property is assessed for business rate purposes as follows:-

Land used for storage and premises

Rateable Value £TBC

Interested parties are advised to contact Bexley Borough Council in regard to exact rates payable on 0208 315 2076.

EPC

The property has been rated Band D (98). An Energy Performance Certificate is available on request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

07764 476915

richardturnill@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

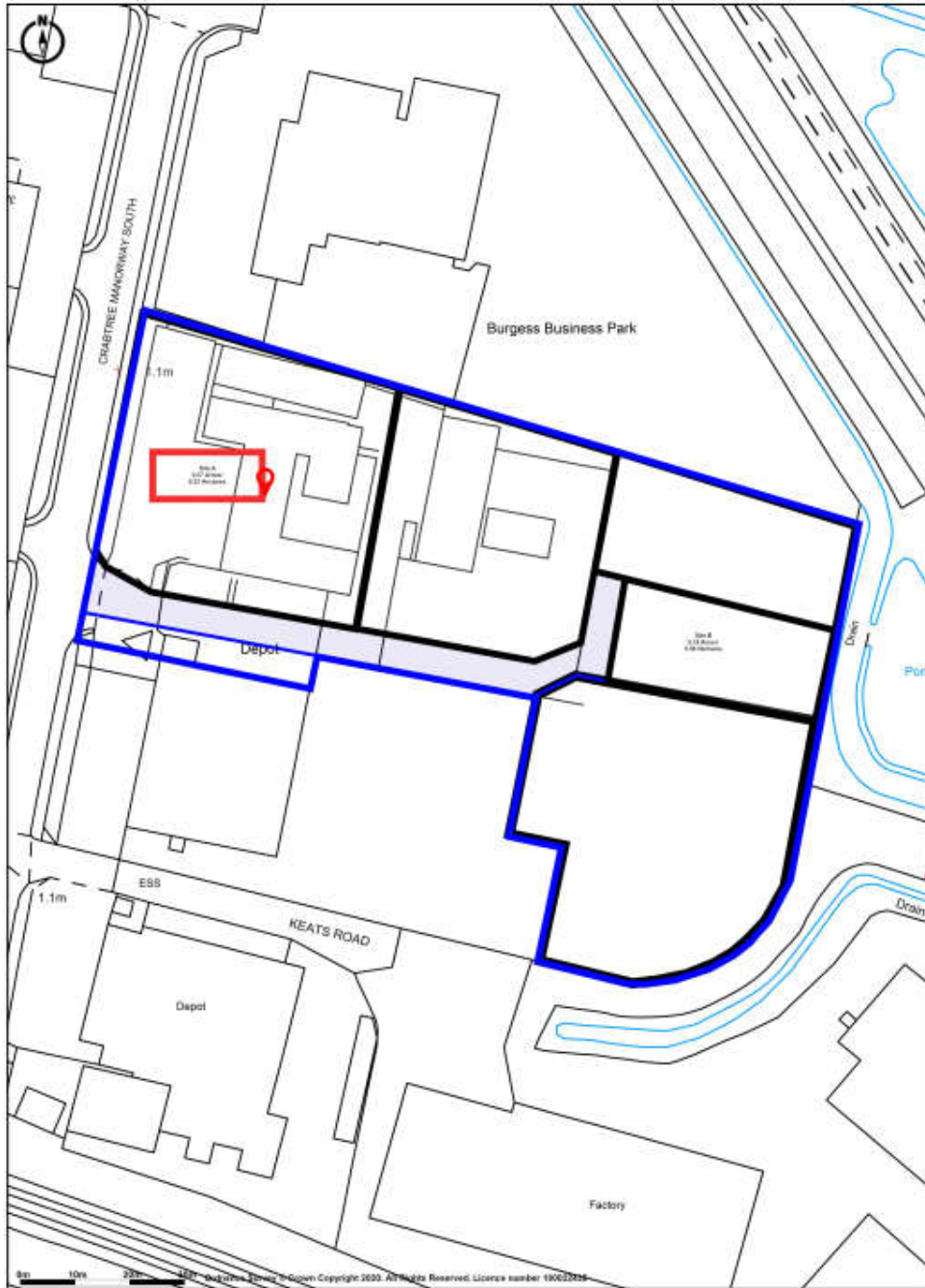
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01322 475940

SITE PLAN



PromapV2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:1250, Paper Size - A4

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01322 475940