

FORMER FM CONWAY YARD MULBERRY WAY, BELVEDERE KENT DA17 6AR



**OPEN STORAGE YARD
1.79 ACRES (0.72 HECTARES)**

TO LET

LOCATION

The property is located in the well established Belvedere industrial area with dual frontage to Mulberry Way, close to its junction with Church Manorway.

The site is well located for access to the M25 at Junction 1A which is 7 miles to the east, offering connections to the A2/A20 M2/M20, the north via the Dartford Crossing and into South East and Central London, A102M & Blackwall Tunnel 10 miles west. This strategic location has been the focus of new development in South East London and is now home to occupiers that include Asda, Amazon, Ocado, Lidl, and Tesco.

Rail services are provided by Belvedere mainline railway station with direct connections into Central London with Crossrail services from Abbeywood due to open in December 2020 providing services to Canary Wharf, Bond Street and Heathrow on the Elizabeth Line.

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 0.5 acres (0.2 hectares)

PLANNING

The site benefits from an existing use within Classes B1, B2 & B8 and operates on a 24/7 365 basis.

RENT

The property is available at a rent of £195,000 per annum exclusive.

VAT

We are advised that VAT is applicable.

TERMS

The property is offered to let on a new lease on terms to be agreed.

LOCATION PLAN



BUSINESS RATES

The property is included in the total sites Rateable Value of:-

Factory & Premises £260,000

This will be split and re-assessed.

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 C (53). An Energy Performance Certificate is available to view on request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly via appointment with the joint agents:-

WATSON DAY CHARTERED SURVEYORS

Richard Turnill

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GLENNY

Ivan Scott

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

IMPORTANT NOTICE:

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- 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;
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