

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



**FORMER HIGHWAYS & PLANT FACILITY  
WAREHOUSE/WORKSHOPS OF 39,000 SQ. FT.  
ON 2.5 ACRES (1.01 HECTARES) SITE**

**TO LET**

**WATSON DAY**  
CHARTERED SURVEYORS

**01322 475940**  
**watsonday.com**

## 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 substantial secured site of 2.5 acres, which benefits from HGV vehicular access.

Formerly used by FM Conway as their highways vehicle & plant yard the property offers a range of warehouse and workshop units set on a concreted self-contained site.

Externally the site offers 2 concreted yards of 23,000 sq. ft. and 10,000 sq. ft. with a further 26,000 sq. ft. of unsurfaced yard providing open storage and parking.

## BUILDINGS - See Plan Ref

Unit 1 - Concrete frame warehouse with profile steel clad elevations under a pitched roof with 20% roof lights, 2 roller shutter doors, 8m eaves, 9m apex.

Unit 2 - A high bay warehouse of steel portal frame construction under a stepped pitched roof with 20% roof lights, 3 roller shutter doors, 9.5m eaves, 10.5m-16m apex. Includes 2 partial mezzanines.

Unit 3 - Inter-connected with Unit 2 comprises a fully racked warehouse with profile steel clad elevations under a pitched roof with 20% roof lights, 2 roller shutter doors, 9m eaves, 10m apex.

## LOCATION PLANS



## AREAS

The units offer the approximate areas as follows measured on a GIA basis:-

Floor	Sq Ft	Sq M
Unit 1	11,912	1,107
Unit 2	7,880	732
Unit 3	19,208	1,785
(Inc. mezzanines of)	5,560	517
<b>Total</b>	<b>39,000</b>	<b>3,624</b>
<b>Yard 1</b>	<b>23,000</b>	
<b>Yard 2</b>	<b>10,000</b>	
<b>Site Area</b>	<b>2.5 acres</b>	

## 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



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## PLANNING

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

Interested parties should contact the Bexley Planning Team to discuss any specific use and planning related issues.

## TERMS

The entire property is offered to let on terms to be agreed but including a Landlord only option to remove from the demise the area edged blue on the plan on 6 months' notice.

## RENT

The property is available at a rent of £285,000 per annum exclusive.

## VAT

We are advised that VAT is applicable.

## 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

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GLENNY

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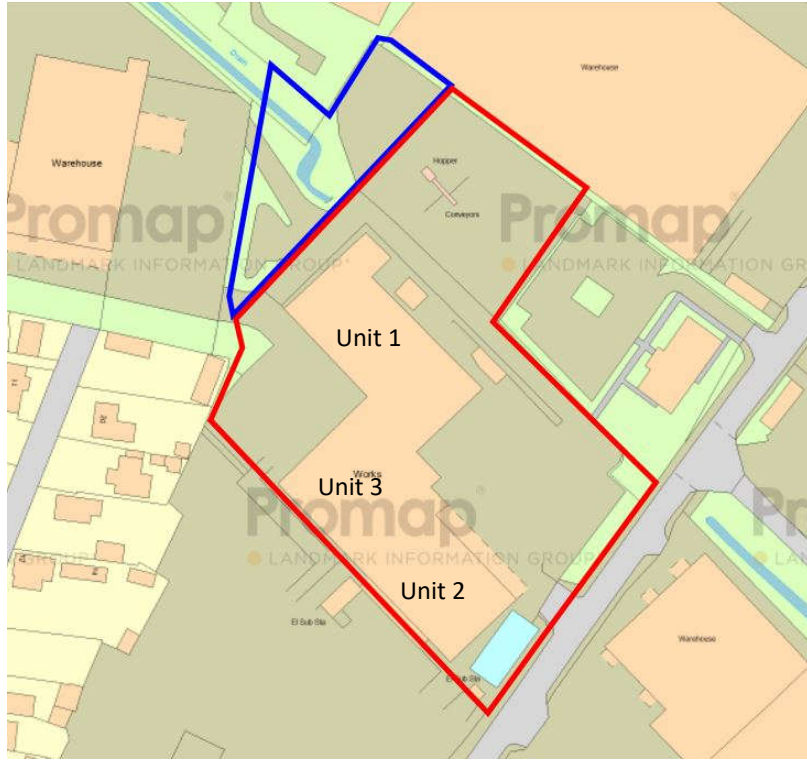
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