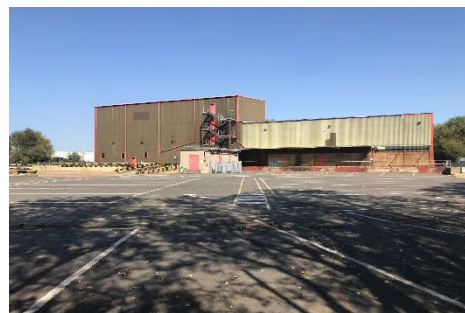


FORMER FM CONWAY YARD MULBERRY WAY, BELVEDERE KENT DA17 6AR



**FLEXIBLE HIGH EAVES INDUSTRIAL PREMISES OF UP TO
39,000 SQ. FT. ON A LARGE SITE OF 5.1 ACRES (2.06
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 substantial secured site of 5.1 acres (2.06 hectares), which is fully fenced and secure, benefitting from 3 vehicular access points.

Formerly used by FM Conway as their vehicle depot, the site provides a range of industrial/warehouse buildings upon a mainly surfaced and fenced site.

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
Office Welfare	4,599	427
Unit 1	11,912	1,107
Unit 2	7,880	732
Unit 3	19,208	1,785
(Inc. mezzanines of)	5,560	517
Total	43,599	4,051
Site Area	5.7 acres	

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.

The site may also be suitable for Waste Transfer or Recycling uses subject to planning and licencing.

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.

Consideration of the letting of part will be considered subject to terms and covenant.

RENT

The property is available at a rent of £480,000 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

Richard Turnill

07764 476915

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GLENNY

Ivan Scott

0203 367 2334

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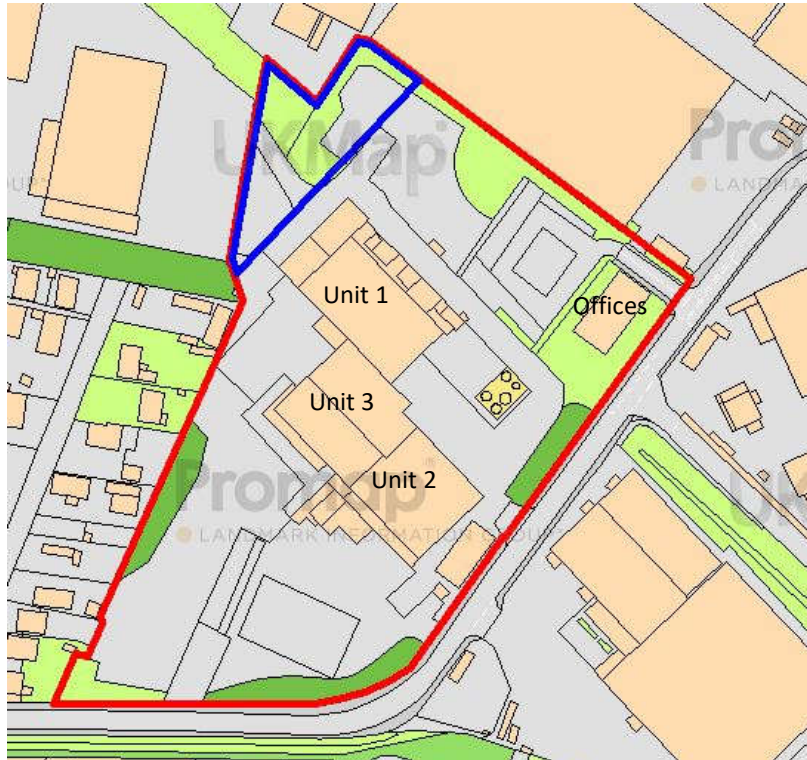
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