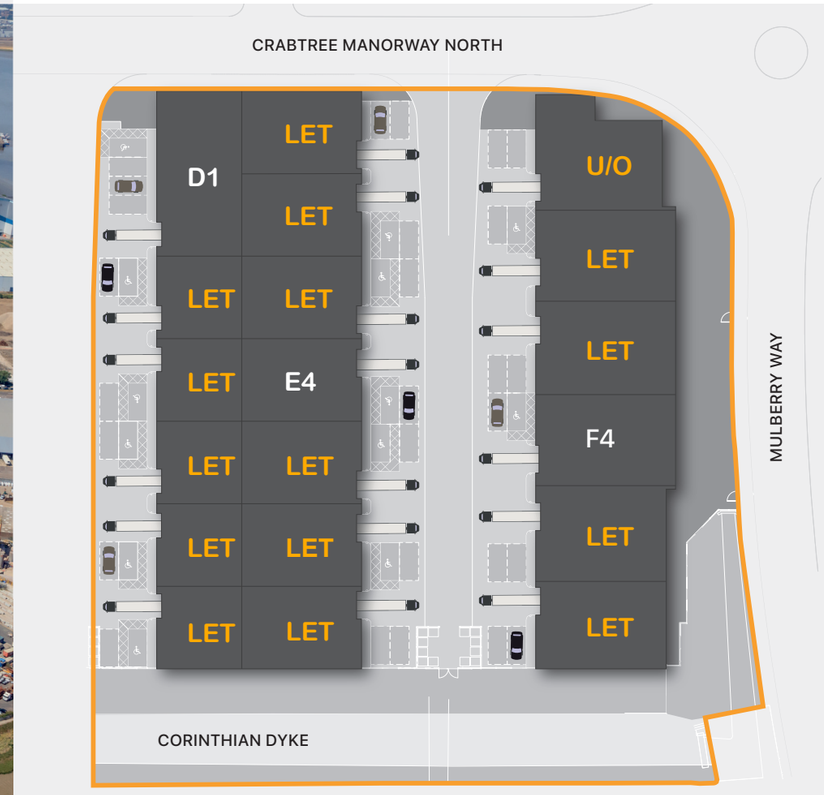
BELVEDERE POINT.

Crabtree Manorway North,
Belvedere, DA17 6AX

on point.

1,207 SQ FT TO 3,028 SQ FT
HIGH QUALITY INDUSTRIAL/WAREHOUSE UNITS
AVAILABLE TO LET



on 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

on point.

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

With sizes ranging from 1,207 sq ft to 3,028 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.

Indicative Images

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL AREA (SQ FT)	CAR PARKING
D1	2,415	613	3,028	4
D2	1,207	–	1,207	2
D3	1,207	–	1,207	2
D4	1,207	–	1,207	2
D5	1,207	–	1,207	2
D6	1,207	–	1,207	2
E1	1,708	–	1,708	2
E2	1,692	–	1,692	2
E3	1,700	–	1,700	2
E4	1,700	–	1,700	2
E5	1,700	–	1,700	2
E6	1,700	–	1,700	2
E7	1,700	–	1,700	2
F1	2,218	690	2,908	2
F2	2,197	708	2,905	2
F3	2,225	717	2,942	2
F4	2,195	705	2,900	2
F5	2,149	736	2,885	2
F6	1,963	672	2,635	2
TOTAL	**33,296**	**4,843**	**38,139**	**39**

Approximate GEA measured from architects drawings

on 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 has halved journey times to many Central London destinations since opening in October 2017. The central section of this project will open by March 2021.

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
To be assessed, 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

Crabtree Manorway North,
Belvedere, DA17 6AX

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. June 2019. Design by **cormackadvertising.com**

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BELVEDERE POINT

CRABTREE MANORWAY NORTH | BELVEDERE
KENT | DA17 6AX

SUBJECT TO CONTRACT

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Unit No	Size/Area		Quoting rent exclusive of VAT	Monthly Rental	Estimated Rateable Value	Service Charge per Annum on Account	Status
	Sq ft	Sq m					
D1	3,028	281.34	£43,140	£3,595	£27,000	£1,405.27	Available
D2	1,207	112.17					LET
D3	1,207	112.17					LET
D4	1,207	112.17					LET
D5	1,207	112.17					LET
D6	1,207	112.17					LET
E1	1,708	158.66					LET
E2	1,692	157.15					LET
E3	1,700	157.91					LET
E4	1,700	157.91	£26,350	£2,195	£14,250	£788.96	Available
E5	1,700	157.91					LET
E6	1,700	157.91					LET
E7	1,700	157.91					LET
F1	2,908	270.15					U/O
F2	2,905	269.86					LET
F3	2,942	273.35					LET
F4	2,900	269.40	£41,328	£3,444	£24,000	£1,345.87	Available
F5	2,885	268.06					LET
F6	2,635	244.80					LET

Notes: (see overleaf)

Last updated: 1 February 2021 *AK011022*

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NOTES:-

- This sheet accompanies the particulars/brochure for the above property and interested parties should refer to both documents for full information.

- **Reservation Deposit** – A deposit of £1,500 will be required on agreement of heads of terms and prior to release of legal paperwork. The deposit will be set off against monies on completion unless the tenant withdraws from the transaction in which case the deposit will be retained to mitigate the Landlords abortive legal costs.

- **Sizes** – units can be combined to provide a range of sizes.

- **VAT**: All prices quoted are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their VAT liability, if any.

- **Service Charge** – this is payable for the maintenance of the common parts of the Estate. Full details are available upon request. Service charge figures subject to annual reconciliation.

- **Rates** – Estimated rates liability is based on the rateable values for the units without taking into account small business relief, if available. Interested parties must confirm the Rateable Value and actual rates payable with the London Borough of Bexley.

- **For Further Information** or to arrange an inspection please contact Will Thomson or Andy Hughes:

- Will Thomson
- 020 3142 3625
- w.thomson@glenny.co.uk

- Andy Hughes
- 020 3141 3622
- a.hughes@glenny.co.uk

or the joint agents Altus.

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