

Belvedere Industrial Estate, Belvedere, DA17 6BS

FOR SALE Rare - Freehold Industrial Unit

INDUSTRIAL



London | Consultancy | Transactions | Independent | Experienced

Location

The units are located in the Lower Belvedere industrial zone, a well established industrial location within the London Borough of Bexley. The M25 is accessed via the A2016 Bronze Age Way / Bob Dunn Way to the east and is approximately 6.5 miles to Junction 1A. To the west, central London is approximately 14 miles driving distance.

Transport Links

Belvedere 0.9 miles
Erith 1.4 miles
Rainham 1.5 miles

Accommodation (GIA)

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	14,560	1,352.67	Under Offer
1st - Office	3,417	317.45	Under Offer
Mezzanine - Mezzanine storage	12,875	1,196.13	Under Offer
Total	30,852	2,866.25	

Description

Units 3&4 Belvedere Industrial Estate comprises a combined industrial warehouse that has undergone a significant internal fit out with updated office accommodation, reception area, staff canteen and showrooms along with a 90% mezzanine floor.

Externally the unit benefits from a large front yard area for loading / unloading and car parking.



Price

Price on application

Business rates

Rateable Value	£84,500
Rates Payable	£1.50 per sq ft

Service charge

£5,023 per annum Subject to annual reconciliation

EPC

D

VAT

Applicable

Get in touch

Our offices are located in the heart of London's West End - a short walk from the world-famous Piccadilly Circus. Heddon House, 149-151 Regent St, London, W1B 4JD

+44 20 7930 1070
info@levyrealestate.co.uk



www.levyrealestate.co.uk

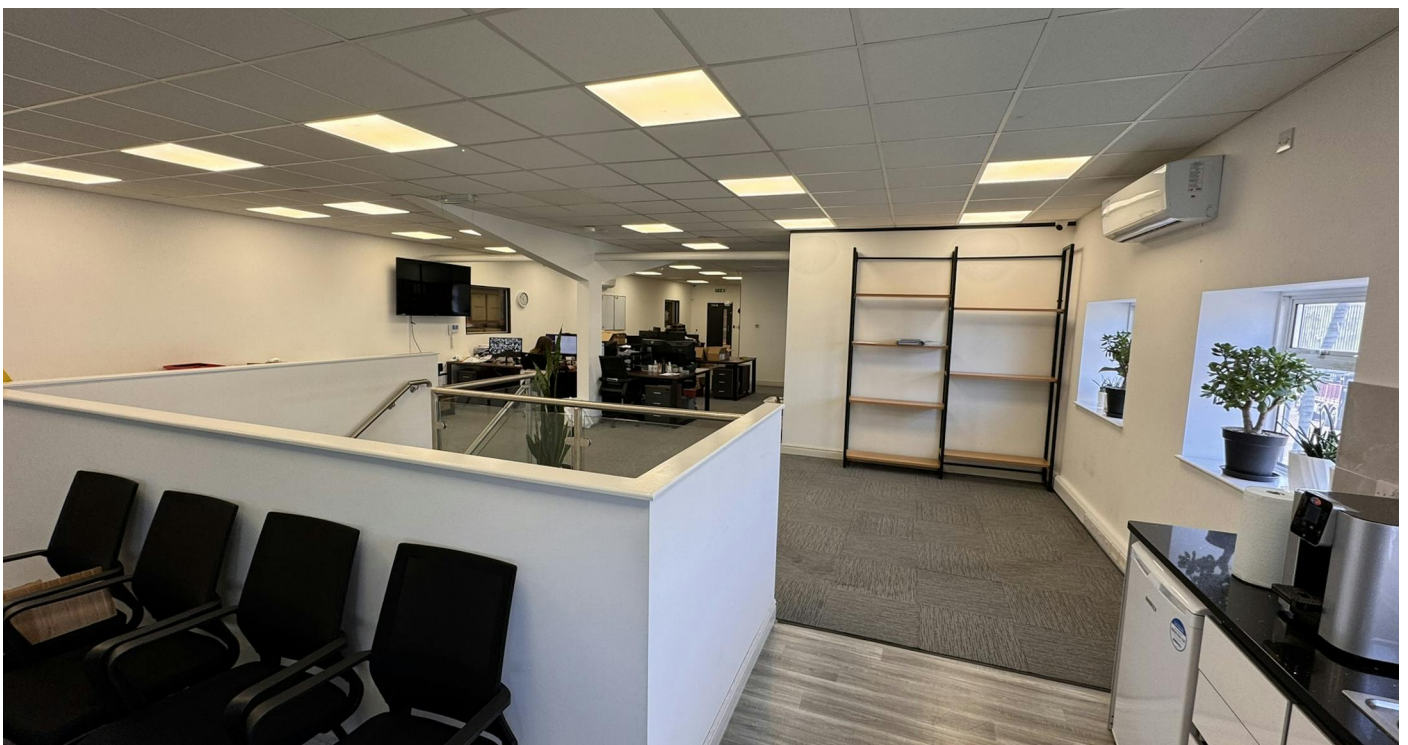
Belvedere Industrial Estate, Belvedere, DA17 6BS

FOR SALE Rare - Freehold Industrial Unit

INDUSTRIAL



London | Consultancy | Transactions | Independent | Experienced



Get in touch

Our offices are located in the heart of London's West End - a short walk from the world-famous Piccadilly Circus.
Heddon House, 149-151 Regent St, London, W1B 4JD

+44 20 7930 1070
info@levyrealstate.co.uk



www.levyrealstate.co.uk

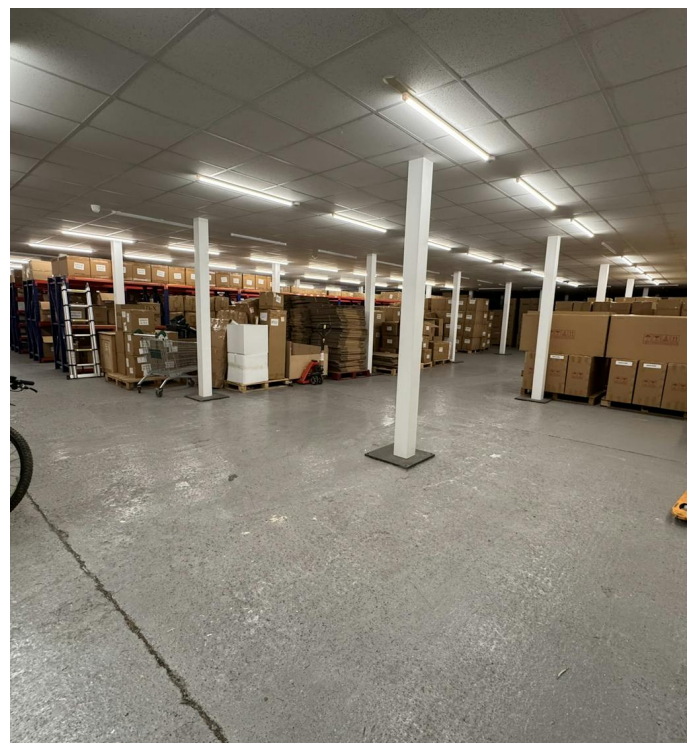
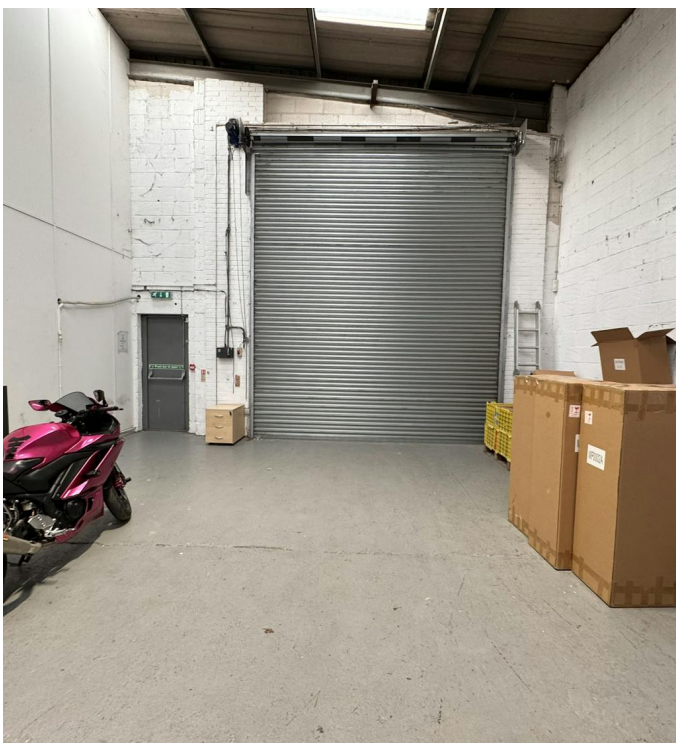
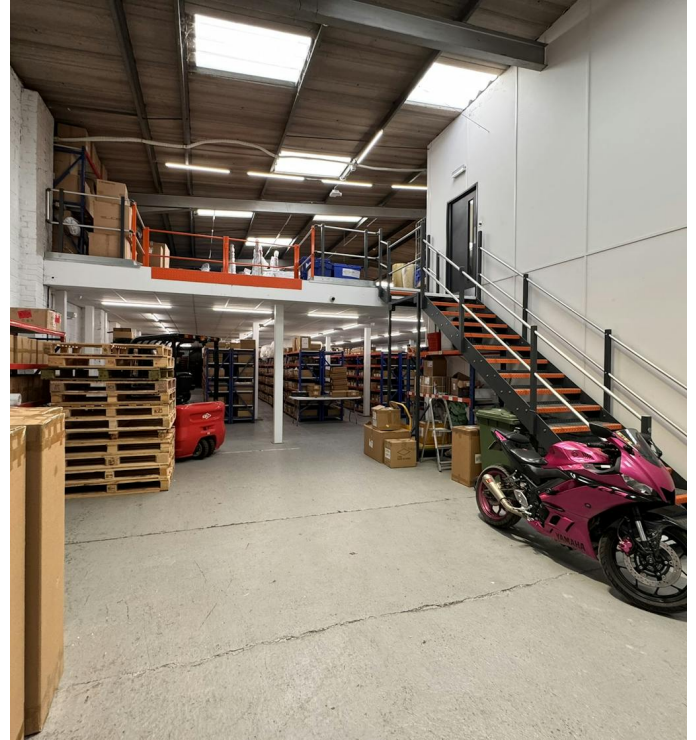
Belvedere Industrial Estate, Belvedere, DA17 6BS

FOR SALE Rare - Freehold Industrial Unit

INDUSTRIAL



London | Consultancy | Transactions | Independent | Experienced



Get in touch

Our offices are located in the heart of London's West End - a short walk from the world-famous Piccadilly Circus. Heddon House, 149-151 Regent St, London, W1B 4JD

+44 20 7930 1070
info@levyrealstate.co.uk



www.levyrealstate.co.uk

Belvedere Industrial Estate, Belvedere, DA17 6BS

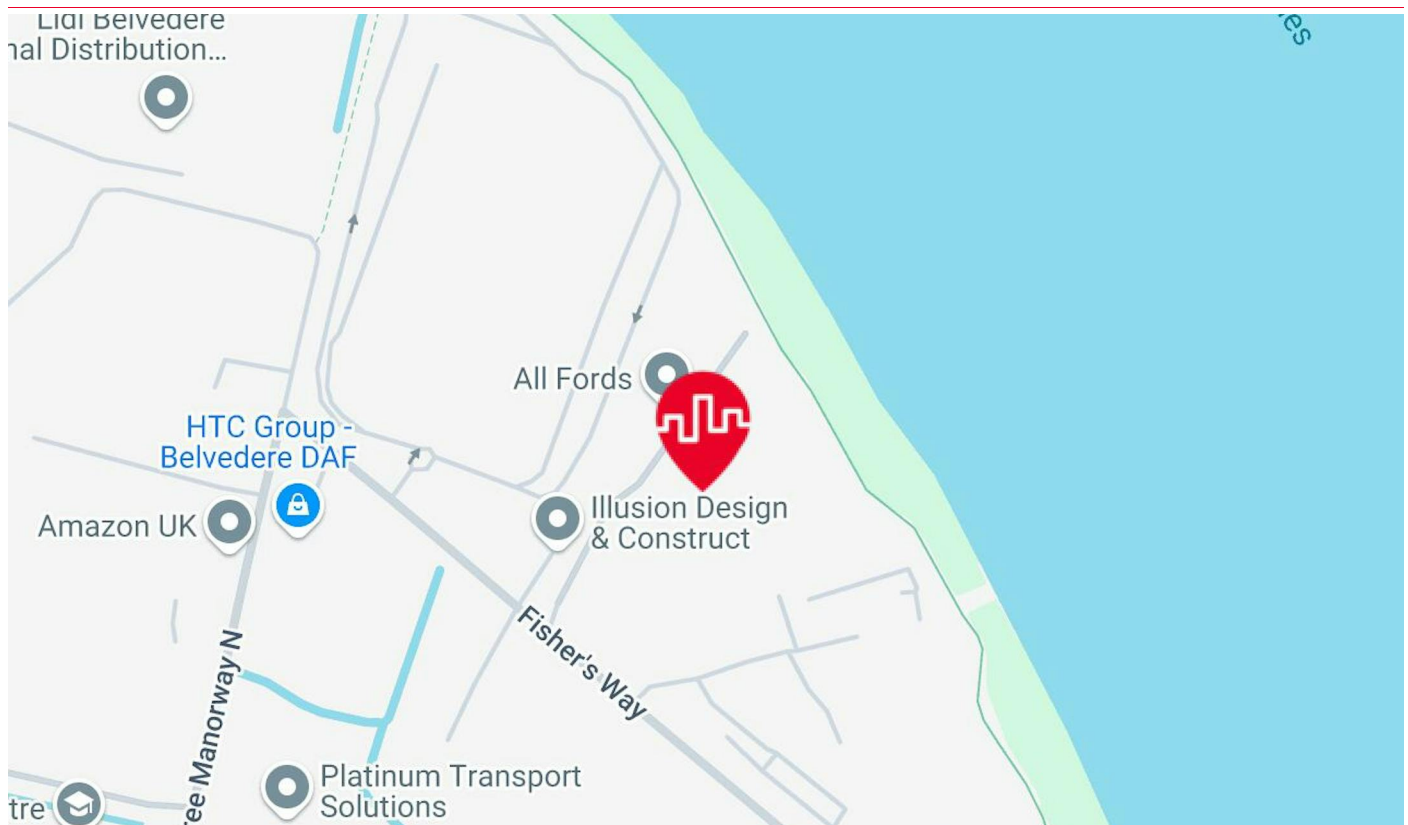


FOR SALE Rare - Freehold Industrial Unit

INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced

Location



Further Information

For further information, or to arrange an inspection please contact joint agents:

Contact

Andrew Hughes

T 02077470120

E Andrew.hughes@levyrealestate.co.uk

Henry Newland

T 0207 747 0116

E henry.newland@levyrealestate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. July 2025

Levy Real Estate LLP
Heddon House, 149-151 Regent St,
London, W1B 4JD

T +44 20 7930 1070

E info@levyrealestate.co.uk

www.levyrealestate.co.uk



Belvedere Industrial Estate, Belvedere, DA17 6BS

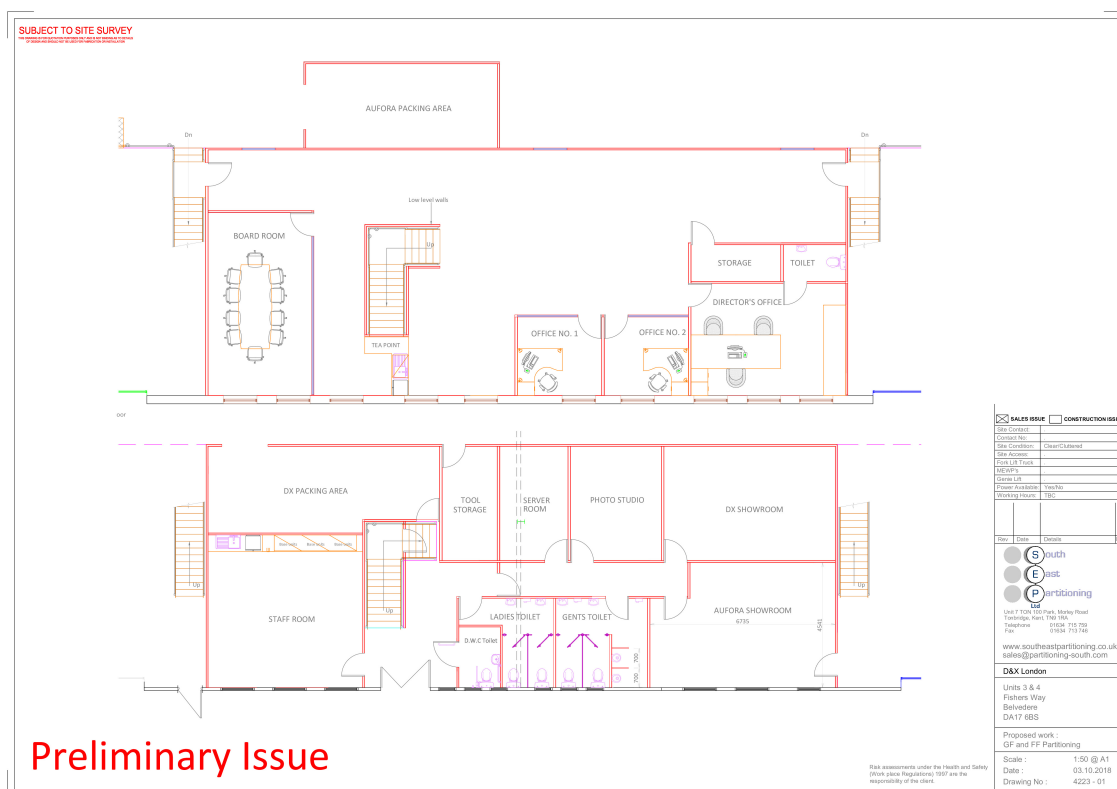


FOR SALE Rare - Freehold Industrial Unit

INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced

4223 FF GF Layouts



Further Information

For further information, or to arrange an inspection please contact joint agents:

Contact

Andrew Hughes

T 02077470120

E Andrew.hughes@levyrealstate.co.uk

Henry Newland

T 0207 747 0116

E henry.newland@levyrealstate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. July 2025

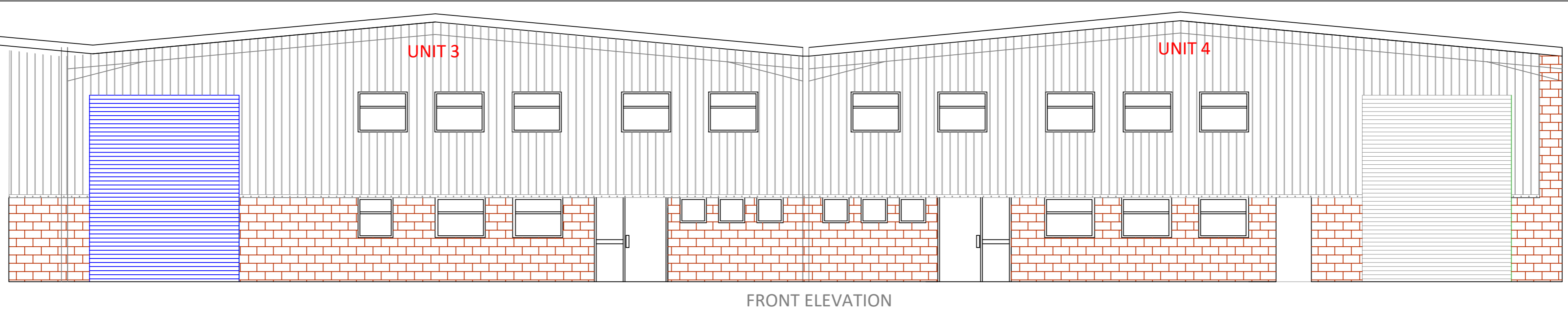
Levy Real Estate LLP
Heddon House, 149-151 Regent St,
London, W1B 4JD

T +44 20 7930 1070

E info@levyrealstate.co.uk

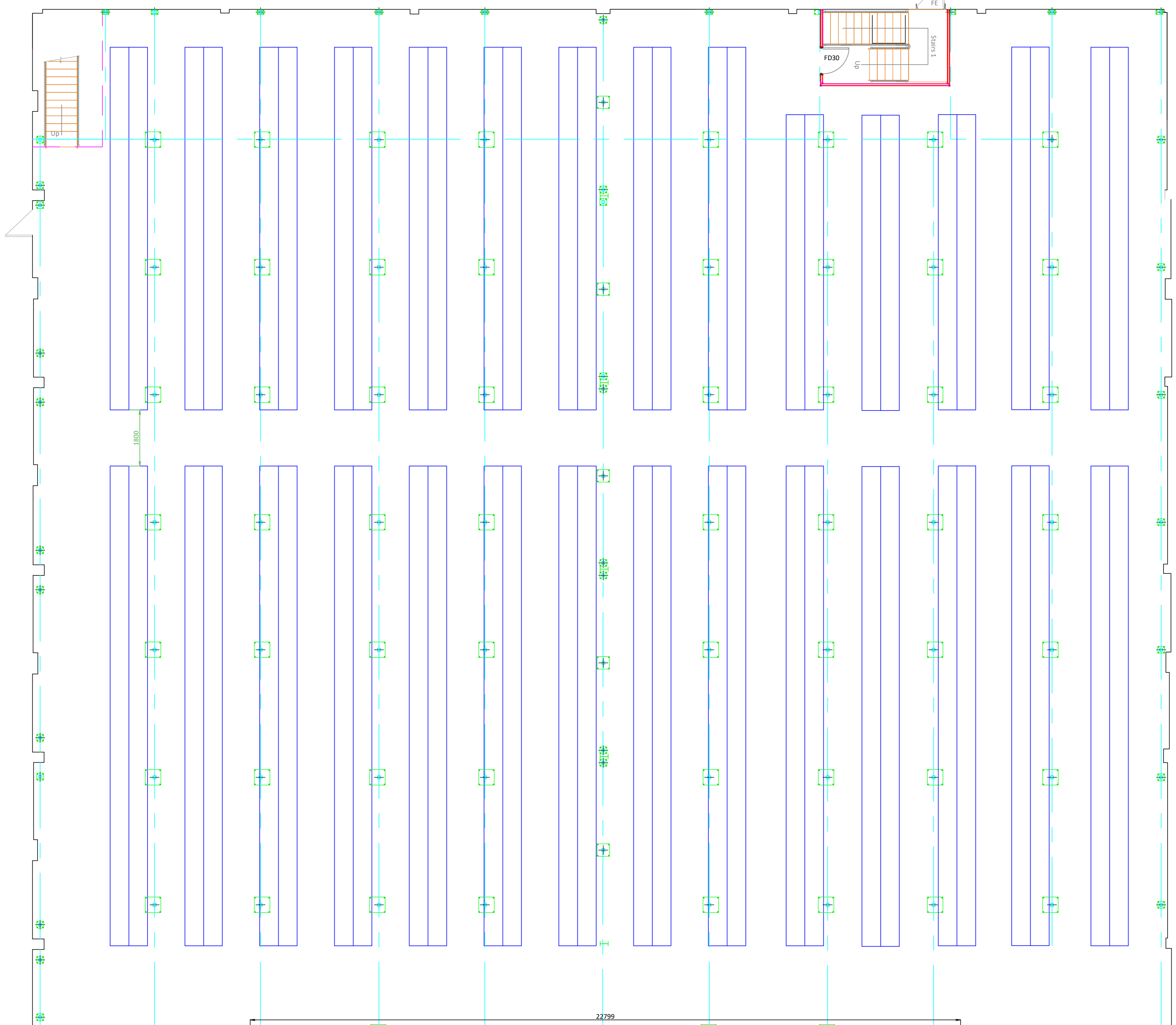
www.levyrealstate.co.uk



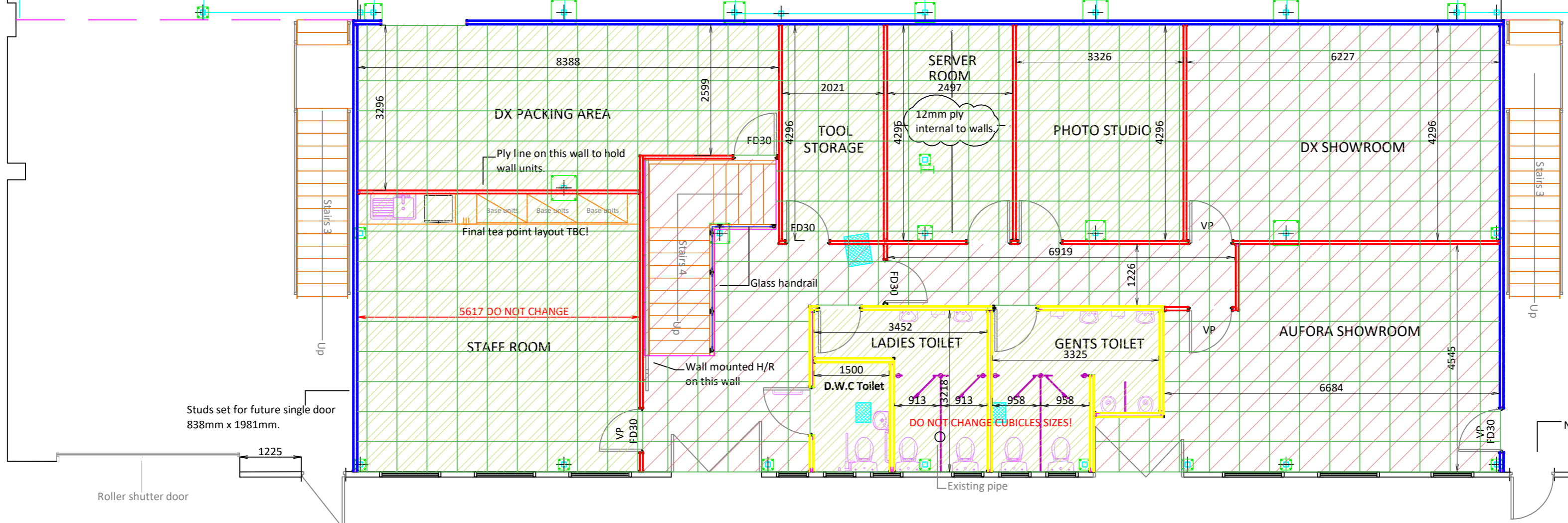


FRONT ELEVATION

30 minute fire enclosure to staircase with FD30S door and frame. Enclosure full height to u/s of roof.



Fire Protection Details Office area
The underside of platform floor will be fire protected using a 12.5mm thick layer of **ANF FINE STRATOS MICRO PERFORATED SQUARE EDGE** 24mm thick set in a non clipped 600mm x 600mm exposed grid, filled in accordance with manufacturer's details. The fire panels set in a pressed steel box with a white finish. All providing the fire resistance to the mezzanine floor.



- PARTITIONING**
 - 50mm stud partitioning complete with 200c layers of 12.5mm tapered edge wall board each side and acoustic quilt tie up to ceiling.
 - 50mm stud partitioning complete with a single layer of 12.5mm tapered edge wall board each side and acoustic quilt tie up to ceiling.
 - 50mm stud partitioning complete with 200c layers of 12.5mm tapered edge wall board each side and acoustic quilt tie up to roof.
 - 50mm stud partitioning complete with 200c layers of 12.5mm tapered edge wall board each side and acoustic quilt tie up to roof.
- FD30**
 - 30 minute fire enclosure to staircase with vision panels, fire rated doors and aluminium colour coded frames.
 - 87mm white covered solid timber complete with vision panels, fire rated doors and aluminium colour coded frames.
- DOORS**
 - Doors to these walls will be hollow core grey laminate faced complete with furniture and vision panels.
 - Doors to these walls will be hollow core grey laminate faced complete with furniture and vision panels.
 - Doors to these walls will be hollow core grey laminate faced complete with furniture and vision panels.
- NEW SUSPENDED CEILING OFFICE AREA**
 - New suspended ceiling office area using ANF Fire Stratos Micro Perforated Square Edge Tiles, with quilt with quilt.
- FLOORING**
 - Carpet tiles - to be provided by customer.
 - Vinyl flooring - to be provided by customer.
- COLORS**
 - RAL 7016 - Anthracite Grey
 - Door frames
 - Head track
 - Window frames
 - Composite glass partitioning
- FIXTURES**
 - 3 doors that leads into the warehouse
 - DX Showroom
 - Aufora Showroom
 - Office 1 unit
 - Office 2 units
 - 2 storage rooms

Additional works
In accordance with current building regulation standards the following works will need to be completed:
- Fire alarm detection system to be installed to cover the new works and to be designed and installed in accordance with BS5839 Part 1:2017
- Emergency lighting is to be provided to cover the new works and to be designed and installed in accordance with BS5266 Part 1:2016
- Fire exit and associated signage will be provided to cover the new works and will be designed and installed in accordance with BS5599 Part 1:2000

SALES ISSUE **CONSTRUCTION ISSUE**

Site Contact: _____
 Contact No: _____
 Site Condition: Clear/Cultured
 Site Access: _____
 Fork Lift Truck: _____
 MEWPs: _____
 Gentle Lift: _____
 Power Available: Yes/No
 Working Hours: TBC

Unit 7 TON 100 Park, Morley Road
 Tonbridge, Kent, TN9 1RA
 Telephone 01634 715759
 Fax 01634 713746

South East Partitioning Ltd

Unit 3 & 4
 Fishers Way
 Belvedere
 DA17 6BS

D&X London

Proposed work: GF Unit layout

Scale: 1:75 @ A1
 Date: 11.12.2018
 Drawing No: 4223 - 01