

Belvedere Industrial Estate, Belvedere, DA17 6BS

FOR SALE Rare - Freehold Industrial Unit

INDUSTRIAL



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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@levyreal estate.co.uk



www.levyreal estate.co.uk

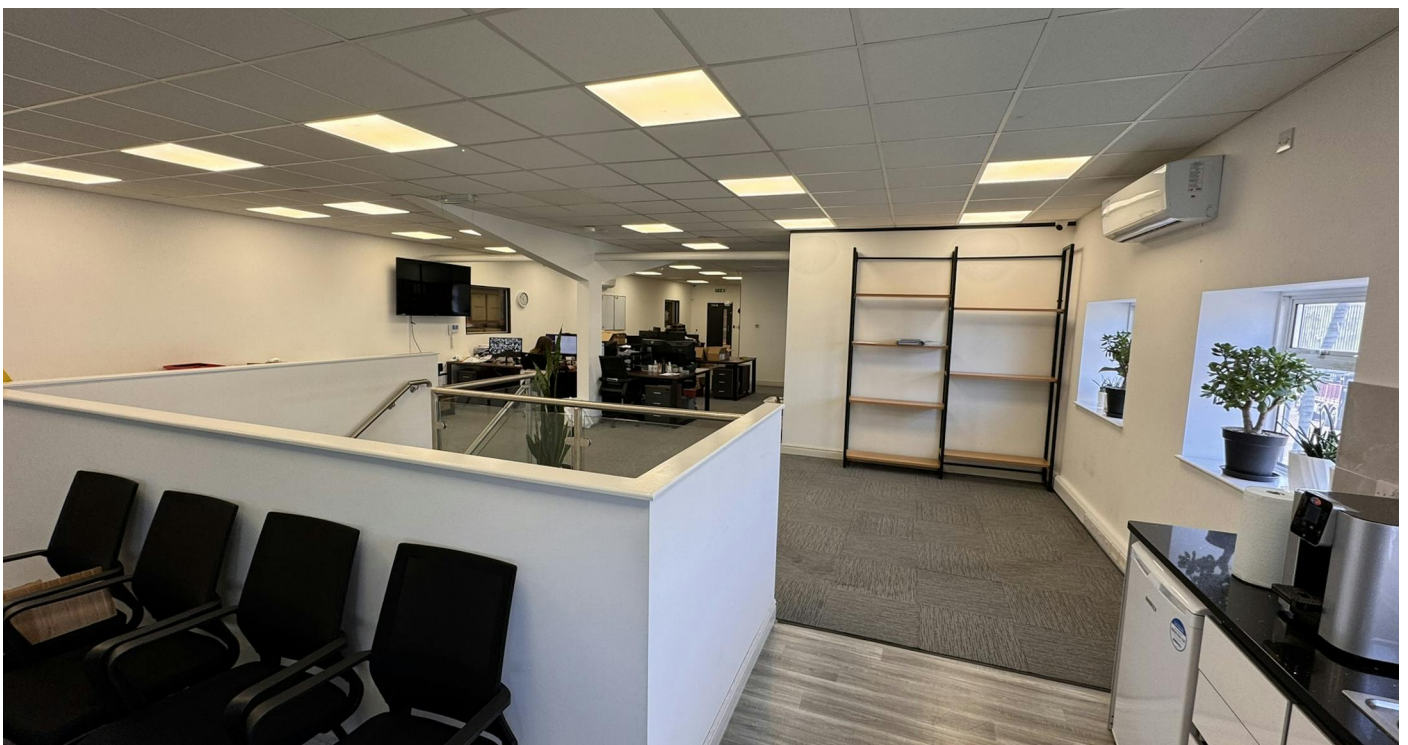
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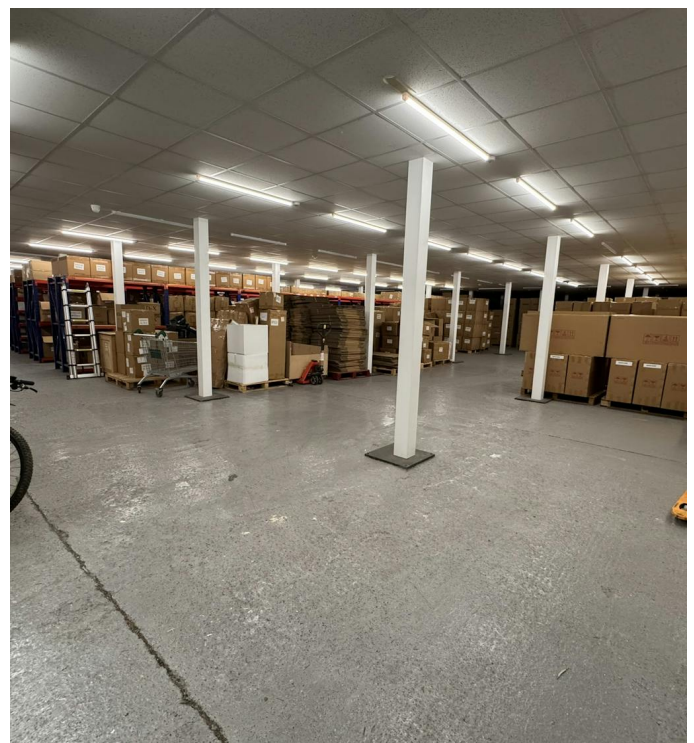
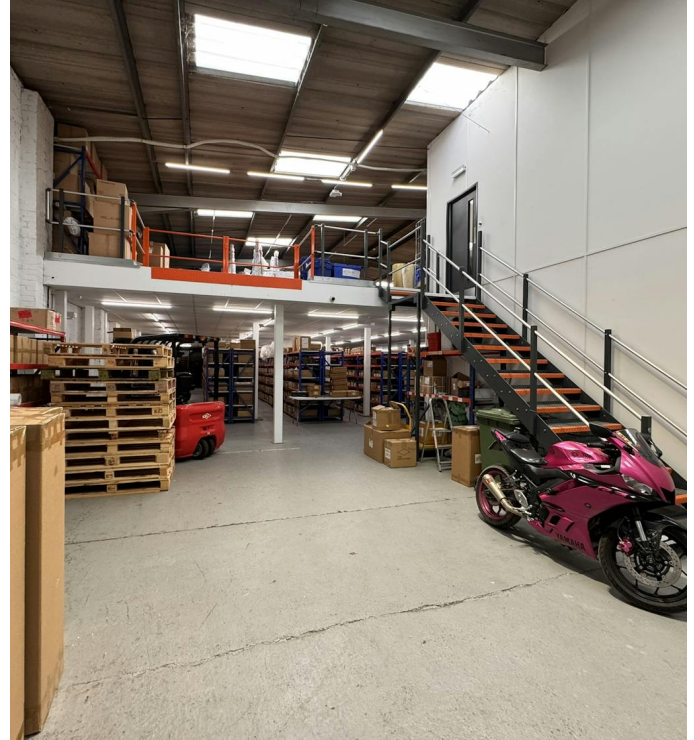
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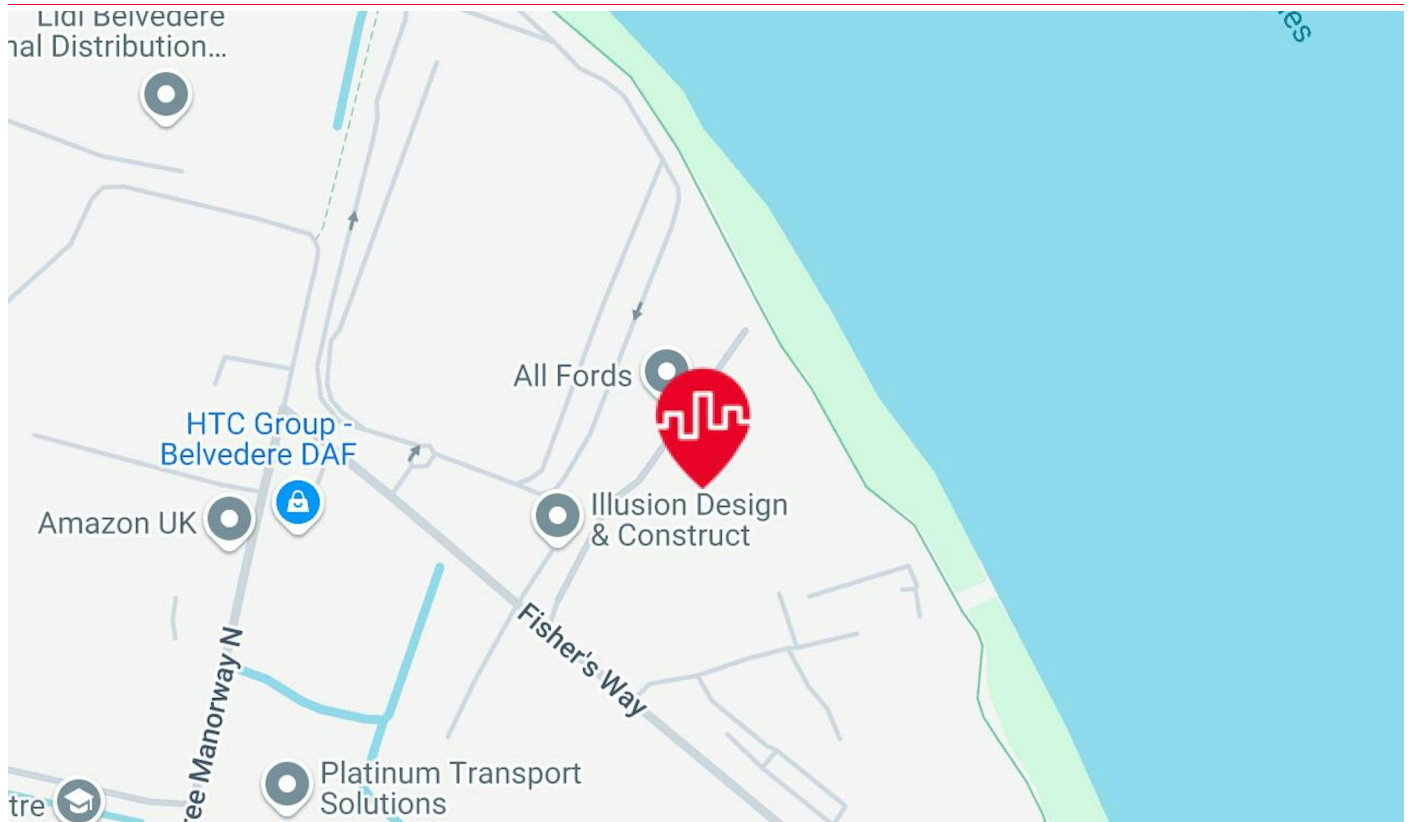


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Location



Further Information

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

Contact

Andrew Hughes

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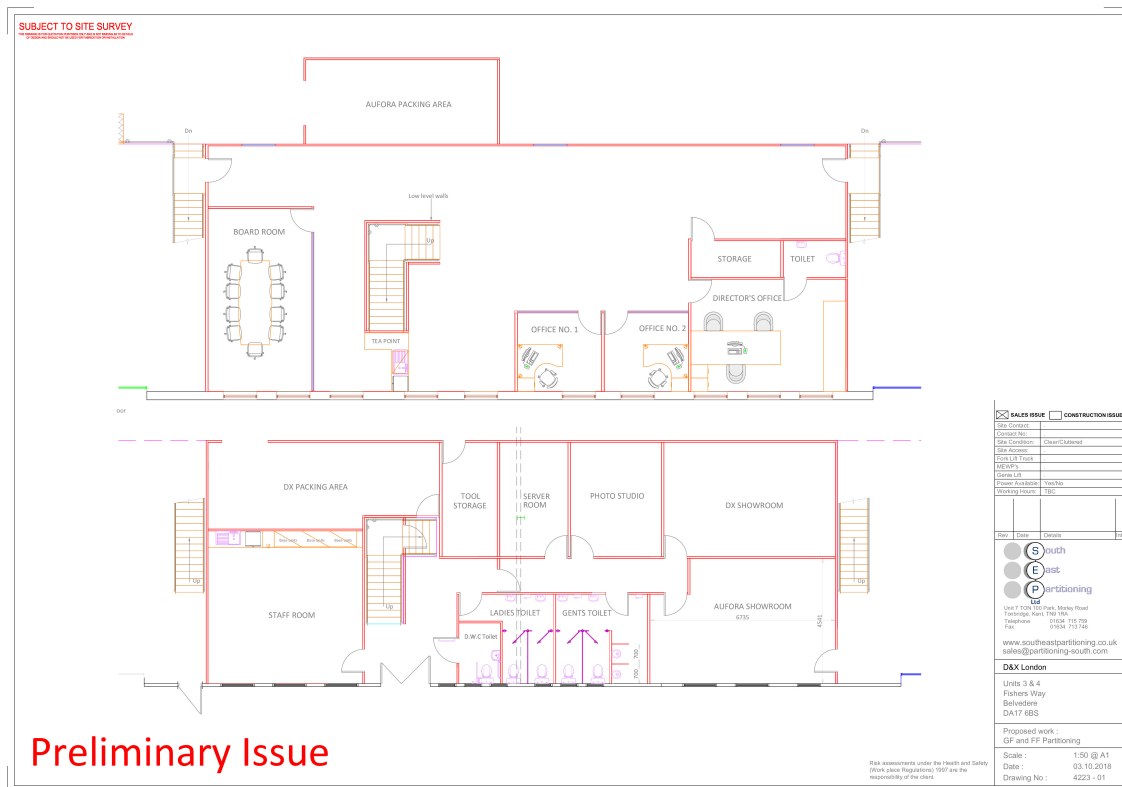
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4223 FF GF Layouts



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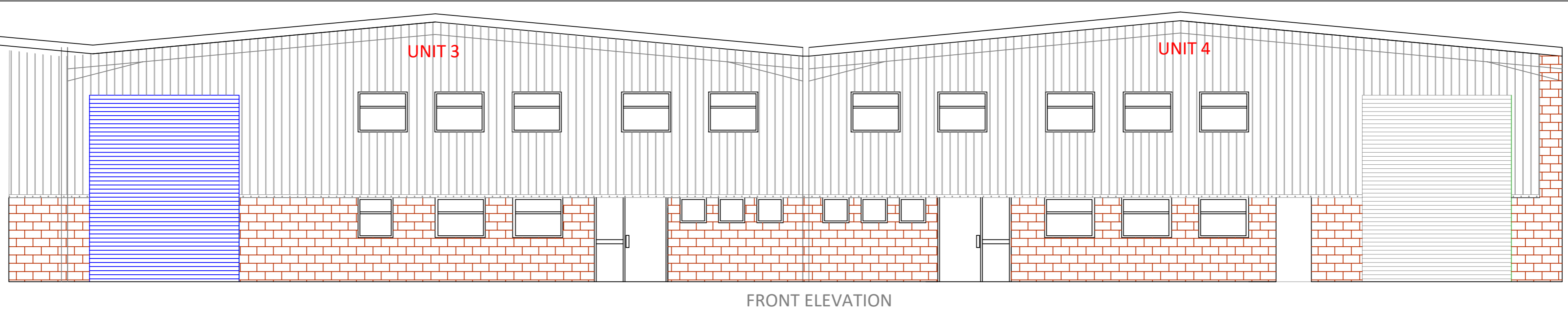
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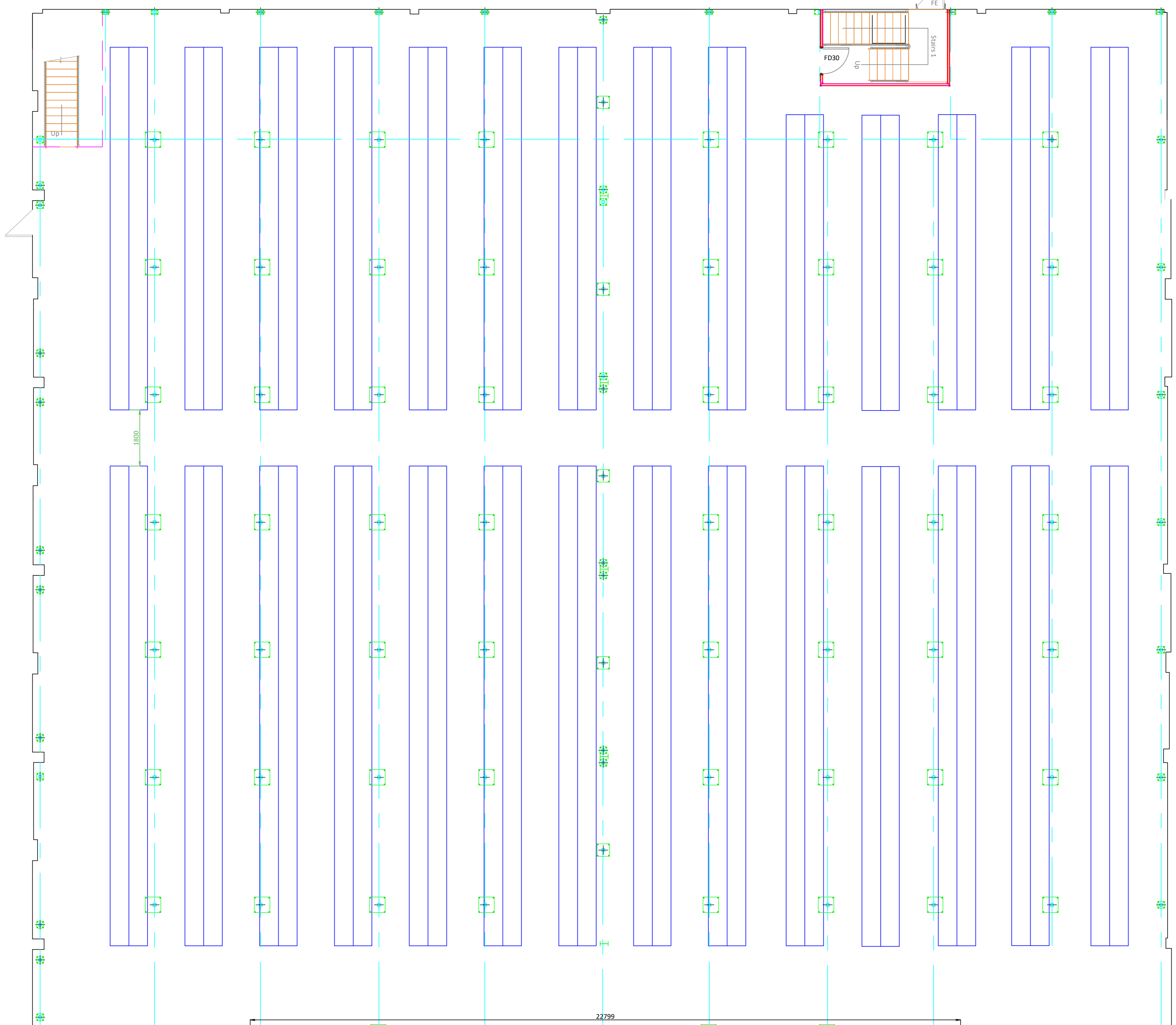
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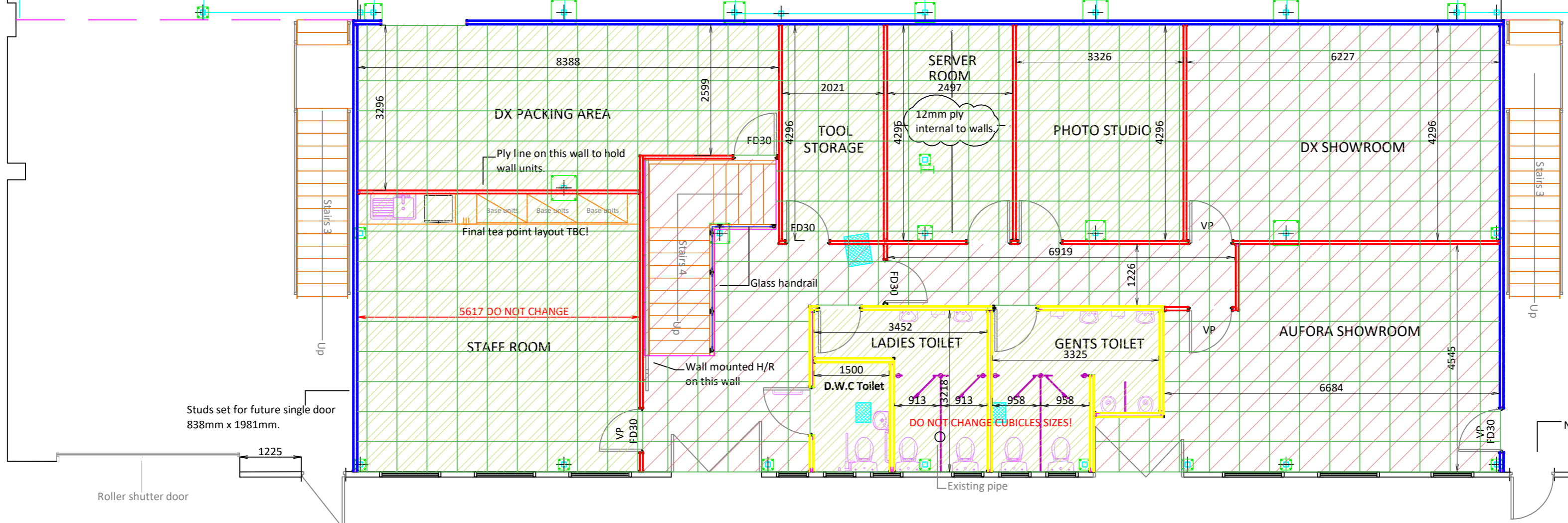


FRONT ELEVATION

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...
The system is based upon a **RAF 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 1 hour fire resistance to the mezzanine floor.



Studs set for future single door 838mm x 1981mm.
Roller shutter door
New external door
Roller shutter door

Additional works
In accordance with current Building Regulations 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

Risk assessments under the Health and Safety (Workplace Regulations) 1997 are the responsibility of the client.

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 ceiling.
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COLOURS

- RAL 7016 - Anthracite Grey
- Door frames
- Head track
- Window frames
- Composite glass partitioning

FLOORING

- Carpet tiles - to be provided by customer.
- Vinyl flooring - to be provided by customer.

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SALES ISSUE **CONSTRUCTION ISSUE**

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

Rev	Date	Details	Int

D&X London

Units 3 & 4
Fishers Way
Belvedere
DA17 6BS

Proposed work:
GF Unit layout

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

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