

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	Available
1st - Office	3,417	317.45	Available
Mezzanine - Mezzanine storage	12,875	1,196.13	Available
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@levyrealstate.co.uk



www.levyrealstate.co.uk

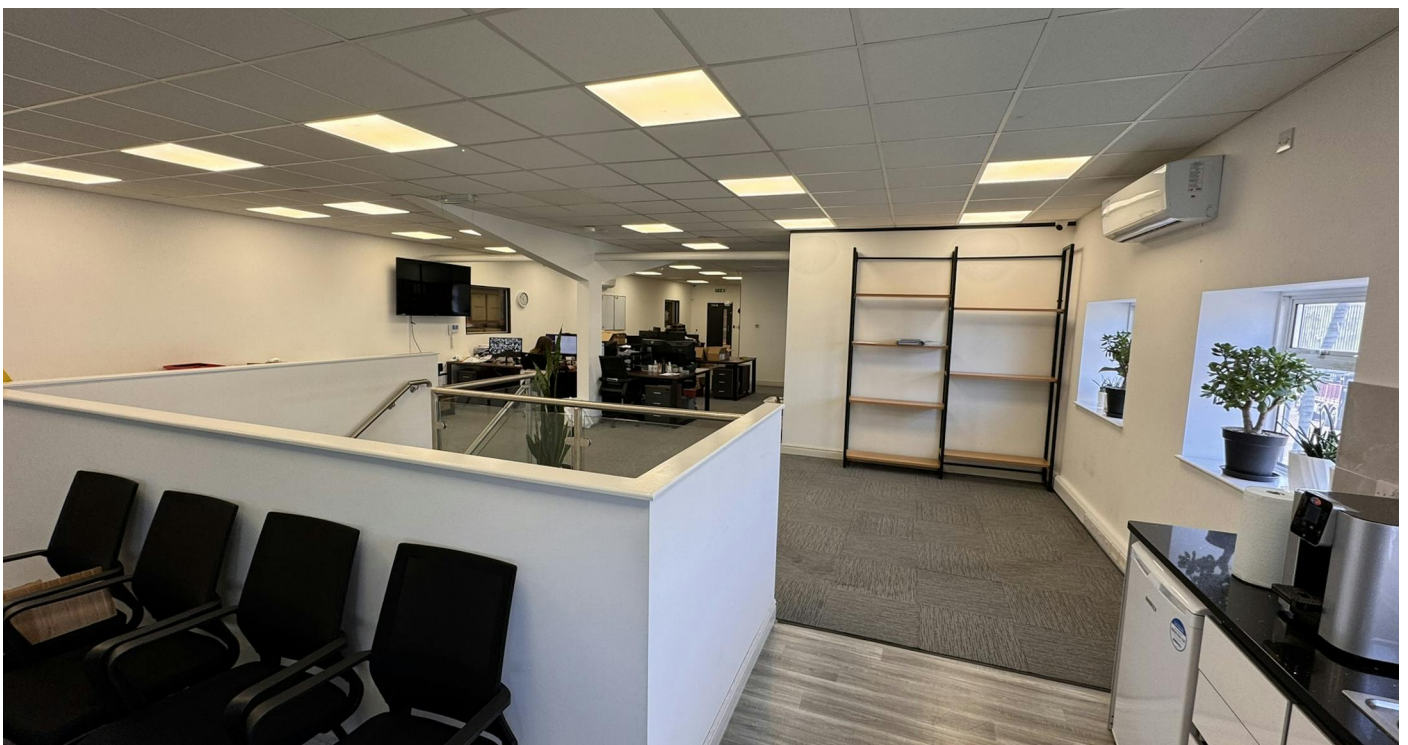
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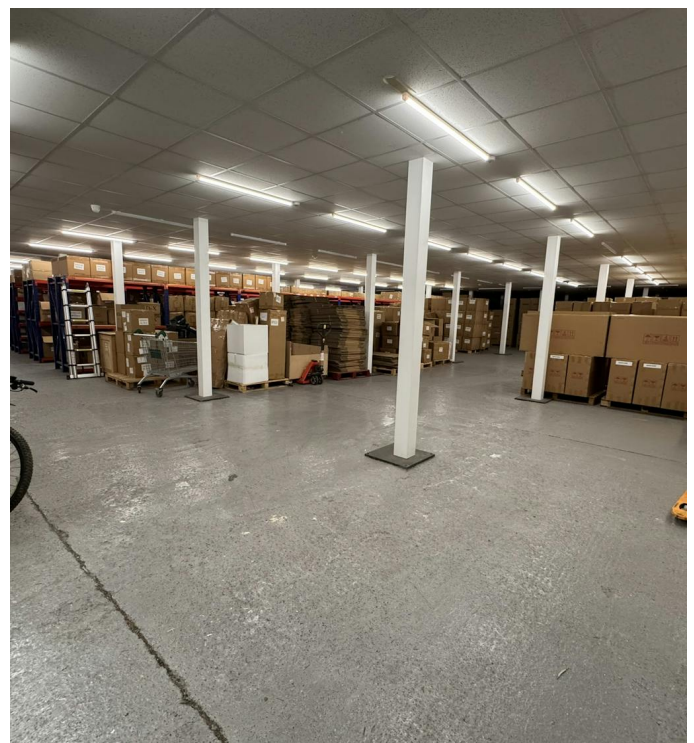
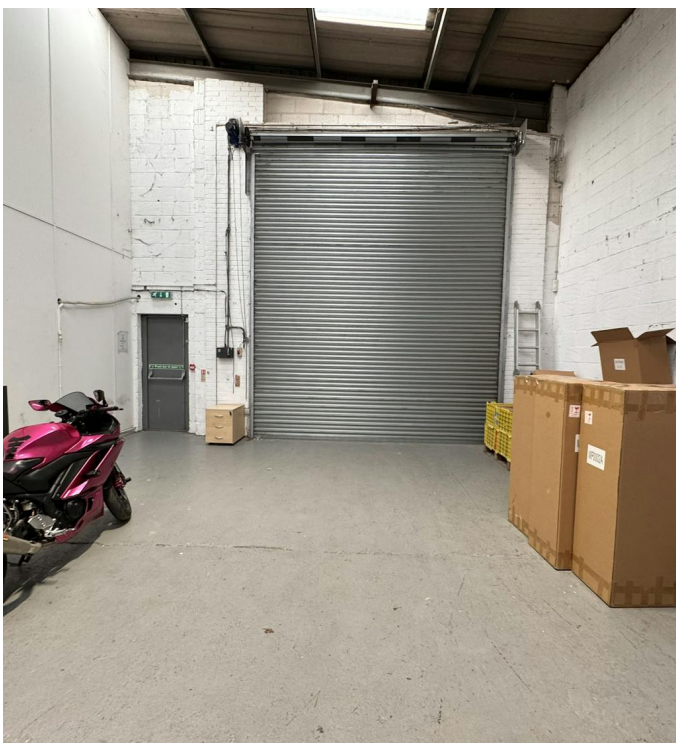
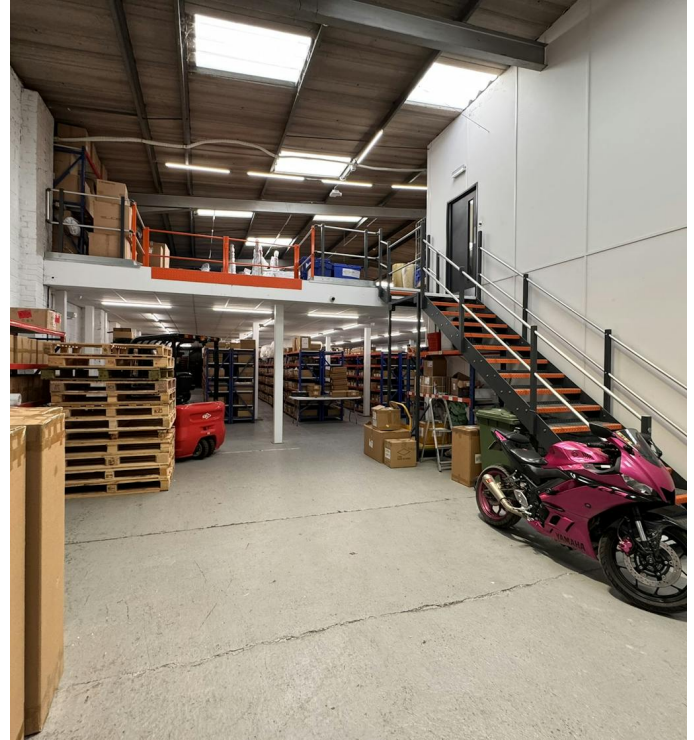
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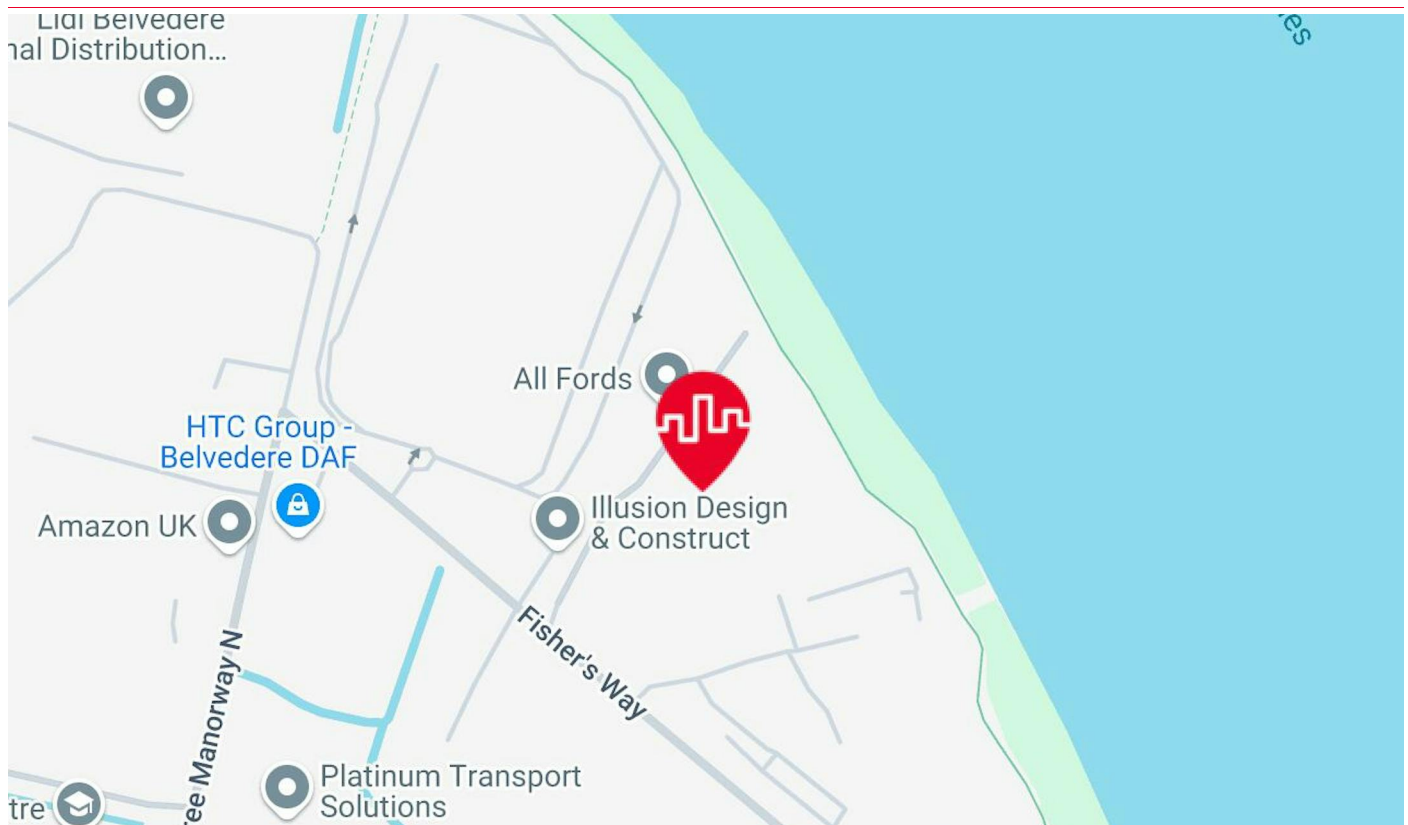


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Location



Further Information

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

Contact

Andrew Hughes

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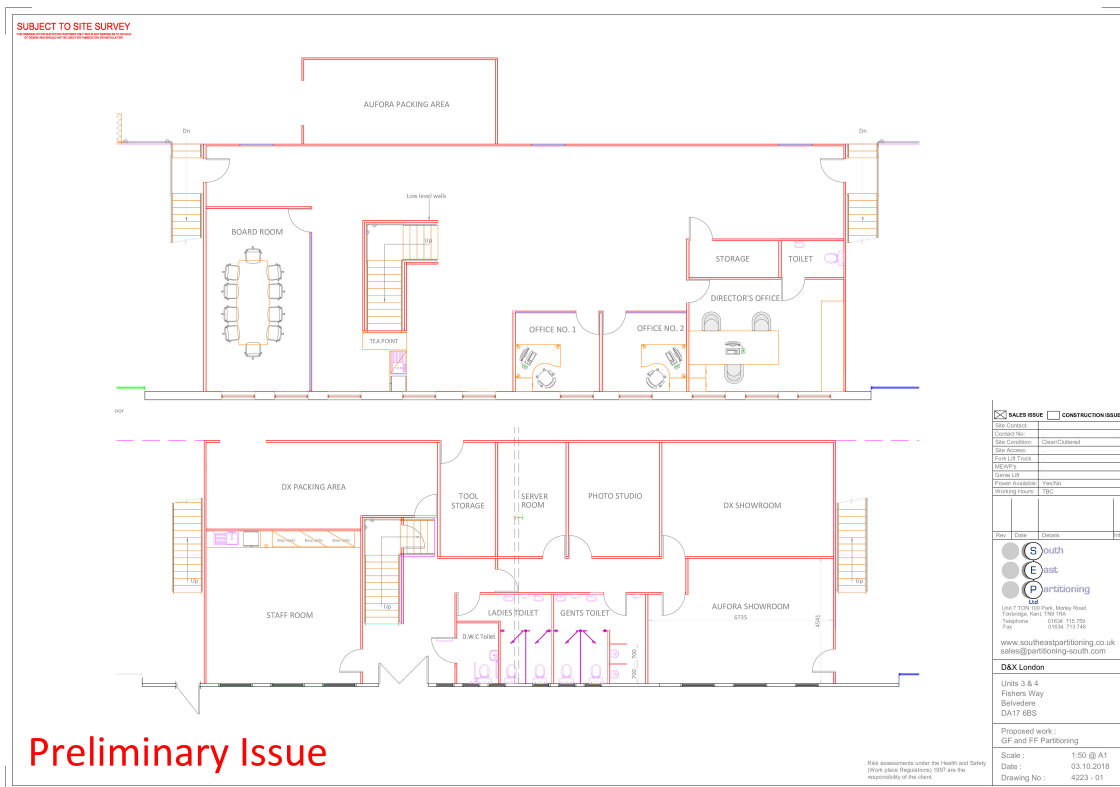
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4223 FF GF Layouts



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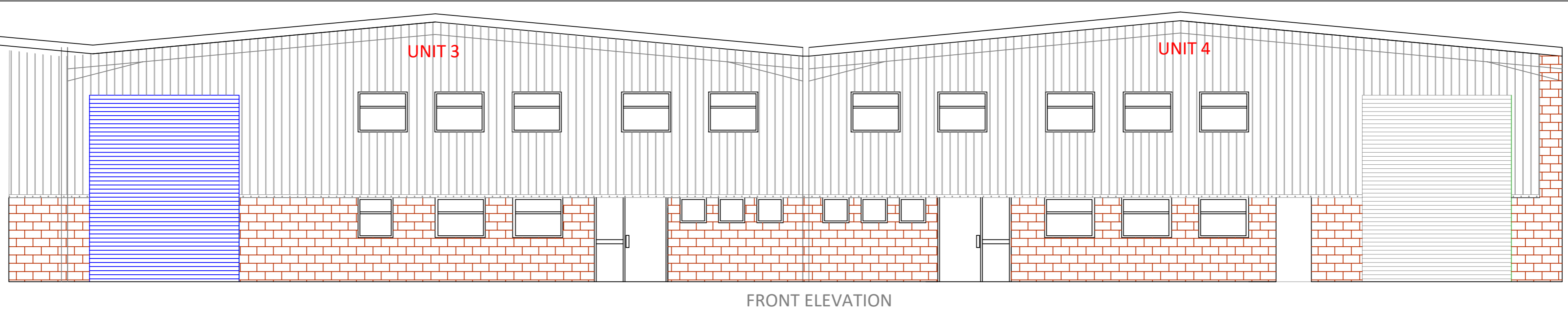
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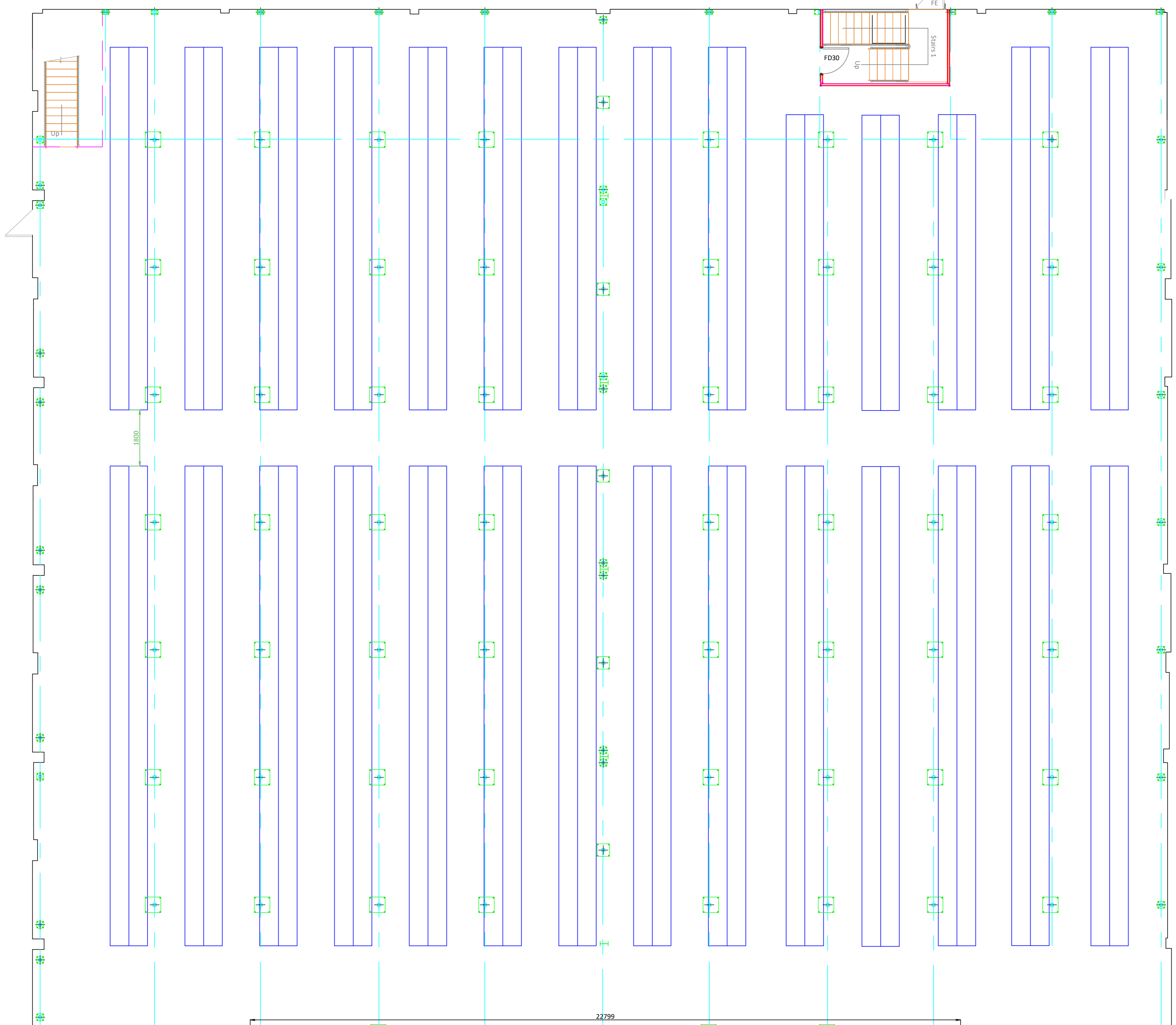
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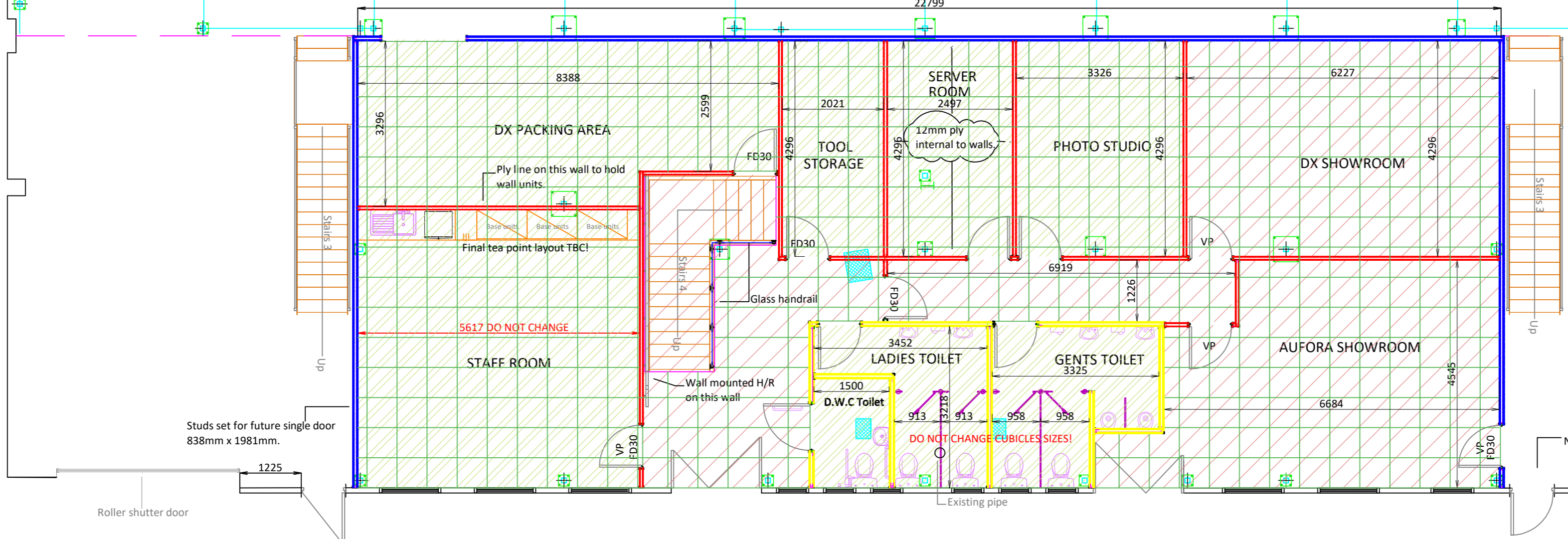


FRONT ELEVATION

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 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. These walls will go full height up and out into the roof line. The walls will achieve a certified 1 hour fire rating.
 - Door to these walls will be solid core grey laminated faced door, 1200mm wide, 2100mm high, with 12.5mm tapered edge wall board each side and acoustic quilt tie up to ceiling. These walls will go full height up and out into the roof line.
 - 50mm stud partitioning complete with 200c layers of 12.5mm tapered edge wall board each side and acoustic quilt tie up to ceiling. These walls will go full height up and out into the roof line.
- FD30**
- 30 minute fire enclosure to staircase with FD30S door and frame. Enclosure full height to u/s of roof.
- DOORS**
- Door to these walls will be hollow core grey laminated faced complete with furniture and vision panels.
 - 50mm stud partitioning complete with a single layer of 12.5mm tapered edge wall board each side and acoustic quilt tie up to ceiling. These walls will go full height up and out into the roof line.
 - 50mm stud partitioning complete with a single layer of 12.5mm tapered edge wall board each side and acoustic quilt tie up to ceiling. These walls will go full height up and out into the roof line.
- NEW APPROVED OFFICE**
- New approved ceiling office area **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.
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- FLOORING**
- Carpet tiles - to be provided by customer.
 - Vinyl flooring - to be provided by customer.
- COLOURS**
- RAL 7016 - Anthracite Grey
 - Door frames
 - Head track
 - Window frames
 - Composite glass partitioning
- Partitions**
- 3000mm x 2400mm door handle to:
 - 3 doors that leads into the warehouse
 - DX Showroom
 - Aufora Showroom
 - Office 1 office
 - Office 2 office
 - 2 storage rooms

Additional works
The following works will need to be completed in accordance with current building regulations standards the following works will need to be completed:
- Fire alarm installation in accordance with BS5839 Part 1:2017
- Emergency lighting is to be installed in accordance with BS5266 Part 1:2017
- Fire exit and associated signage will be provided to cover the proposed 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.

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

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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