

# BELVEDERE WHARF

## UNITS 2A & 2B

PRIME SOUTH EAST LONDON LOCATION

13 MILES FROM CENTRAL LONDON

7 MILES FROM THE M25 JUNCTION 1A

[WWW.BELVEDEREWHARF.INFO](http://WWW.BELVEDEREWHARF.INFO)

CRABTREE MANORWAY NORTH | BELVEDERE | LONDON | DA17 6AS

BRAND NEW DEVELOPMENT OF TWO HIGH SPEC  
INDUSTRIAL/WAREHOUSE UNITS THAT CAN BE COMBINED  
INTO A SINGLE UNIT OF **112,842 SQ FT**

AVAILABLE Q1 2021

UNIT 2A TO LET

**51,466 SQ FT**

UNIT 2B TO LET

**61,376 SQ FT**



ARTIST'S IMPRESSION



investment  
management

 **PANATTONI**



# BELVEDERE WHARF

## UNITS 2A & 2B



Units 2A and 2B form the next phase of Belvedere Wharf. Construction commenced on site in Q1 2020 with practical completion due in Q1 2021. This phase will comprise two semi-detached high specification industrial/warehouse units, available individually or as a single combined unit.

### A PROVEN LOCATION

Belvedere is one of South East London's premier logistics locations. Strategically located within 7 miles of J1A of the M25, it is 8 miles from the Blackwall Tunnel and 13 miles from central London.

Belvedere is home to many leading businesses including: Amazon, ASDA, Iron Mountain, Lidl, Tesco, B&Q, Dixons, DVLA, Tarmac, Metropolitan Police, DAF, Travis Perkins, CCF and Ocado.

Local amenities include a Travelodge, Starbucks, Lidl Supermarket and Snap Fitness Centre, all within walking distance.



INDICATIVE INTERNAL IMAGE









# UNIT2A

Warehouse	45,160 sq ft	4,195 sq m
First floor offices	6,306 sq ft	586 sq m
<b>TOTAL (GEA)</b>	<b>51,466 sq ft</b>	<b>4,781 sq m</b>

# UNIT2B

Warehouse	55,029 sq ft	5,112 sq m
First floor offices	6,347 sq ft	590 sq m
<b>TOTAL (GEA)</b>	<b>61,376 sq ft</b>	<b>5,702 sq m</b>

## SPECIFICATION FOR BOTH UNITS

 12m CLEAR INTERNAL HEIGHT	 50kN/m² FLOOR LOADING	 500 KVA	 15% ROOF LIGHTS
 PV PHOTOVOLTAIC CELLS INSTALLED	 7 Tonne RACK LEG POINT LOADING	 EV ELECTRIC VEHICLE CHARGING POINTS	 35m YARD DEPTH

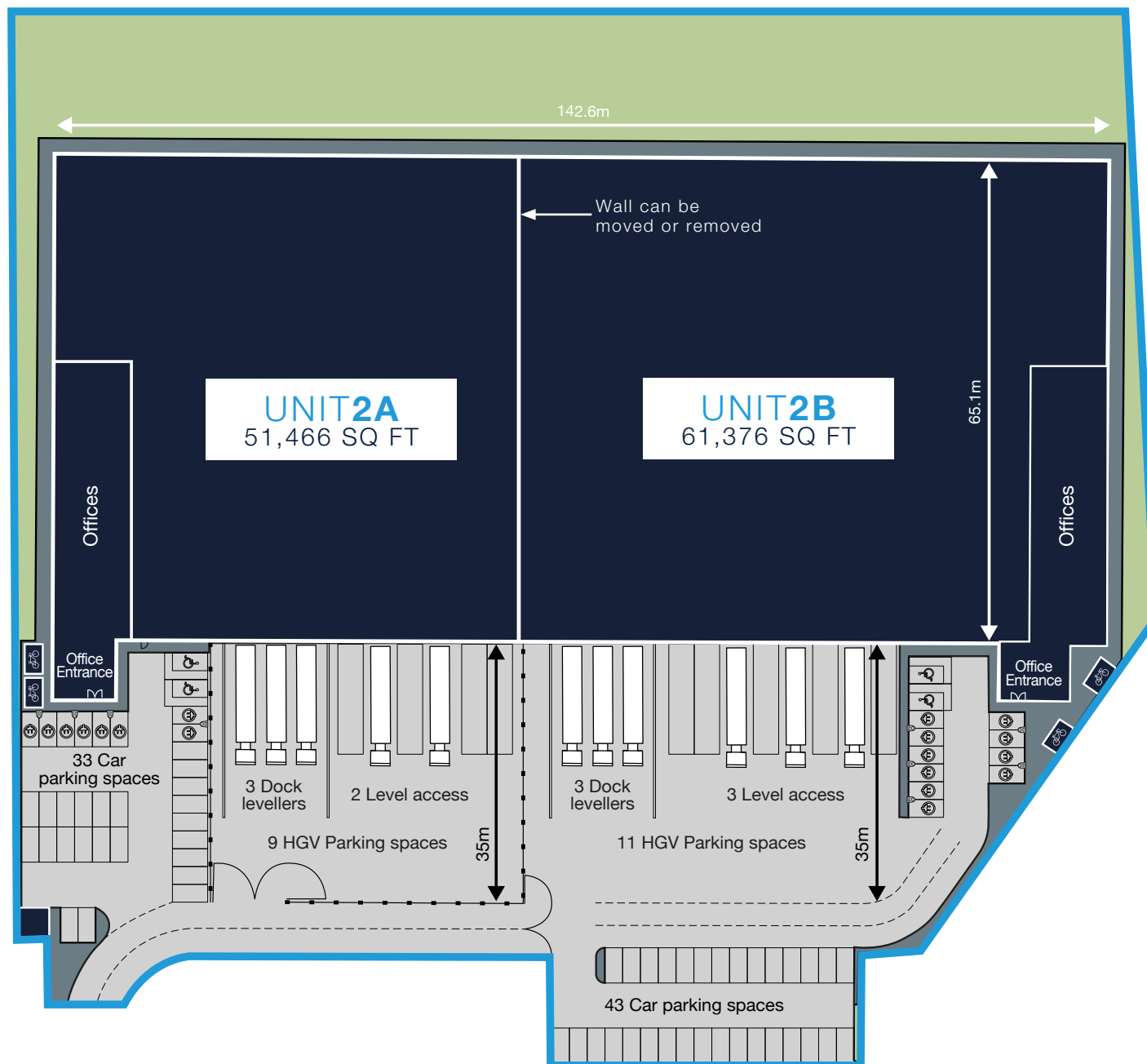
BREEAM®

Built to BREEAM rating of  
'Very Good' EPC rating of 'A'

**A** 0-25

**TERMS** Available to let on new FRI leases  
for terms to be agreed

**RENT** On application



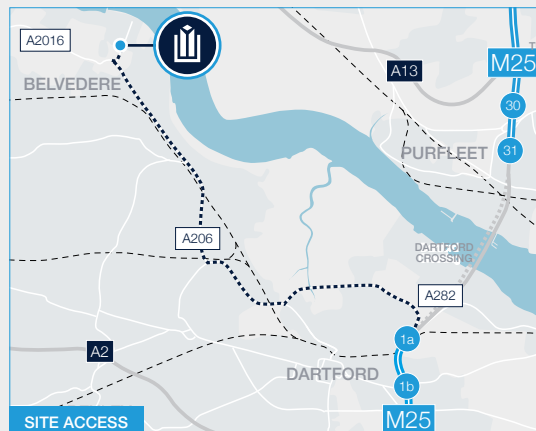


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# BELVEDERE WHARF

## UNITS 2A & 2B

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### ACCESSIBILITY BY ROAD

	DISTANCE
M25 J1A Dartford Crossing Southern Approach	7 miles
Blackwall Tunnel	8 miles
Central London	13 miles
London Gateway	20 miles
Eurotunnel, Folkstone	61 miles

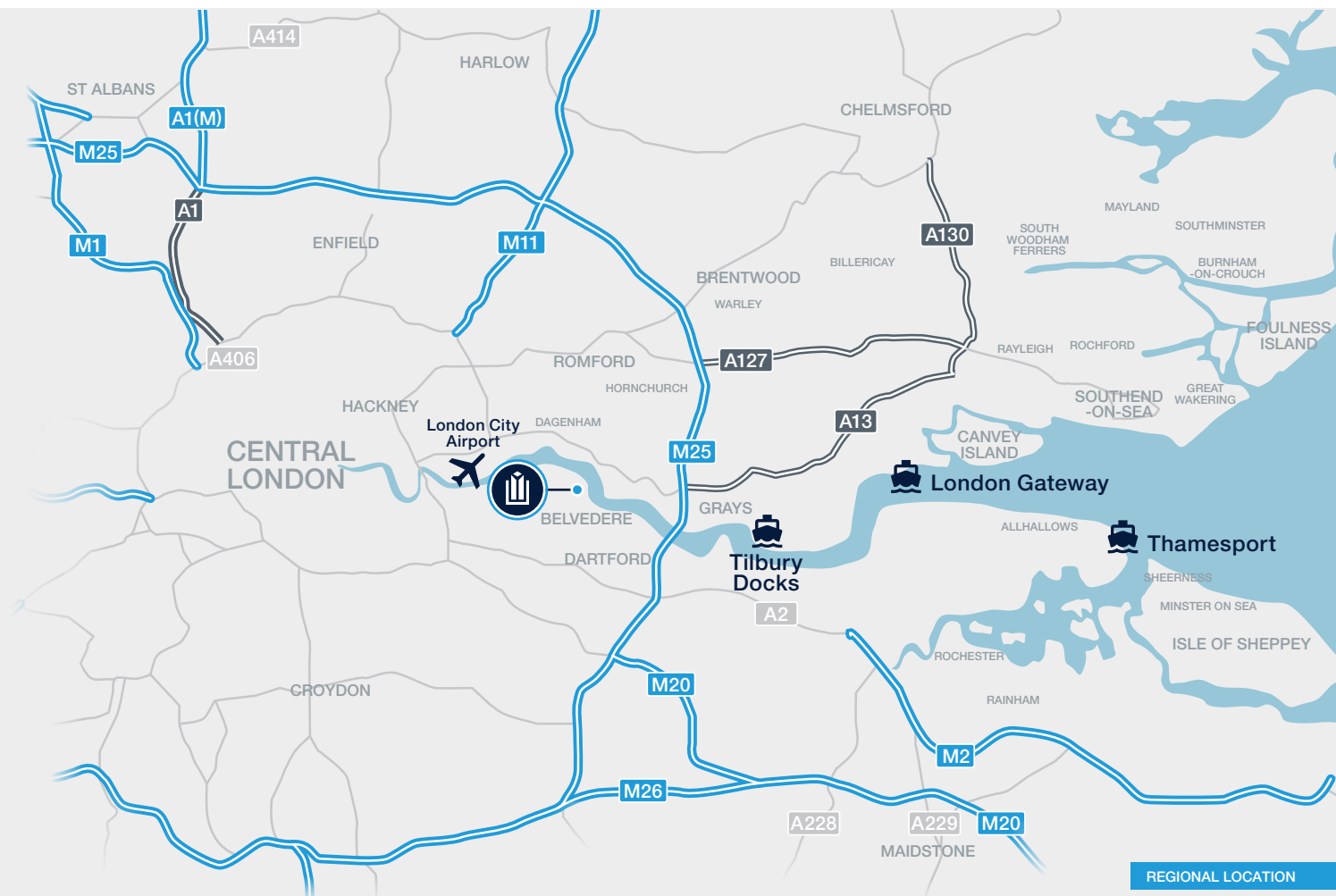
### ACCESSIBILITY BY RAIL - OVERGROUND

	TIME
Belvedere to Abbey Wood	3 mins
Belvedere to Canon Street	38 mins

### ACCESSIBILITY BY RAIL - CROSS RAIL

	TIME
Abbey Wood to Canary Wharf	11 mins
Abbey Wood to Bond Street	25 mins
Abbey Wood to Heathrow	51 mins

Source: google maps



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