

BELVEDERE WHARF

CRABTREE MANORWAY NORTH | BELVEDERE | LONDON | DA17 6AS

UNIT 1
WAREHOUSE / DISTRIBUTION UNIT

89,363 sq ft GEA

AVAILABLE NOW TO LET

UNIT 2
BUILD-TO-SUIT OPPORTUNITY

113,223 sq ft GEA

BELVEDEREWHARF.INFO



UNIT 1 IMAGE

FIRST  PANATTONI

 savills | investment management

BELVEDERE WHARF



- A unique opportunity in the London market
- 13 miles from Central London
- 8 miles from the M25 Junction 1A
- 10% office accommodation
- Photovoltaic panels (PV) and 16 electric vehicle (EV) charging points in place

UNIT 1 - AVAILABLE NOW

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UNIT 1 - AVAILABLE NOW

The first phase of Belvedere Wharf has seen the completion of Unit 1 which is now ready for occupation. Unit 2 is consented and deliverable on a build-to-suit basis up to 113,223 sq ft.



UNIT 2 - BUILD-TO-SUIT

A PROVEN LOCATION

Belvedere is one of South East London's premier logistics locations strategically placed within 8 miles of J1A of the M25 Dartford Crossing, 10 miles of the Blackwall Tunnel and 13 miles of Central London.

Belvedere, as an established industrial location is home to many leading businesses, including: Amazon, ASDA, Iron Mountain, Lidl, Tesco.com, B&Q, Dixons, DVLA, Decco, Vencel Resil, Conway, DAF, Travis Perkins, Edible Oils, CCF and Ocado.

THE INDUSTRIAL HEART OF THAMES GATEWAY LONDON



BELVEDERE WHARF

A SOUGHT AFTER LOCATION

DISTANCES

Location	Distance
Blackwall Tunnel	10.3 miles
Central London	13 miles
M25 J1A Dartford Crossing	7.3 miles
London Gateway	20 miles
Eurotunnel, Folkstone	61 miles

ACCESSIBILITY BY TRAIN

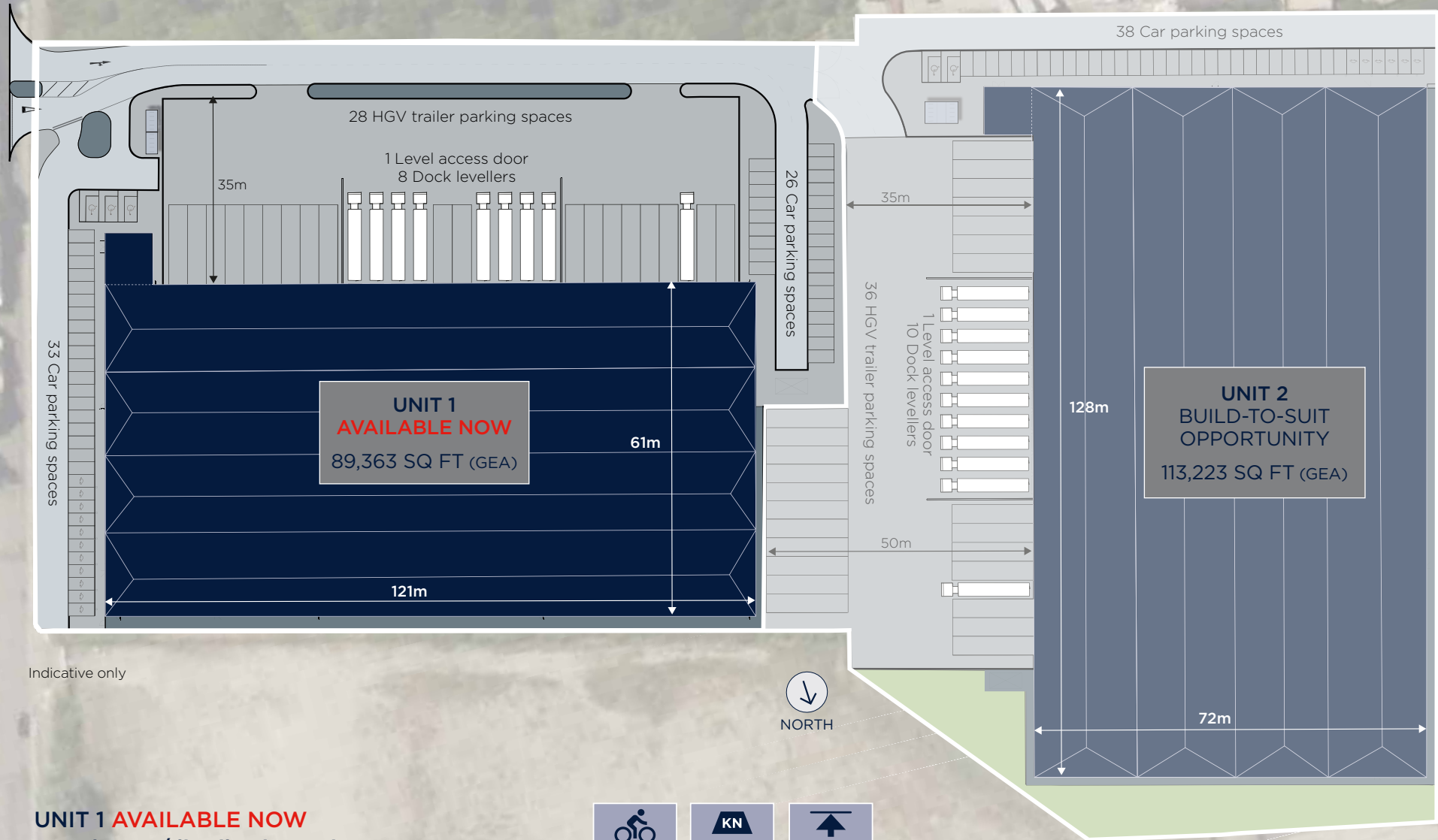
Overground

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

Crossrail

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





Indicative only

UNIT 1 AVAILABLE NOW
Warehouse/distribution unit

Warehouse and ground floor office 81,674 sq ft (GEA) 7,588 sq m

First floor office 7,689 sq ft (GEA) 714 sq m

TOTAL 89,363 sq ft (GEA) 8,302 sq m

20
CYCLE PARKING

50kN/m²
FLOOR LOADING

12m
HAUNCH HEIGHT

7kN/m²
RACK LEG POINT LOADING

PV
PHOTOVOLTAIC CELLS INSTALLED

15%
ROOF LIGHTS

16
ELECTRIC VEHICLE CHARGING POINTS

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

A 0-25

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