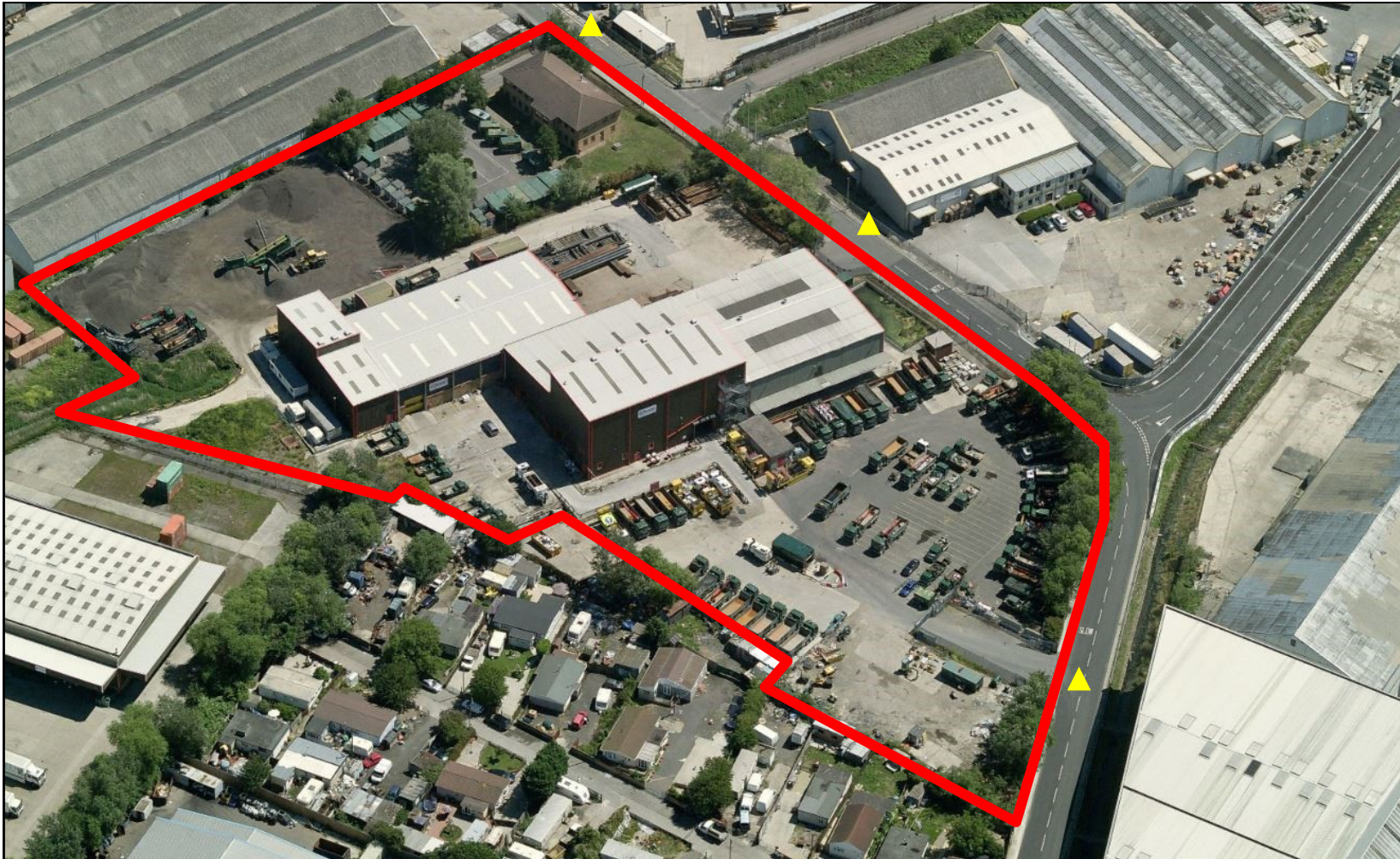


# FORMER HIGHWAYS & PLANT FACILITY ON A 5.7 ACRE SITE



Former FM Conway Yard, Mulberry Way, Belvedere, Kent DA17 6AL



- To Let - 10 Year Lease Available
- Modern Office/Training/Welfare Block of 4599 sqft
- Warehouse/Workshops of 39,000 sqft

- 5.7 Acre Secure Site
- 2 Acres of Concreted Yard
- 1 Acre of unsurfaced Yard

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## Location

The property is located in the well established Belvedere Industrial Area with dual frontage to Mulberry Way, close to its junction Church Manorway.

The site is well located for access to the M25 at Junction 1A which is 7 miles to the east, offering connections to the A2/A20 M2/M20, the north via the Dartford Crossing and into South East and Central London, A102M & Blackwall Tunnel 10 miles west.



This strategic location has been the focus of new development in South East London and is now home to occupiers that include Asda, Amazon, Ocado, Lidl, and Tesco's.

Rail services are provided by Belvedere mainline railway station with direct connections into Central London with Crossrail services from Abbeywood due to open in December 2018 providing services to Canary Wharf, Bond Street and Heathrow on the Elizabeth Line.

## Description

The property comprises a substantial secured site of 2.3 ha (5.7 acres), which is fully fenced and secure benefitting from 3 vehicular access points.

Formerly used by FM Conway as their highways service plant the property offers a modern detached office/training/welfare block with associated parking, and a range of warehouse units and workshops on a secure self contained site.

Externally the site offers approximately 2 acres of concreted yards providing open storage and parking, with a further 1 acre of unsurfaced yards

## Buildings - See Plan Ref



Offices/Welfare Block - A modern 2 storey detached brick building under a pitched tiled roof providing offices, training rooms, canteen, welfare & WC facilities, & 43 parking spaces.

Unit 1 - Concrete frame warehouse with profile steel clad elevations under a pitched roof with 20% roof lights, 2 roller shutter doors, 8m eaves, 9m apex.

Unit 2 - A high bay warehouse of steel portal frame constructions under a stepped pitched roof with 20% roof lights, 3 roller shutter doors, 9.5m eaves, 10.5m -16m Apex. Includes 2 partial mezzanines.

Unit 3 - Inter-connect with Unit 2 comprises a fully racked warehouse with profile steel clad elevations under a pitched roof with 20% roof lights, 2 roller shutter doors, 9m eaves, 10m apex.

## Areas

Approximate Areas as follows - Warehouse GIA - Offices NIA:

Floor	Sq Ft	Sq M
Office Welfare	4,599	427
Unit 1	11,912	1,107
Unit 2	7,880	732
Unit 3	19,208	1,785
(Incl. Mezzanines of	5,560	517)
<b>TOTAL</b>	<b>43,599</b>	<b>4,051</b>

**Site Area 5.7 Acres**

## Planning

The site benefits from an existing use within Classes B1, B2 & B8 and operates on a 24/7 365 basis.

The site may also be suitable for Waste Transfer or Recycling uses subject to planning and licencing.

Interested parties should contact the Bexley Planning Team to discuss planning issues.

## Terms

The entire property is offered to let on terms to be agreed, but including a Landlord only option to remove from the demise the area edged blue on the plan on 6 months notice.

Consideration of the letting of part will be considered subject to terms and covenant.

## Rent

On Application

## Viewings

Via sole agents Glenny LLP.

## VAT

We are advised that VAT is applicable.

## EPC

EPC 0960-7914-0338-4801-0000 - C53

## Business Rates

The premises have a Rateable Value of: Factory and Premises £260,000

## Enquiries:

**Richard Seton - Clements**

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**Andrew Hughes**

**020 3141 3620**

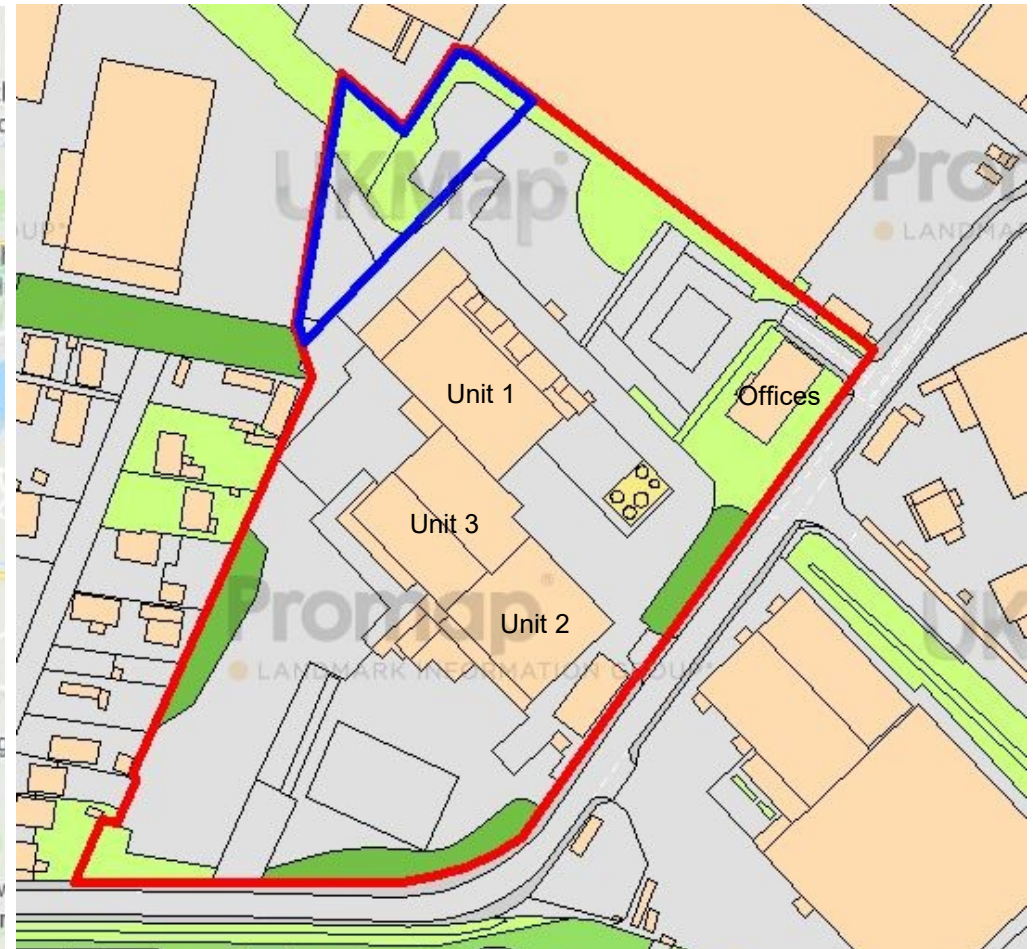
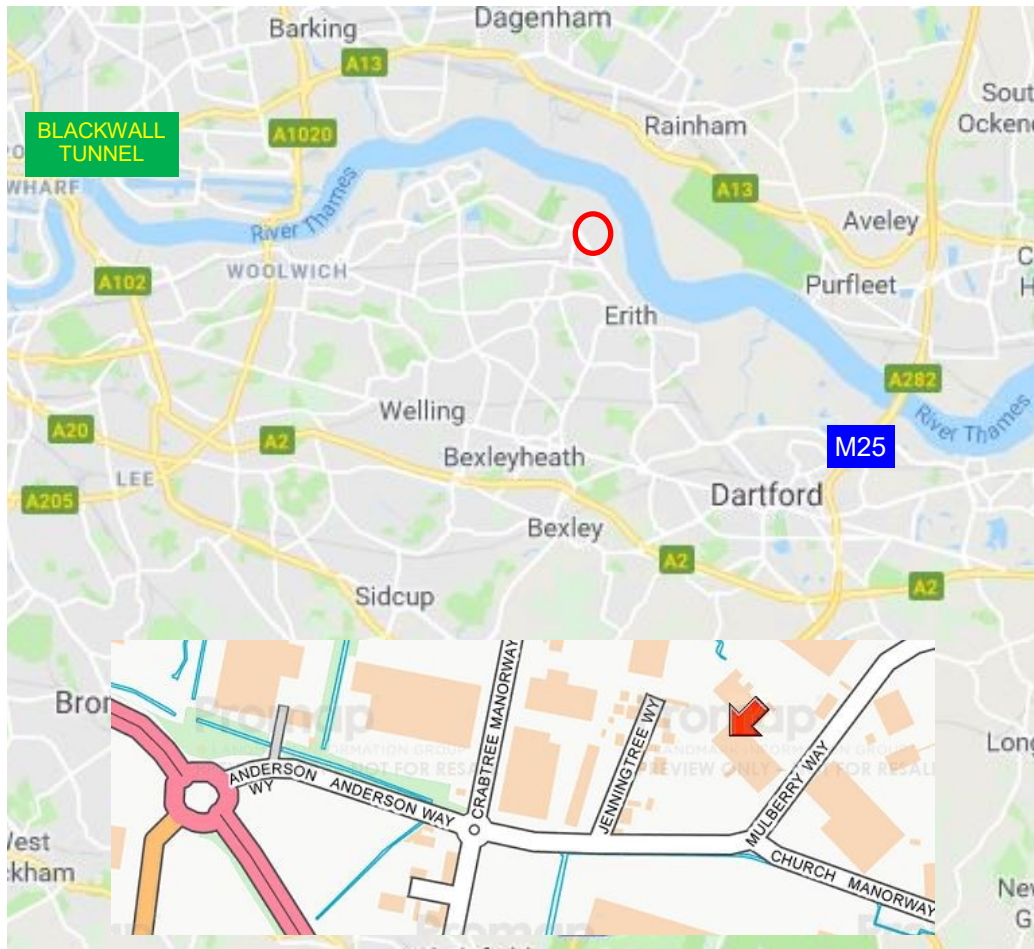
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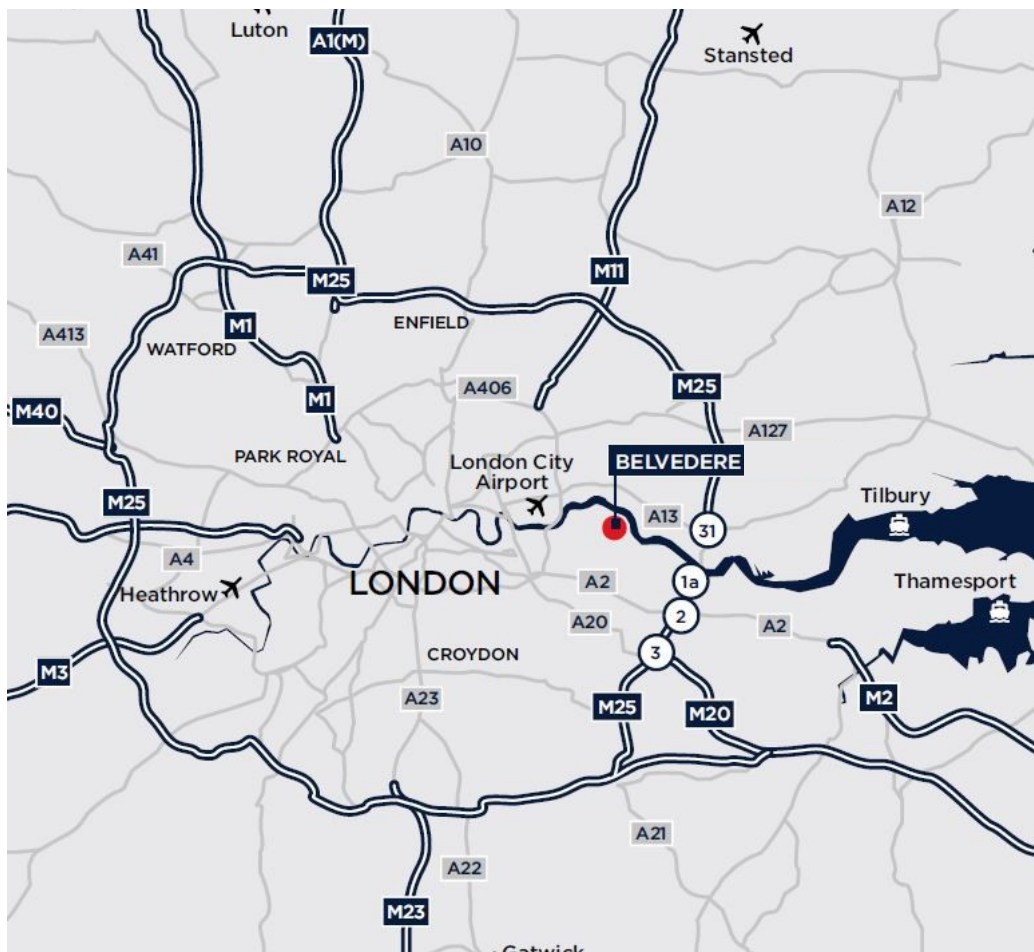
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