

UNIT 7 BELVEDERE BUSINESS PARK, CRABTREE MANOR WAY SOUTH, BELVEDERE, KENT DA17 6AH

HIGH QUALITY BUSINESS UNIT WITH MEZZANINE OFFICES

FOR SALE FREEHOLD

**4,352 SQ.FT (404 SQ M) PLUS 1,968 SQ FT (183 SQ M) MEZZANINE
TOTTALLING 6,320 SQ FT (587 SQ M)**



LOCATION: Situated in the heart of Belvedere and Erith Industrial areas, Belvedere Business Park fronts onto Bronze Age Way dual carriageway (A2016). Entry to the estate is gained via Crabtree Manor Way South.

DESCRIPTION: Belvedere Business Park is a modern purpose built development with 11 units situated in three terraces. There are a combination of traditional warehouse units and one two storey business unit. There is a communal access road, a turning area and car parking.

Unit 7 is a mid-terrace unit of steel portal frame construction fitted out as a warehouse with reception, WC's, loading and production area. There are first floor offices and substantial mezzanine floor which could potentially be converted to offices if required, or removed completely. The first floor offices have Category 2 lighting and good natural daylight. The warehouse has an eaves height of 7.4m and a single electronically operated loading door.

ACCOMMODATION:

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice on a Gross Internal Area Basis, as set out down below:

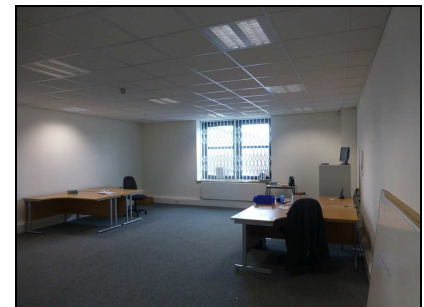
| FLOOR | | Area (Sq Ft) | Area (Sq M) |
|-----------|---|-----------------|----------------|
| GROUND | Reception, loading, Male & Female WC's, kitchen, production | 3,543 | 329 |
| FIRST | Office space | 809 | 75 |
| MEZZANINE | Additional mezzanine area | 1,968 | 183 |
| TOTAL | | 6,320 Sq Ft | 587 Sq M |



Main Warehouse



Mezzanine



1st Floor Offices

FEATURES:

- Located in a prime location within close proximity of the J1A, M25.
- Excellent access onto A2016/A206.
- Top quality build.
- Quality offices with Category 2 lighting and good natural daylight.
- Allocated parking.
- Secure site with electric gates and CCTV, 24/7 access.
- FOR SALE FREEHOLD.

SERVICES:

All services are available including 3-Phase electricity and mains gas.

RATING:

According to the Valuation Office Agency, website the Rateable Value is £36,500. The Uniform Business Rate for the year 5 April 2013/2014 is 47.1p in the £. Certain reductions may be available. For a guide to business rates payable please see www.businesslink.gov.uk.

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|-----------------|--|
| PLANNING | Applicants must make their own enquiries to the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract. |
| TENURE: | FREEHOLD. Title number SGL712338 |
| PRICE: | On application. |
| EPC: | Band C: 58 |
| TO VIEW: | By appointment with the Agent: |

DAVID M^cMEEKING OR EMMA HANDSCHUH
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