

### UNIT 20 MULBERRY BUSINESS PARK MULBERRY WAY, BELVEDERE DA17 6AN

### LARGE HIGH BAY WAREHOUSE WITH YARD

## TO LET

## 39,837 SQFT (3,704 SQM)



Figure 1: External view (historic)

#### LOCATION:



Figure 2: Interior view (historic)

Belvedere is located in north of the London Borough of Bexley approximately 5 miles west of Junction 1A M25. Access from Junction 1A is via dual carriageway A206.

Fishers Way/Mulberry Way are accessed off the main roundabout on Bronze Age Way in a well-established industrial and warehousing area with nearby operators including ALDI

The warehouse is accessed directly off Mulberry Way.

DESCRIPTION:

Unit 20 comprises a long detached high bay warehouse set in 2 bays with 7.15 m eaves height. The property is of steel frame with brick / concrete elevations set under a sheeted roof. There is overhead fluorescent lighting.

There are three loading doors one at each end and one to the side elevation of circa 6.12 m width and 5.2 m height. Access is via a shared access from Mulberry Way.

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#### NB None of the equipment or services has been tested

On appointment. Please contact the agents:-David M<sup>c</sup>Meeking M<sup>c</sup>MEEKING CHARTERED SURVEYORS

01322 303124

TO VIEW:

DESCRIPTION

Warehouse

# ACCOMMODATION:

We have measured the property on a Gross Internal Area basis in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice as follows:-

AREA

SQ.M

3.704

FEATURES:	• Located 5 miles west of junction 1A M25 via dual carriage way.
	• Large high bay warehouse with 7.15 m eaves with 3 loading doors.
	• Fenced Yard.
	• Available to let from August 2018.
	Competitive rental.
SERVICES:	All services including three phase electricity.
RATING:	The rateable value for the unit is £140,000 and the rates payable for 2017/2018 are £69,694.58. Interested parties with any further enquiries should contact the London Borough of Bexley on 0208 303 7777.
EPC:	Band G - 293
TERMS:	TO LET - either short term licence or standard lease for long term occupation.
POSSESSION:	August 2018
TO VIEW.	On appointment. Please contact the agents:-

## The Property Experts

UNIT

20

Chartered Surveyors

AREA

SQ.FT

39,837

