

**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)



Figure 2: Interior view (historic)

**LOCATION:**

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.

**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:-

<u>UNIT</u>	<u>DESCRIPTION</u>	<u>AREA</u> <u>SQ.M</u>	<u>AREA</u> <u>SQ.FT</u>
20	Warehouse	3,704	39,837

**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:-

**David McMeeking**  
**McMEEKING CHARTERED SURVEYORS**  
**01322 303124**

NB None of the equipment or services has been tested