

UNIT 2 FORDGATE BUSINESS PARK

CRABTREE MANORWAY NORTH, BELVEDERE, KENT DA17 6AT

PROMINENT SELF-CONTAINED DETACHED WAREHOUSE UNIT FRONTING CRABTREE MANORWAY NORTH WITH 2 STOREY OFFICES SET WITHIN A 1 ACRE FENCED AND GATED YARD

TO LET

11,740 SQ FT (1,091 SQ M) SET ON 1.02 ACRES



Unit 2 - Roadside View



Unit 2 – Rear Elevation

LOCATION:

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

Crabtree Manorway North is accessed off the main roundabout on Bronze Age Way in a well established industrial and warehousing area with nearby operators including ALDI. The property fronts Crabtree Manorway North.

DESCRIPTION:

The property comprises a detached warehouse building set on a one acre site, which is partly surfaced, gated and fenced, together with self-contained 2 storey offices.

The detached warehouse is circa 15m wide and 45 m long with a single loading door to the rear (5.94m wide 4.07m high) with large canopy over. The warehouse has an eaves height of 8.84m to underside of the portal frame with 11.6m to apex of the building. There is WC on the mezzanine level which also provides further welfare and storage areas.

The two-storey offices provide 5 cellular offices on the ground floor together with WCs and 6 offices and WCs at first floor. The offices are accessed from the front car park and connect into the warehouse at ground and first floors.

The external yard area is laid out to concrete to front parking area together with side access road to rear yard and parking area. There are 2 areas of rear site laid out to grass/ground which could be upgraded to provide further parking, loading or open storage.

The site is secured by a range of palisade and chain link fencing.

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	Warehouse & Stores	8,205	762
GROUND	Offices	1,406	131
FIRST	Offices	1,410	131
FIRST	Welfare	718	67
TOTAL		11,740 sq ft	1092 sq m

The total site area is 1.02 Acres. Only part of the site is surfaced with approximately 930 sq m (10,000 sq ft) unsurfaced and laid out to grass and ground.

- FEATURES:**
- Located in a prime location within close proximity of the J1A, M25.
 - Excellent access onto A2016/A206.
 - Prominent detached unit in established Industrial area
 - Detached warehouse with 8.4m eaves height set on 1 acre
 - Potential to provide further parking/loading/storage on-site with resurfacing
 - TO LET on terms to be agreed. IMMEDIATELY AVAILABLE

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

RATING: According to the Valuation Office Agency website the Rateable Values are as follows but should be confirmed accordingly before entering into any contract.
Warehouse building: Rateable Value £33,750, Rates Payable £16,639
Office Building: Rateable Value £15,750, Rates Payable £7,765
The Uniform Business Rate for the year 5 April 2015/2016 is 49.3p in the £.

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: New lease on terms to be agreed.

RENT: On application.

EPC: Band F : 144

TO VIEW: By appointment with the Agent:

DAVID M^cMEEKING OR EMMA HANDSCHUH
M^cMEEKING CHARTERED SURVEYORS

01322 303124