

TO LET

Open Storage Yard

3.8 Acres (1.54 Hectares)

3 ACRE YARD

(SUBDIVISIONS WILL BE CONSIDERED FROM 1 ACRE)

Mulberry Way, Belvedere, Kent DA17 6AN



- Flexible License Available
- 3 Separate Vehicular Access Points
- Crushed Hardcore Surfaces

- Fully Fenced
- Smaller Plot Sizes Considered
- Water & Power Available

KEMSLEY LLP
PROPERTY CONSULTANTS

020 7422 6350
www.kemsley.com



LOCATION

The site is situated off of Mulberry Way in the established industrial location of Belvedere, within the London Borough of Bexley. The site benefits from good transport connectivity and access to national road networks being 6.5 miles to the M25 J1A and the A2, which provide access to the wider Kent area and South East and Central London via the Eastern Way which connects through to the Blackwall Tunnel approximately 8.1 miles away. Rail services are provided by Erith station which provides regular services to London Bridge (approximately 30 minutes).

Travel Distances

Belvedere Train station: 1.3 miles
 Erith Train station: 2.4 miles
 A2: 5.6 miles
 M25: 6.5 miles
 Dartford Crossing: 7.6 miles
 City of London Airport: 13 miles

DESCRIPTION

The site consists of c.3.80 acres of industrial open storage that has been levelled and surfaced with compacted hardcore. The site is fully fenced and benefits from 3 vehicular access points.

ACCOMMODATION

Total: 3.8 Acres (1.54 Hectares)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The site is available on a new flexible lease for a minimum period of 12 months with rolling breaks thereafter.

RENT

Only £2.50 – 3.00 psf per annum exclusive dependent on size and term.

VAT

VAT is applicable on the rent and service charge.

BUSINESS RATES

The Site is currently removed from the rating list so does not have an assessment. Interested parties to contact Bexley Council to check exact rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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