# TO LET

## Open Storage Yard

3.9 Acres (1.57 Hectares)

## 3.9 ACRE YARD
## (SUBDIVISIONS WILL BE CONSIDERED FROM 1 ACRE)

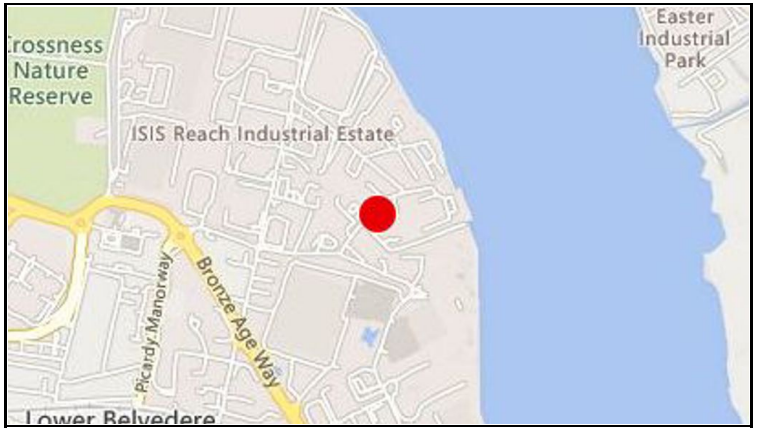
Mulberry Way, Belvedere, Kent DA17 6AN



- Flexible License Available
- 3 Separate Vehicular Access Points
- Crushed Hardcore Surfaces
- Fully Fenced
- Smaller Plot Sizes Considered
- Water & Power Available

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**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.3.88 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:** **3.9 Acres (1.57 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**
None.

**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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