

High Quality Industrial / Warehouse Units

For Sale

Sizes from 1,207 sq ft up to 3,231 sq ft

Only 6 miles west of M25 (J1a-Dartford Crossing) with excellent access into Central London.

Phase 1 library photos



A DEVELOPMENT BY OYO DEVELOPMENTS LTD
A RAVENBOURNE GROUP COMPANY

JOINT SOLE AGENTS



Description

OYO Business Units, Belvedere, is a high quality development of 19 small Industrial/Warehouse units on a self contained site, available For Sale.

Block D – Units 2 – 6

- Shell industrial / Warehouse units, with fitted accessible WC
- 5.5m clear internal height to underside of haunch
- 20KN per sq m reinforced concrete warehouse floor
- 4m high x 3.1m wide electronically operated sectional overhead loading doors
- 8m yard depth
- 2 car parking spaces

Block E – Units 1 – 7

- Shell industrial / Warehouse units, with fitted accessible WC
- 5.0m clear internal height to underside of haunch
- 20KN per sq m reinforced concrete warehouse floor
- 4m high x 3.5m wide electronically operated sectional overhead loading doors
- 8m yard depth
- 2 car parking spaces

Block D – Unit 1

Block F – Units 1 – 6

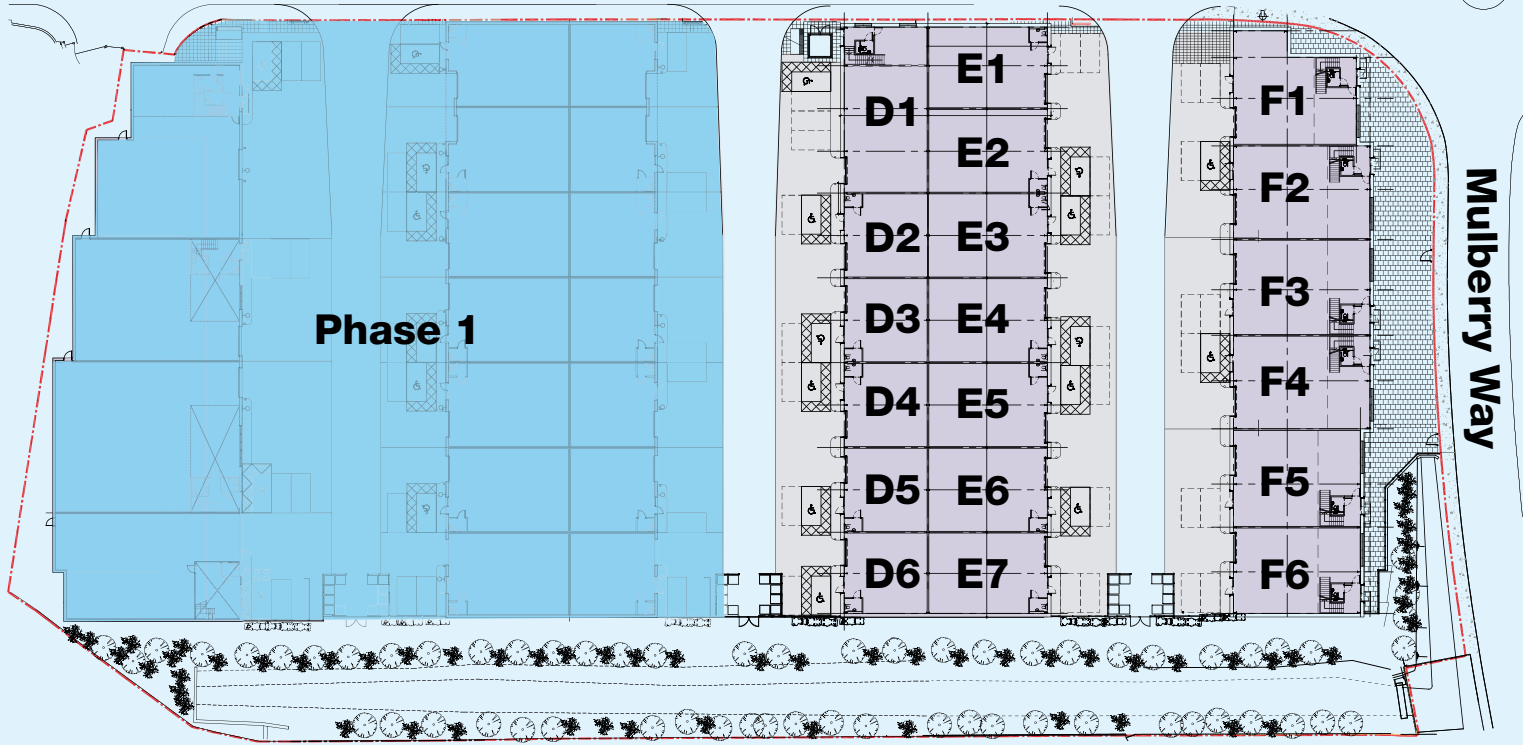
- Prominent traditional industrial / warehouse units with fully fitted first floor office accommodation
- 6.0m minimum clear internal height to underside of haunch
- 20KN per sq m reinforced concrete warehouse floor
- 4m high x 3.5m wide electronically operated sectional overhead loading doors
- 8m yard depth
- Minimum 2 car parking spaces per unit

Planning

All units benefit from Detailed Planning Permission granted by The London Borough of Bexley for B1(c)/B2/B8 Use Classes.



Crabtree Manorway North



Accommodation

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL AREA (SQ FT)
D1	2,630	601	3,231
D2 - D6	1,207	-	6,035
E1	1,707	-	1,707
E2 - E7	1,699	-	10,194
F1	2,217	690	2,907
F2	2,197	707	2,904
F3	2,246	717	2,963
F4	2,194	705	2,899
F5	2,149	736	2,885
F6	1,963	672	2,635
TOTAL			38,362 SQ FT

Phase 1 library photos

Approximate Gross External areas measured from architects drawings



DA17 6AX

SAT NAV

Other OYO Developments



OYO Andover



OYO Wallingford



OYO Thame



OYO Portsmouth



OYO Dagenham



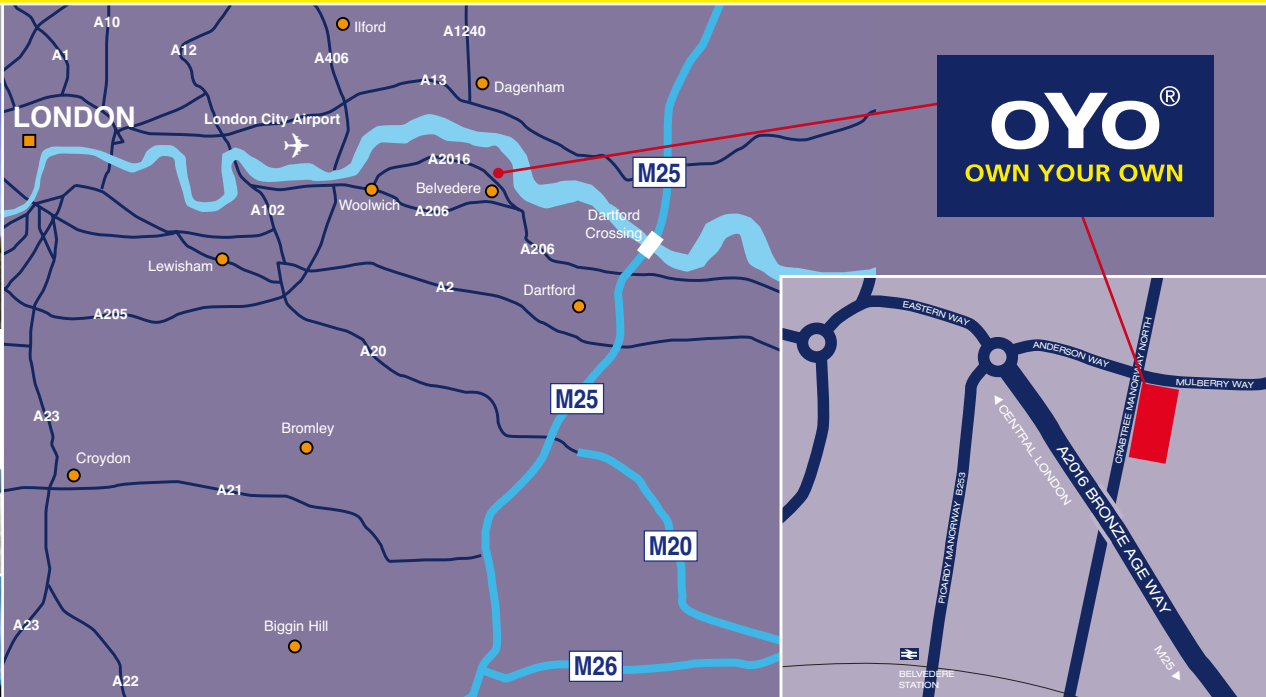
OYO Littlehampton



OYO Birmingham



OYO Sittingbourne



Location

OYO Belvedere is located in the heart of the Belvedere Industrial Area to the north of Belvedere town centre and 2 miles west of Erith town centre.

Accessed from Crabtree Manorway North the scheme benefits from immediate access to the A2016 Bronze Age Way at the roundabout junction with Eastern Way from where this main dual carriageway route extends east to the M25 (Junction 1a) at the Dartford Crossing (6 miles). To the west the A2016 joins the A206 at Woolwich and continues on to the Blackwall Tunnel (8 miles) and A2 into Central London, some 15 miles to the west.

Belvedere and Erith railway stations are conveniently located close by and there are local bus routes which serve the Belvedere Industrial Area with bus stops a short walk away in Anderson Way.

With the new Woolwich station open Autumn 2019 and the new Elizabeth Line (Crossrail) due to be fully operational by the end of 2019, transport links are about to improve dramatically. This is especially true as Woolwich station will have up to 12 trains per hour to Canary Wharf/Central London and the Elizabeth line will also extend eastwards to Abbey Wood station, which is located only 2½ miles east of the subject site and only one stop on the South Eastern train service from Belvedere station.

Further Information

To arrange a viewing or receive full plans and specifications contact the Joint Sole Agents:

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