

High Quality Industrial / Warehouse Unit  
For Sale (may let)

**5,550 sq ft**

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



A DEVELOPMENT BY OYO DEVELOPMENTS LTD  
A RAVENBOURNE GROUP COMPANY

JOINT SOLE AGENTS





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For further information see

## www.ravenbourne.co.uk

### Description

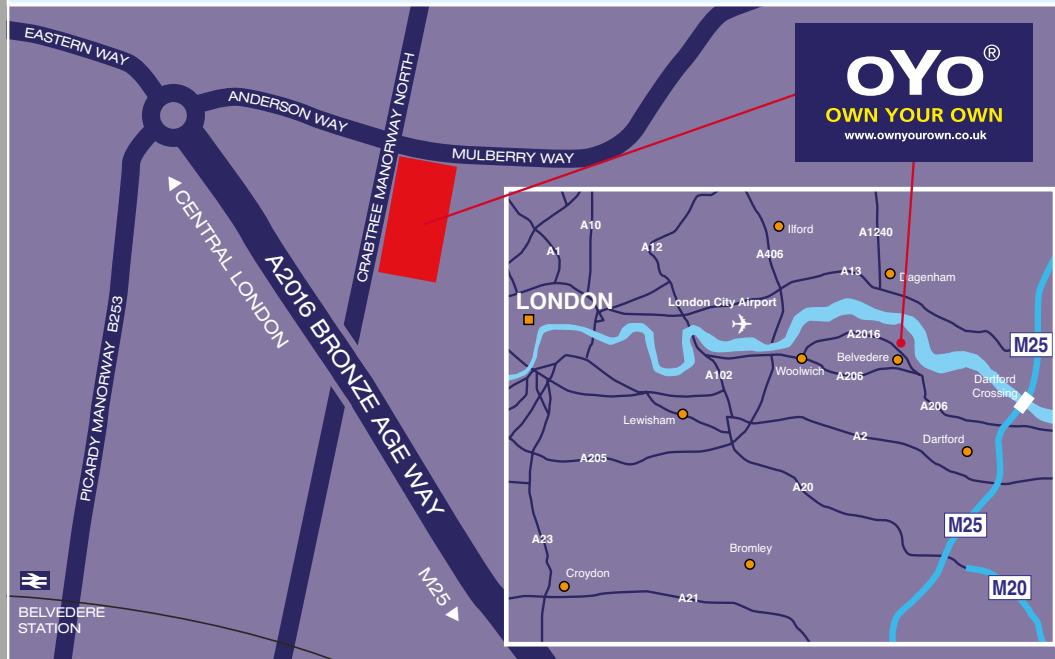
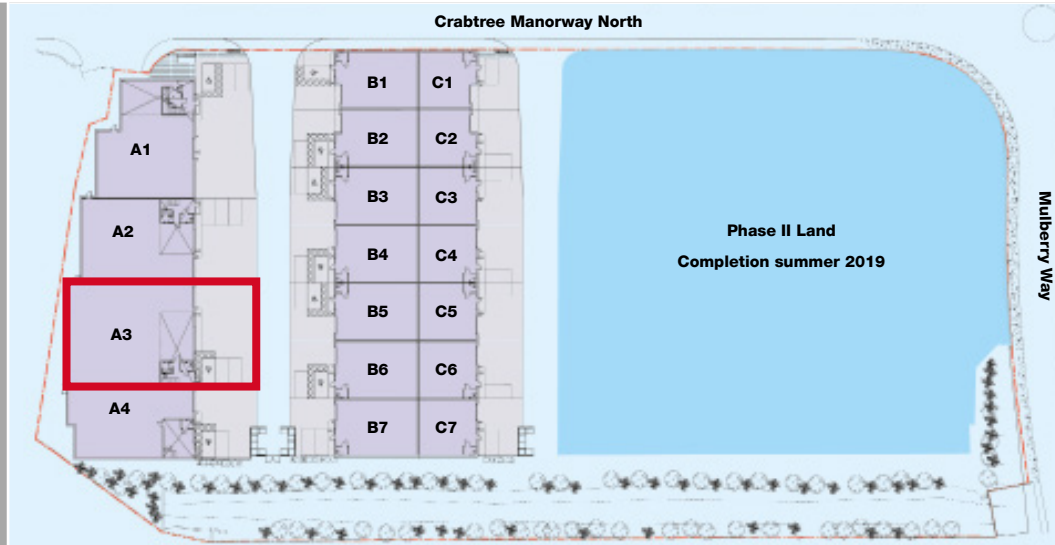
OYO Business Units, Belvedere, provides a high quality scheme of 18 Industrial / Warehouse units on a self contained site. A second phase of a further 19 units is due to complete in summer 2019.

### Unit A3

- Prominent traditional industrial / warehouse unit with fitted first floor office accommodation
- 6.5m minimum clear internal height to underside of haunch
- 37.5kN per sq m reinforced concrete warehouse floor
- 4.2m high x 3.6m wide electronically operated sectional overhead loading door
- 11m yard depth
- Minimum 3 car parking spaces

### Planning

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



### 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 carriage way route extends east to the M25 (Junction 1a) at the Dartford Crossing (6miles). 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 from December 2018 and the new Elizabeth Line (Crossrail) due to be fully operational by the end of 2019, the desirability of the location is only likely to improve. 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 see [www.ravenbourne.co.uk](http://www.ravenbourne.co.uk) or contact the Joint Sole Agents:

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