

**BELVEDERE DA17 6AN**  
**Mulberry Way**

**WAREHOUSE/STORAGE/WORKSHOP/CHURCH**

Suitable for various industrial/warehouse uses

On-site parking and open storage land

460 m<sup>2</sup> to 5,600 m<sup>2</sup>

(5,000 ft<sup>2</sup> to 60,000 ft<sup>2</sup>)

with a possibility to split into smaller Units of 185 m<sup>2</sup> (2,000 ft<sup>2</sup>)

RENTS FROM £7,500 per calendar month plus service charge

All Units are available on a new lease on flexible terms



**High Eaves height suitable for Mezzanine floor (as fitted In Unit 5)**

**to maximise storage and suitable for multiple uses:**

Units 4, 5, 6 Mulberry Way, Belvedere Kent DA17 6AN

Unit 5 872 m2 (9,386 ft2)

Unit 5 mezzanine 843 m2 (9,070 ft2)

Unit 6 608 m2 (6,550 ft2)

Offices 232 m2 (2,496 ft2)

Unit 4A 600 m2 (6,455 ft2)

Unit 4B 586 m2 (6,304 ft2)

Unit 4C 602 m2 (6,497 ft2)

Unit 4D 586 m2 (6,310 ft2)

Unit 4E 599 m2 (6,443 ft2)

**Total (excl. offices) 5,300 m2 (57,000 ft2)**

**Yards 3,100 m2 (33,300 ft2)**

The property comprises inter-connecting warehouse units and two-storey offices in a fenced secure yard

Large high bay with 7m eaves height. All Services are available, except Gas.

The units are let on and "as-seen" basis.

Incoming Tenants to carry out their own survey and make arrangements as required

Location:

Belvedere is located 5 miles from junction 1A of M25 north of London Borough of Bexley. This is an established industrial estate with other reputable occupiers including Ocado, Tesco, Lidl.

Description:

Comprising large industrial units with separate office area and land suitable for open storage or lorry park.

Terms: Available on a new lease on flexible terms

Business Rates:

London Borough of Bexley - TBC. Interested parties should make their own enquires via the Local authority on 020 8303 7777. Hanif Properties cannot guarantee any figures.

Reference Charge:

A fee of £200 will be charged for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted or not by the Landlord.

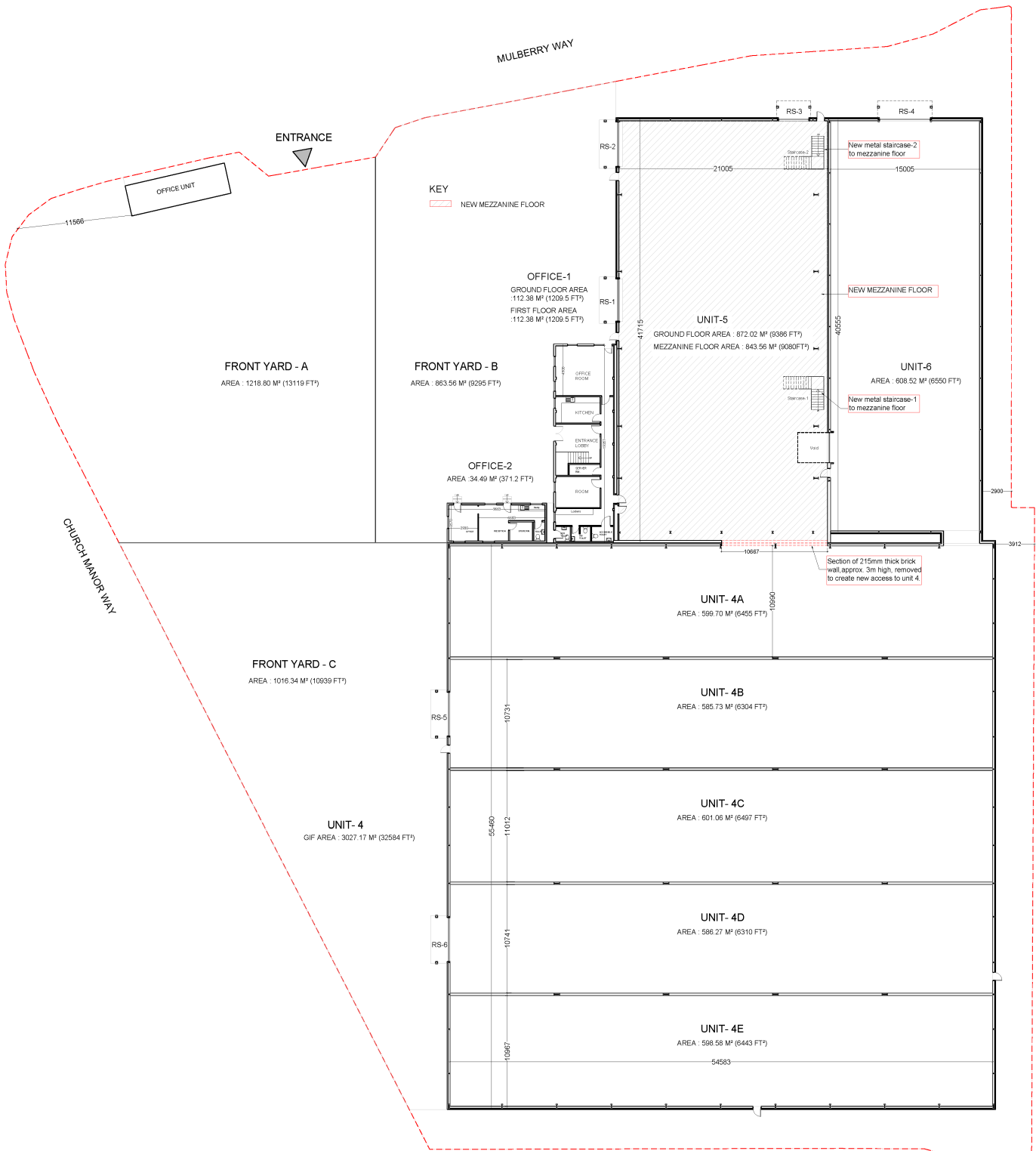
Holding Deposit:

Tenants wishing to secure this property will be required to pay a holding deposit of £3,000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved, or the Tenant's references are not acceptable to the Landlord.

**FOR ENQUIRIES and TO ARRANGE VIEWINGS, PLEASE CALL**

**Shahid Hanif: 07918 163 573 Ajit Kohli: 07794 444 036 Yves Shama: 07770 652 264**

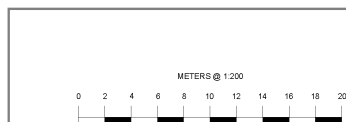
**OR [info@hanifproperties.com](mailto:info@hanifproperties.com)**



**EXISTING SITE PLAN WITH MEZZANINE FLOOR AT UNIT 5 - SCALE 1:200**

S.No.	DESCRIPTION	GROUND FLOOR		MEZZANINE FLOOR	
		AREA (M <sup>2</sup> )	AREA (SF <sup>2</sup> )	AREA (M <sup>2</sup> )	AREA (SF <sup>2</sup> )
1.	Gross internal floor area - UNIT 4	3027.17	32584		
2.	Gross internal floor area - UNIT 5	872.02	9386	843.56	9080
3.	Gross internal floor area - UNIT 6	608.52	6550		
4.	Gross internal floor area - Office 1 (GF+FF)	224.76	2419		
5.	Gross internal floor area - Office 2	34.49	371		
<b>TOTAL PRE-EXISTING BUILT UP AREA</b>		<b>4766.96 M<sup>2</sup></b>	<b>51310 Sq.Ft</b>		
<b>TOTAL EXISTING BUILT UP (INCLUDING MEZZANINE FLOOR AREA)</b>		<b>5610.52 M<sup>2</sup></b>	<b>60390 Sq.Ft</b>		

S.No.	DESCRIPTION	AREA (M <sup>2</sup> )	AREA (SF <sup>2</sup> )	REMARKS
1.	Front yard A	1218.80	13119	
2.	Front yard B	863.56	9295	
3.	Front yard C	1016.34	10939	
<b>TOTAL FRONT YARD AREA AS SHOWN</b>		<b>3098.70 M<sup>2</sup></b>	<b>33353 Sq.Ft</b>	



Red line indicates extent of Site and Demise

REV	DATE	COMMENT	DRN

SITE ADDRESS: UNITS 4.5 AND 6 MULBERRY WAY, BELVEDERE, DA17 6AN  
 SUBJECT: EXISTING SITE PLAN WITH MEZZANINE FLOOR AT UNIT 5  
 DRAWING NO: JS/SP/1307/02  
 SCALE: 1:200 @ A1  
 DATE: 31 JULY 2019  
 DRAWN BY: SA  
 CHECKED BY: JS  
 REV:

**JS** **Surveying & Design**  
 Services Limited  
 110 GOODHAYES ROAD, ILFORD, ESSEX IG3 9UZ TEL: 020 8280 2348 E-mail: info@jssd.co.uk





