



LONDON DA17 6FR

# BELVEDERE WHARF

# Save £44,440 pa

on energy costs when compared to a refurbished second-hand building.

'SUPERTIGHT'  
AIR TIGHTNESS  
OF 2.5M3/M2/  
HR @ 50PA

BREEAM  
EXCELLENT

NET ZERO  
CARBON  
DEVELOPMENT

RAIN WATER  
HARVESTING  
SYSTEMS

EPC A

+19.34 KWH  
SOLAR  
ENERGY

## BUILT FOR CHANGE

Belvedere Wharf has been designed to minimise the impact on the natural environment whilst maximising energy efficiency. The incorporation of high specification modern technology has the potential to save an occupier up to approximately £44,000 pa in energy costs.

EV CHARGE  
POINTS



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# BELVEDERE WHARF

UNIT 2A TO LET  
**52,129** SQ FT

UNIT 2B TO LET  
**62,344** SQ FT

COMBINED UNIT TO LET  
**114,473** SQ FT



## HOW TO SAVE £44,440 PER ANNUM

This potential saving is calculated on the average usage of 75.12kWh/m<sup>2</sup> per year for an existing warehouse, compared to Belvedere Wharf which is forecast to use 33.19kWh/m<sup>2</sup> per year.

The development has been designed with a focus on sustainability and constructed to the highest specification.

Belvedere Wharf is the ideal location for businesses looking to both reduce their operating costs and carbon footprint.



## EFFICIENCY COMPARISON

When compared against the average existing warehouse.

	<b>BELVEDERE WHARF</b>	Comparable refurbished second-hand
Carbon	<b>Net zero carbon development</b>	Higher emissions in construction
EPC Rating	<b>A</b>	C
BREEAM Rating	<b>Excellent</b>	Very Good
Total Energy Use	<b>33.19 kWh</b>	75.12 kWh
Light Bulb Use	<b>3.25 kWh</b>	19.3kWh
Solar Energy	<b>+19.34 kWh</b>	None
Water Taps	<b>Leak detection</b>	Traditional

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