

///SCORE.PRIME.VALUES

LONDON DA17 6FR
**BELVEDERE
WHARF**

TO LET
UNIT 2A 52,129 SQ FT
UNIT 2B 62,344 SQ FT
COMBINED UNIT 114,473 SQ FT

AVAILABLE IMMEDIATELY

Positioned to deliver

LONDON CITY AIRPORT

< CENTRAL LONDON 13 MILES

A2016 EASTERN WAY

LONDON DA17 6FR
BELVEDERE WHARF

STARBUCKS

TRAVELODGE

ASDA

ASDA

IRON MOUNTAIN

A2016

∟ M25 7 MILES

LIDL

AMAZON

CRABTREE MANORWAY NORTH

LONDON DA17 6FR **BELVEDERE WHARF**

Belvedere Wharf is a new, highly specified warehouse/urban logistics facility with innovation and sustainability at the heart of its design.

The development comprises two semi-detached buildings of 52,129 and 62,344 sq ft, which have been constructed with the flexibility to combine to suit occupier needs.

Located just 7 miles from J1a of the M25 and within 45 minutes of over 4.3 million people, Belvedere Wharf is the ideal location for businesses looking to serve both local and national markets.

NET ZERO CARBON
DEVELOPMENT

7 MILES FROM
J1A M25

WITHIN 45
MINUTES OF OVER
4.3M PEOPLE

BREAM
EXCELLENT

PROVEN
URBAN LOGISTICS
LOCATION

Superior specification

Schedule of accommodation

UNIT 2A	Sq m	Sq ft
Warehouse	4,216	45,383
Ground floor offices	111	1,191
First floor offices	516	5,555
TOTAL (GEA)	4,843	52,129

UNIT 2B	Sq m	Sq ft
Warehouse	5,167	55,617
Ground floor offices	110	1,184
First floor offices	515	5,543
TOTAL (GEA)	5,792	62,344

COMBINED UNIT	Sq m	Sq ft
Warehouse	9,383	101,000
Ground floor offices	221	2,375
First floor offices	1,031	11,098
TOTAL (GEA)	10,635	114,473

Specification:



EPC 'A+'



50KN/M2
FLOOR
LOADING



500 KVA
AVAILABLE



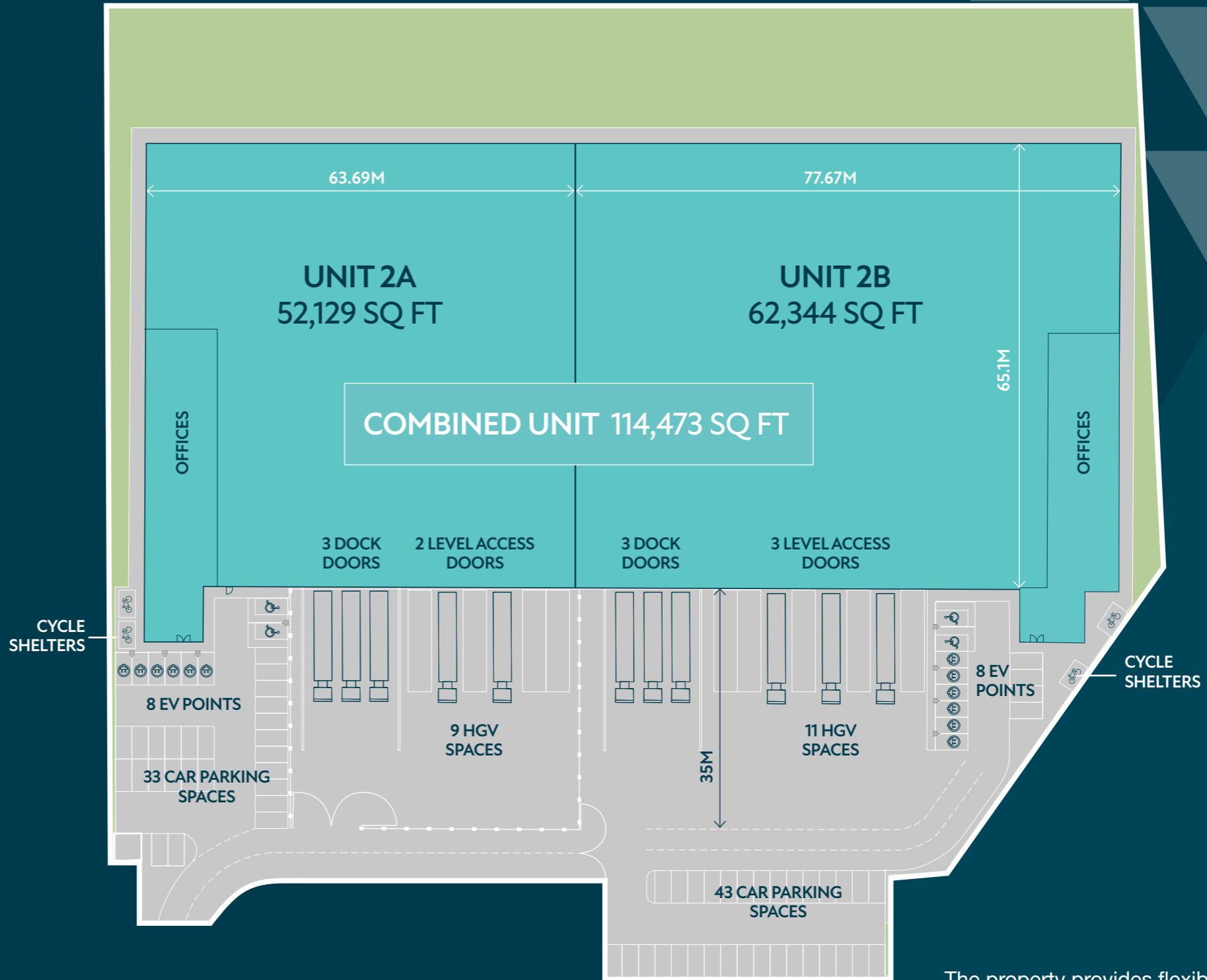
15%
ROOF LIGHTS



BREEAM
'EXCELLENT'



12M
CLEAR INTERNAL
HEIGHT



The property provides flexibility and can be taken as a whole or in two individual units providing over 114,000 sq ft of accommodation. Belvedere Wharf has been designed to a grade A specification, offering a high quality working environment that boosts productivity and efficiency.

Sustainable by design

NET ZERO CARBON
DEVELOPMENT

BREEAM EXCELLENT

RECYCLING FACILITIES
PROVIDED DURING
OCCUPATION

RAIN WATER
HARVESTING SYSTEMS

RECYCLED COMPONENTS
AND AGGREGATES USED
DURING CONSTRUCTION

INTERNAL AND EXTERNAL
HIGH EFFICIENCY LED
LIGHTING

15% ROOF LIGHTS

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

LONDON DA17 6FR
**BELVEDERE
WHARF**

Built to the highest standard, Belvedere Wharf's future-thinking design has a particular focus on sustainability, with renewable and environmentally-responsible features integral to the development. The building harnesses this high level of specification to prioritise energy efficiency and reduce operating costs.



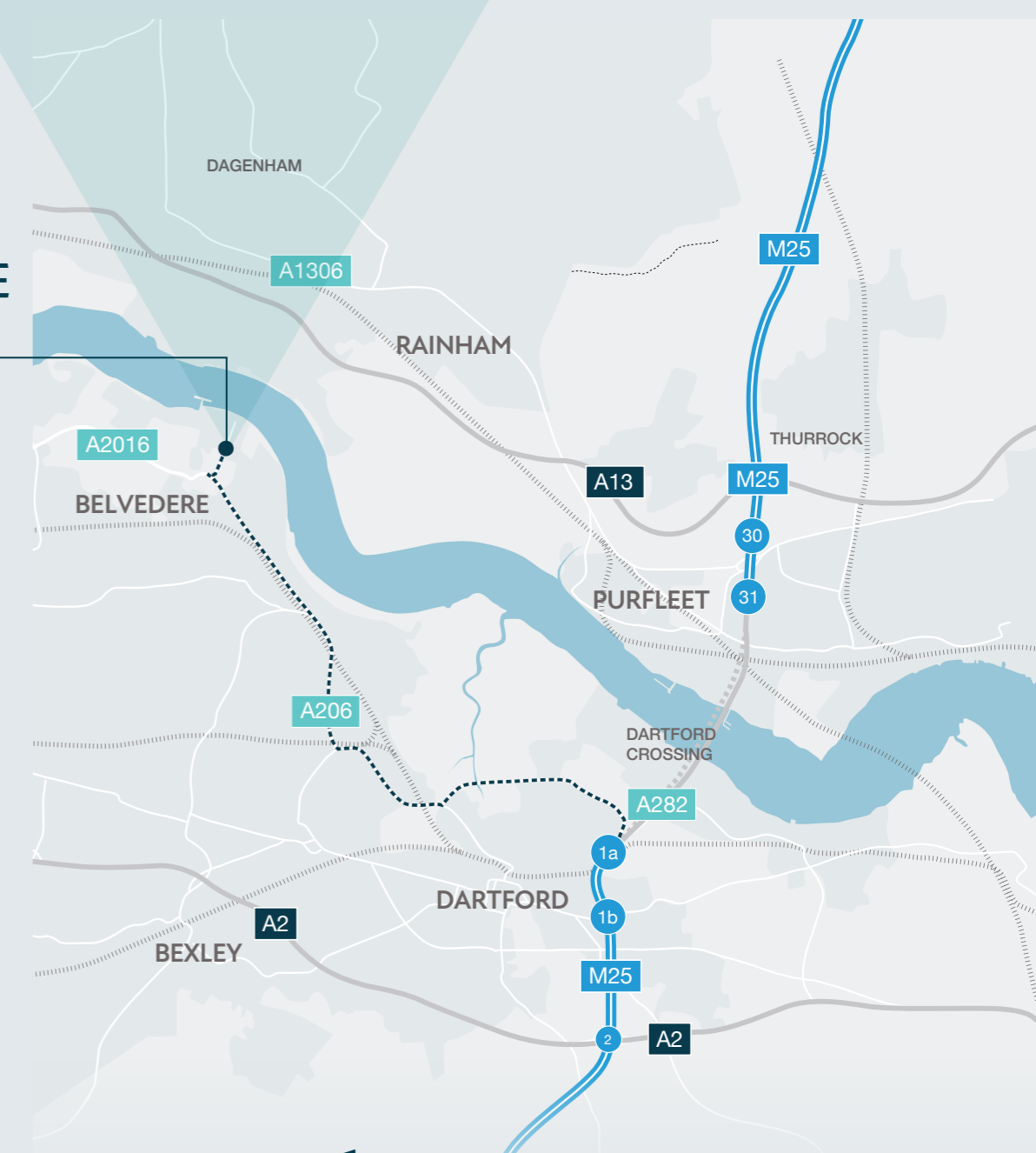
Ready for immediate
occupation





BELVEDERE WHARF

CRABTREE MANORWAY NORTH
BELVEDERE
LONDON DA17 6FR



Drive times in minutes



Location	Miles	Drive time
M25 J1A Dartford	7	17 mins
Blackwall Tunnel	10	30 mins
Enfield	23	52 mins
Central London	16	58 mins
Park Royal	23	1 hr 9 mins
Watford	54	1 hr 13 mins

Location	Miles	Drive time
London City	13	37 mins
London Gatwick	41	54 mins
London Stansted	43	58 mins
London Heathrow	66	1 hr
London Luton	62	1 hr 19 mins
London Gateway	20	38 mins
Thamesport	30	44 mins
Eurotunnel	57	1 hr 9 mins
Felixstowe	84	1 hr 45 mins
Port of Dover	122	2 h 6 mins

A proven location

Located within 15 miles of over 2.4m households and centrally positioned within the M25 ring road, Belvedere is a hotbed for logistics with occupiers including Amazon, ASDA, Lidl, Tesco, B&Q and Travis Perkins already in the area.

Sources: www.drivetimemaps.co.uk, Lorry Route Planner, Royal Mail

A population ready to work

LONDON DA17 6FR
BELVEDERE WHARF

Positioned within 20 minutes of a population of over 500,000, combined with excellent public transport links including bus services and Crossrail, ensures the site is easily accessible.

OVER
500,000
HOUSEHOLDS WITHIN A 20
MINUTE DRIVE TIME

14.5%
OF BEXLEY POPULATION
EMPLOYED IN TRANSPORT,
STORAGE AND
MANUFACTURING COMPARED
TO 7.2% LONDON AVERAGE

79.4%
OF BEXLEY POPULATION
ECONOMICALLY ACTIVE
COMPARED TO 78.5% GB AVERAGE

The development benefits from a number of local amenities that are all within walking distance including:

Travelodge



LIDL



Tritax is an asset manager with over 50 million sq ft under management, investing in critical supply chain real assets aligned to the major structural trends that are shaping the future economy, including digitisation, automation, urbanisation and green energy.

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