

# UNIT 14 MULBERRY BUSINESS PARK, FISHERS WAY, BELVEDERE DA17 6BU

**LARGE COMPETITIVELY PRICED  
HIGH BAY WAREHOUSE AND FENCED YARD**

**33,931 SQ FT (3,152 SQ M)**

**TO LET ON FLEXIBLE TERMS OR FOR SALE FREEHOLD**



## **LOCATION:**

Belvedere is located in north of the London Borough of Bexley approximately 5 miles west of Junction 1A M25. Access from Junction 1A is via dual carriageway A206.

Fishers Way/Mulberry Way are accessed off the main roundabout on Bronze Age Way in a well established industrial and warehousing area with nearby operators including ALDI.

The warehouse is accessed directly off Fishers Way.

**DESCRIPTION:** Unit 14 comprises a high bay warehouse with 4 loading doors together with single storey offices, fenced yard and separate access off Fishers Way. The unit was formally used to store and distribute soft drinks. The doors are each circa 6.14 m wide and 5.18 m high.

The unit has an 8 m eaves height. The unit has been partially racked out and this racking can stay if required by Lessee. There are separate WC's to the warehouse and separate toilets for the single storey offices.

**ACCOMMODATION:** We have measured the property on a Gross Internal Area basis in accordance with the Royal Institute of Chartered Surveyors Code of Measuring Practice as follows:-

UNIT	FLOOR	USE	AREA SQ M	AREA SQ FT
14	Ground	Warehouse	3,059	32,898
		Offices	<u>96</u>	<u>1,033</u>
			3,155 sq m	33,931 sq ft

- FEATURES:**
- Located 5 miles west of junction 1A M25 via dual carriage way
  - High bay warehouse with 8 m eaves
  - Gantry Crane (not currently operational)
  - Separate access onto Fishers Way
  - Offices
  - Partially racked out
  - AVAILABLE APRIL 2015

**SERVICES:** All services including 3-Phase electricity.

**RATING:** Interested parties should make enquiries to London Borough of Bexley on 0208 303 7777.

**TERMS:** **TO LET ON FLEXIBLE TERMS** from APRIL 2015  
Or **FOR SALE FREEHOLD**.

**SERVICE CHARGE:** A service charge will be applied.

**TO VIEW:** Please contact the agents:-

**DAVID M<sup>C</sup>MEEKING OR EMMA HANDSCHUH**  
**M<sup>C</sup>MEEKING CHARTERED SURVEYORS**  
**01322 303124**