

ANDERSON WAY, BELVEDERE, DA17 6AG

BELVEDERE GATEWAY



TO LET

**18,750 SQ FT SELF CONTAINED
PROMINENT HQ STYLE WAREHOUSE**

AVAILABLE NOW



GATEWAY TO ACCESS

The City of London is just 13 miles away and under an hour drive. The M25 Junction 1 is 6 miles away meaning easy access to the South East.

PEOPLE

Nearly 4 million people are within a 30 minute drive time. Over 11 million people are within a 60 minute drive time.

Source: freemaptools.com/find-population.htm

PROMINENCE

Over 40,000 vehicles passing the site every day.

Belvedere Gateway is a brand new detached Grade A 18,750 sq ft industrial / warehouse unit strategically located in one of South East London's most established industrial locations.

The building is situated on its own self-contained secure site and is constructed from steel portal frame design, incorporating 10m minimum eaves, 2 electrically operated loading doors, with separate pedestrian access to the reception area and high quality air conditioned first floor offices.

The offices benefit from suspended ceilings, recessed LED lights, carpeted full access raised floor, double glazed windows and VRF heat pump heating and cooling system.

SPECIFICATION

WAREHOUSE

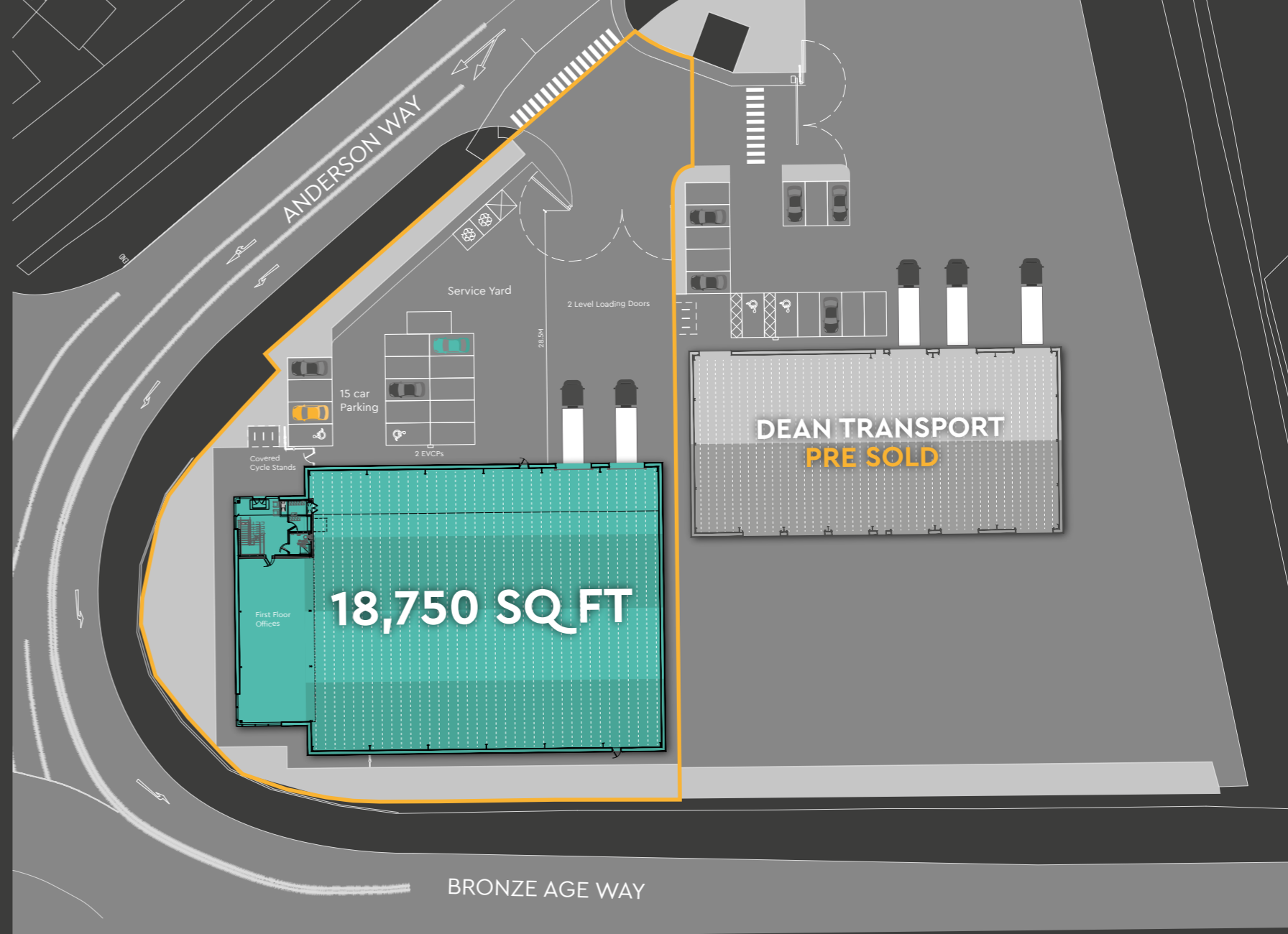
-  100 kVA power supply
-  50kN/m² floor loading
-  10m clear internal height
-  2 surface level loading doors
-  15 car parking spaces
-  Self-contained site of approximately 0.82 acres
-  Large secure yard
-  2x electric vehicle charging points
-  PV panels

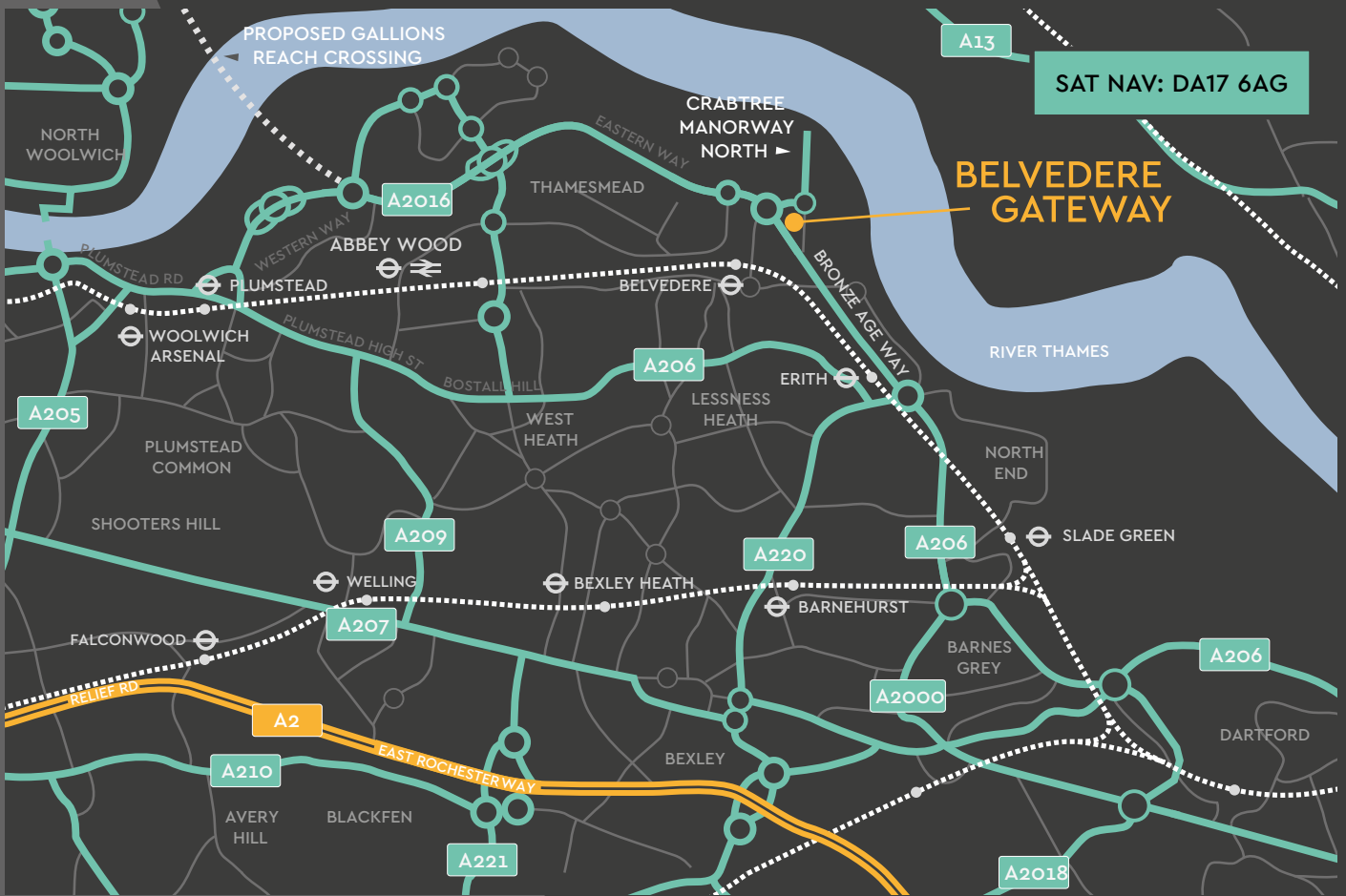
OFFICE

-  Fully fitted Category A office accommodation
-  Fully fitted with comfort cooling / heating
-  Suspended ceilings with LG7 lighting
-  Raised access floors
-  EPC - A
-  BREEAM - Very Good

	sq ft	sq m
Warehouse	16,318	1,516
Office	2,432	226
Total	18,750	1,742

*Gross External Areas





GATEWAY FOR MOVEMENT

Belvedere Gateway 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.

Situated in a prominent position on the corner of Anderson Way and Bronze Age Way, Belvedere Gateway benefits from direct access to the M25 J1A (6 miles), Dartford Crossing (6.9 miles), and Central London (13 miles).

The site is a short distance from Belvedere main line station and the new Crossrail station at Abbey Wood which has halved journey times to many Central London destinations since opening. The central section of the project now connects Abbey Wood to Paddington in 29 minutes.

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ROAD

Belvedere Station	0.5 miles
Abbey Wood Station (Crossrail)	2.5 miles
M25 J1A	6 miles
Dartford Crossing	6.9 miles
Blackwall Tunnel	8.6 miles
Canary Wharf	12 miles
City	13 miles
West End	15 miles



OVERGROUND

Abbey Wood to Belvedere	3 mins
Abbey Wood to Charing Cross	37 mins



CROSSRAIL

Abbey Wood to Canary Wharf	11 mins
Abbey Wood to Bond Street	25 mins

belvederegateway.co.uk
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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract.

All areas are approximate. May 2022.

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