

TO LET

# BELVEDERE WHARF UNIT 2A

A new 52,129 sq ft highly specified logistics unit





NET ZERO CARBON DEVELOPMENT

> 7 MILES FROM J1A M25

> > BREEAM EXCELLENT

WITHIN 45 MINUTES OF OVER 4.3M PEOPLE

PROVEN URBAN LOGISTICS LOCATION

EPC A+

# POSITIONED TO DELIVER

Comprising 52,129 sq ft unit 2A is a new, highly specified warehouse/ urban logistics facility with innovation and sustainability at the heart of its design.

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.



### **SPECIFICATION**

12m clear height



50kn/m2 floor loading



3 dock level doors



2 level access doors



35m yard depth



500kVA power



33 car parking spaces



9 HGV spaces



**BREEAM Excellent** 



EPC A+

# TO LET **UNIT 2A**

A NEW HIGHLY SPECIFIED WAREHOUSE/URBAN LOGISTICS BUILDING 52,129 SQ FT

### **SUSTAINABILITY**



( 8 EV Chargers



Cycle Spaces

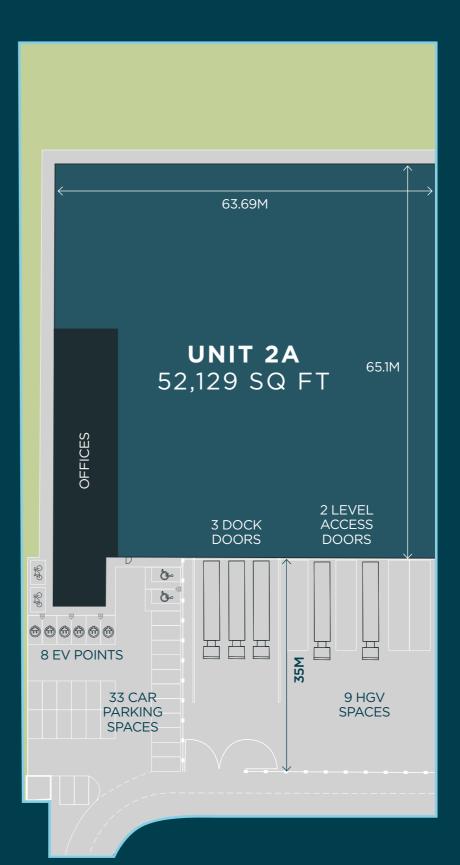


LEDs in the offices



15% Roof Lights





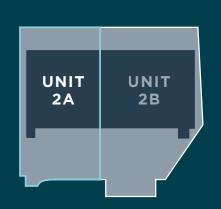








EPC A+



Unit 2A at Belvedere Wharf has been designed to a grade A specification, offering a high quality working environment that boosts productivity and efficiency.

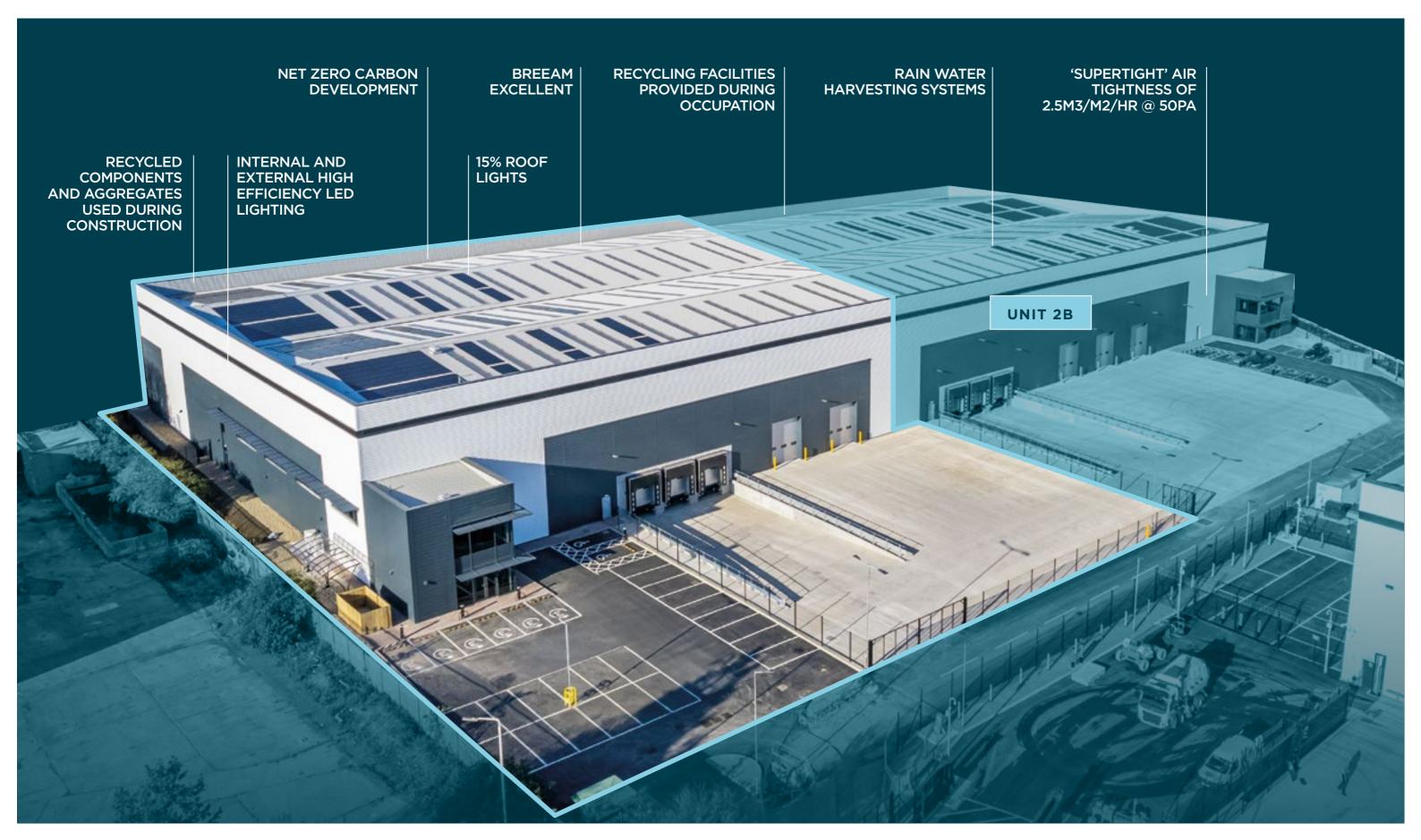
## **Schedule of Accommodation** (approx GEA)

sq ft	sq m
45,383	4,216
1,191	111
5,555	516
52,129	4,843
	45,383 1,191 5,555

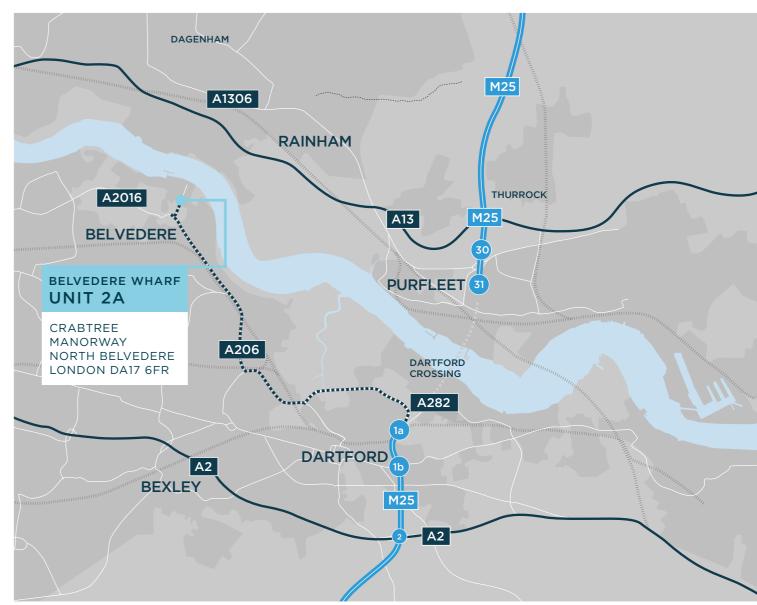
# SUSTAINABLE BY DESIGN



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.





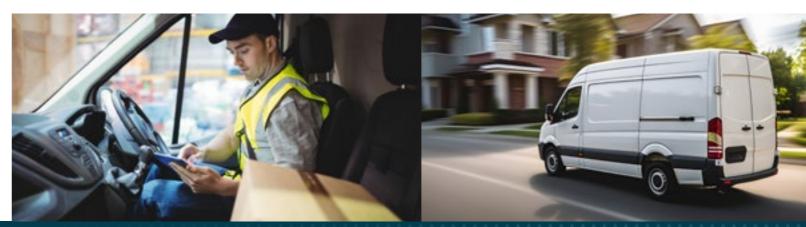


Located within 15 miles of over 2.4m households and centrally positioned within the M25 ring road, Belvedere is a hotbed for logistics with occupiers including Amazon, ASDA, Lidl, Tesco, B&Q and Travis Perkins already in the area.

### **DRIVE TIMES IN MINUTES**

0 - 15 15 - 30 30 - 4

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



# A PROVEN LOCATION

LOCATION	Miles	Drive time
M25 J1A Dartford	7	17 mins
Blackwall Tunnel	10	30 mins
Enfield	23	52 mins
Central London	16	58 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

LOCATION	Miles	Drive time
London Gateway	AAA20A	38 mins
Thamesport	AAA 30 A	44 mins
Eurotunnel	57	1 hr 9 mins
Felixstowe	84	1 hr 45 mins
Port of Dover	122	2 h 6 mins

# A POPULATION READY TO WORK

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.

Households within a 20 minute drive

500,000



Local population employed in transport, storage and manufacturing

14.5%

7.2%

LONDON

Local population economically active

79.4

78.5%

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

Travelodge



L÷DI







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.

# For further information contact the letting agents:



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