

**TO LET**

# BELVEDERE WHARF UNIT 2B

A new 62,344 sq ft  
highly specified logistics unit

**AVAILABLE IMMEDIATELY**

LONDON DA17 6FR  
[///CYCLE.REPLY.LIVING](http://///CYCLE.REPLY.LIVING)





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+

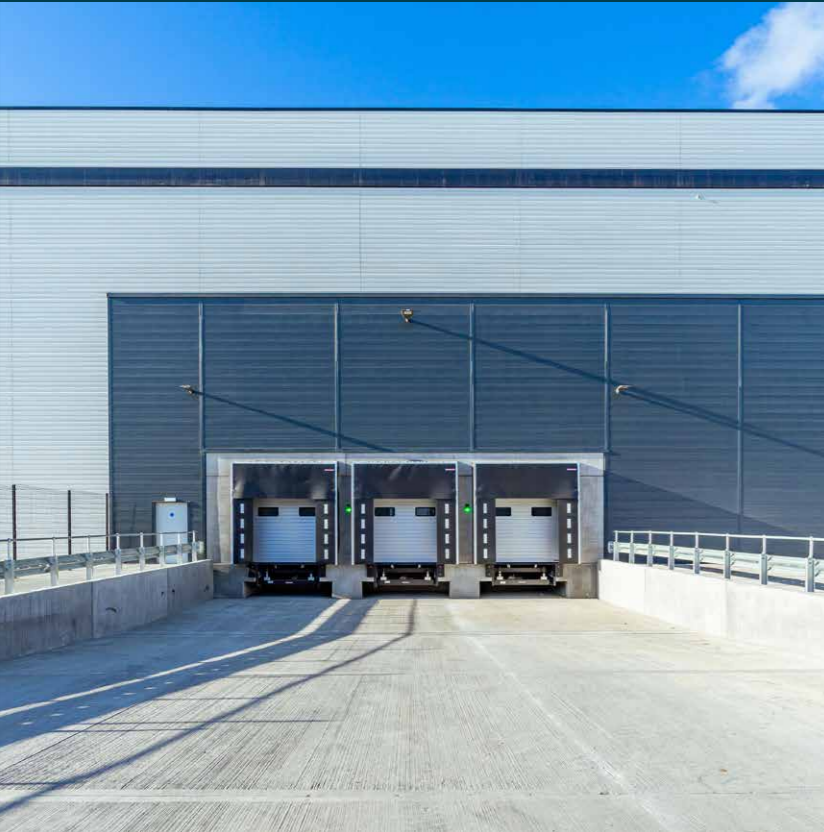
# POSITIONED TO DELIVER

Comprising 62,344 sq ft unit 2B 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

READY FOR IMMEDIATE  
OCCUPATION





- SPECIFICATION**
- 12m clear height
  - 50kn/m2 floor loading
  - 3 dock level doors
  - 3 level access doors
  - 35m yard depth
  - 500kVA power
  - 43 car parking spaces
  - 11 HGV spaces
  - BREEAM Excellent
  - EPC A+

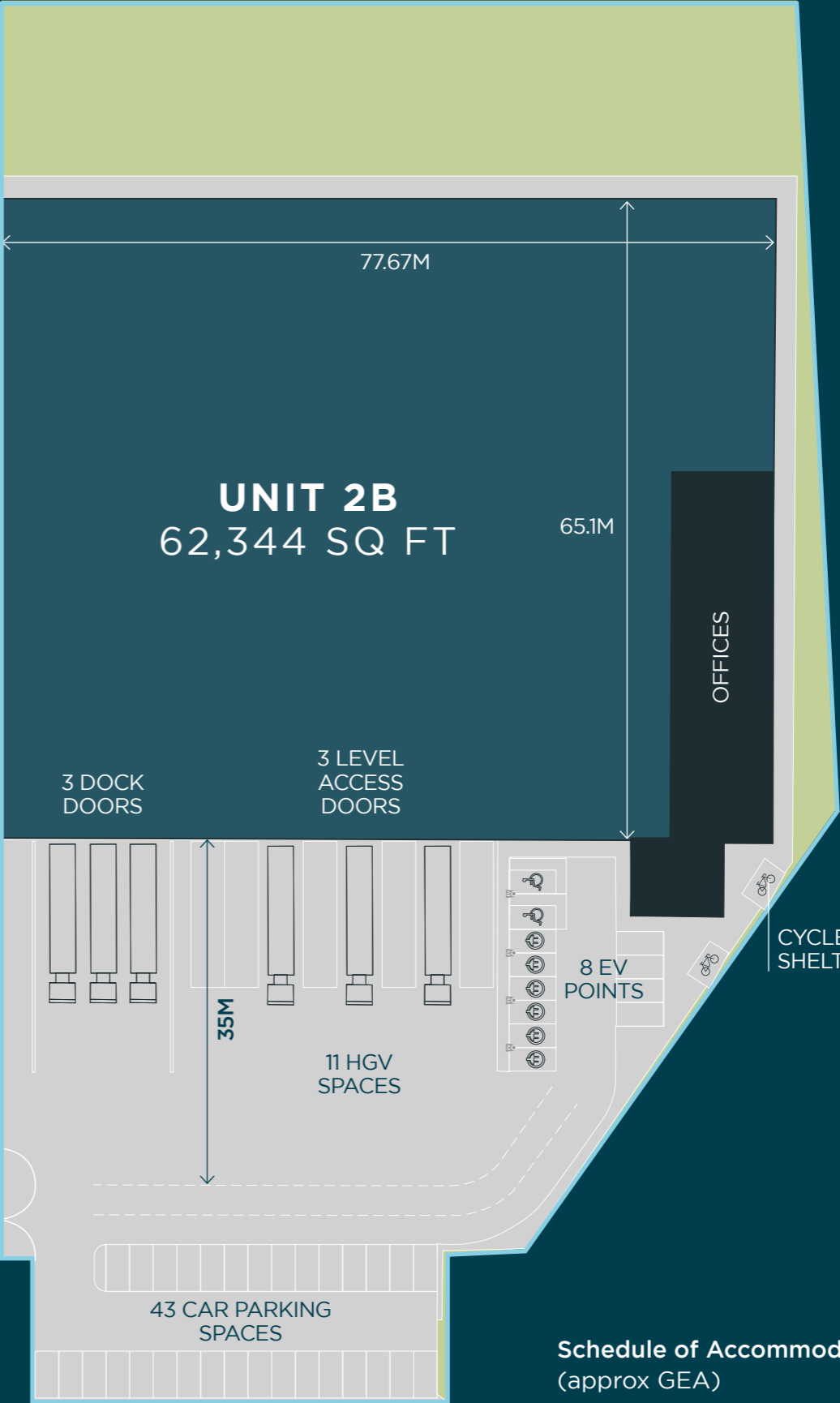
**TO LET  
UNIT 2B**

A NEW HIGHLY SPECIFIED  
WAREHOUSE/URBAN  
LOGISTICS BUILDING  
**62,344 SQ FT**

**SUSTAINABILITY**

- 8 EV Chargers
- Cycle Spaces
- LEDs in the offices
- 15% Roof Lights

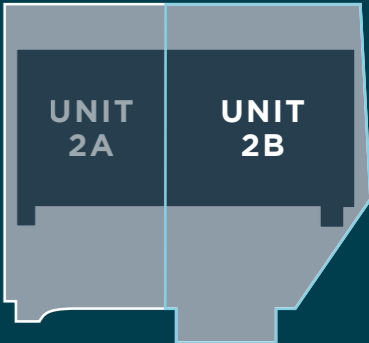
**UNITS 2A AND 2B CAN BE COMBINED  
UP TO 114,473 SQ FT**



**12M**  
EAVES HEIGHT

**500**  
KVA AVAILABLE

**EPC A+**



Unit 2B 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)**

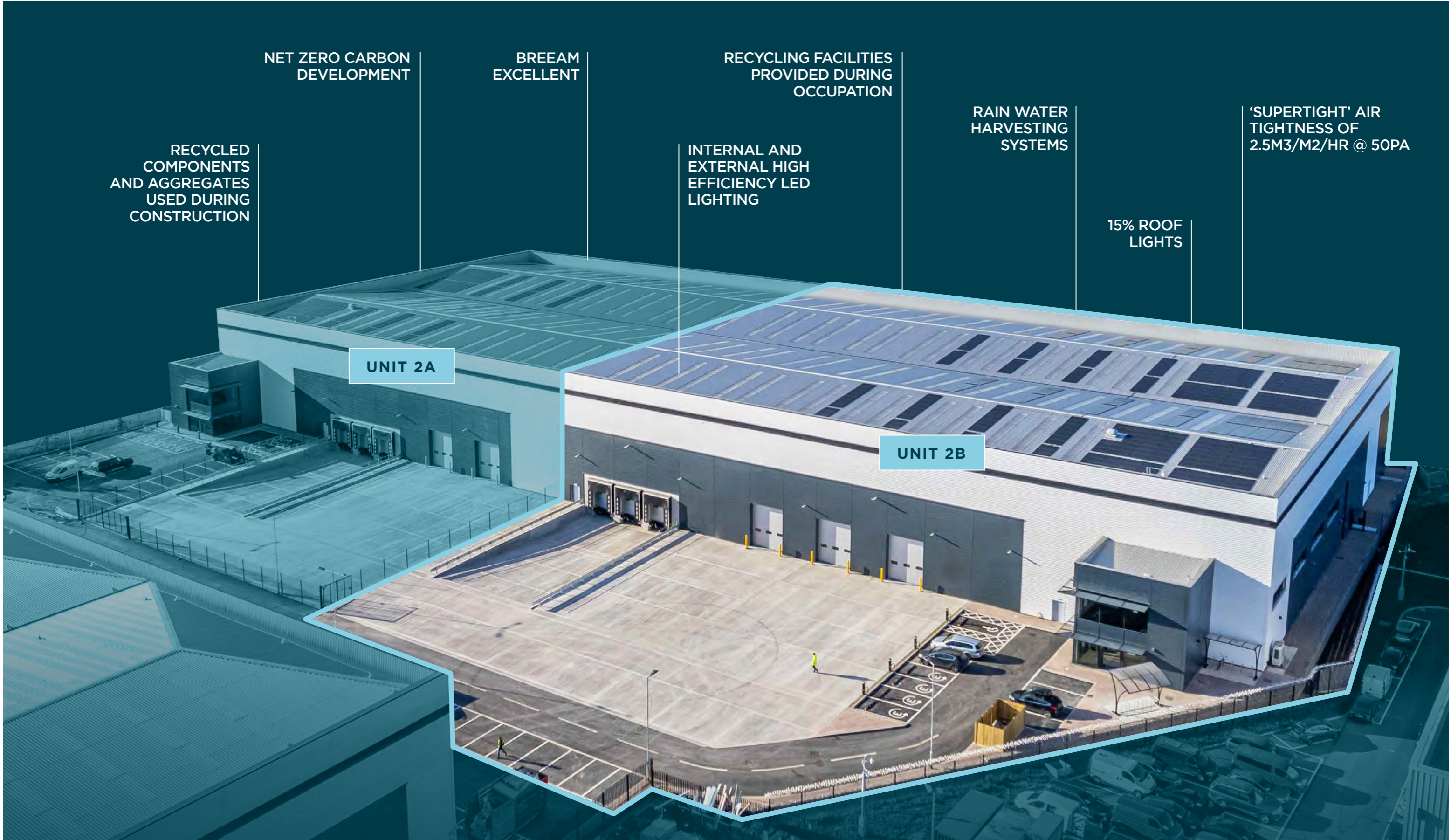
| UNIT 2B              | sq ft  | sq m  |
|----------------------|--------|-------|
| Warehouse            | 55,617 | 5,167 |
| Ground floor offices | 1,184  | 110   |
| First floor offices  | 5,543  | 515   |
| Total                | 62,344 | 5,792 |

# 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.



RECYCLED  
COMPONENTS  
AND AGGREGATES  
USED DURING  
CONSTRUCTION

NET ZERO CARBON  
DEVELOPMENT

BREEAM  
EXCELLENT

RECYCLING FACILITIES  
PROVIDED DURING  
OCCUPATION

INTERNAL AND  
EXTERNAL HIGH  
EFFICIENCY LED  
LIGHTING

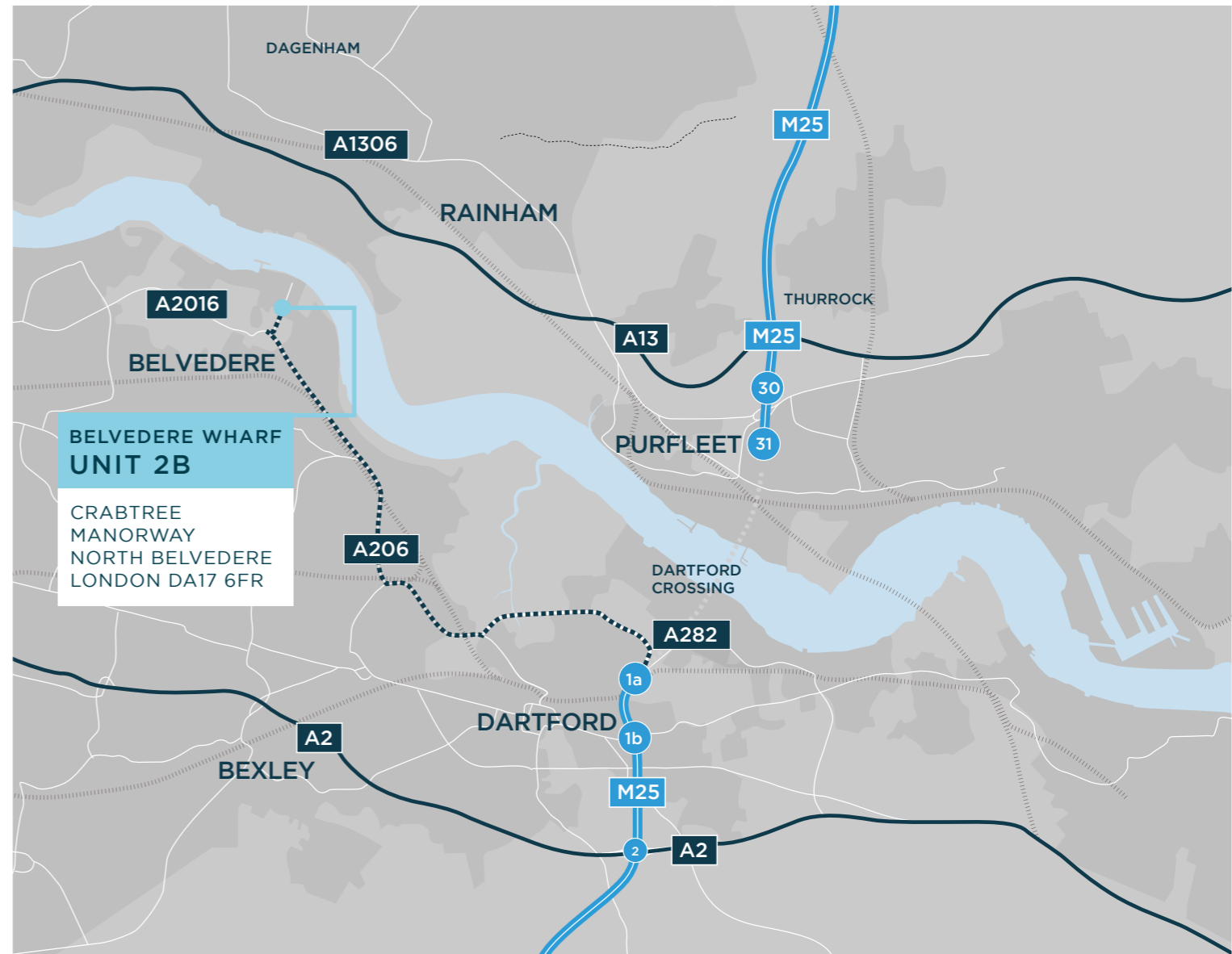
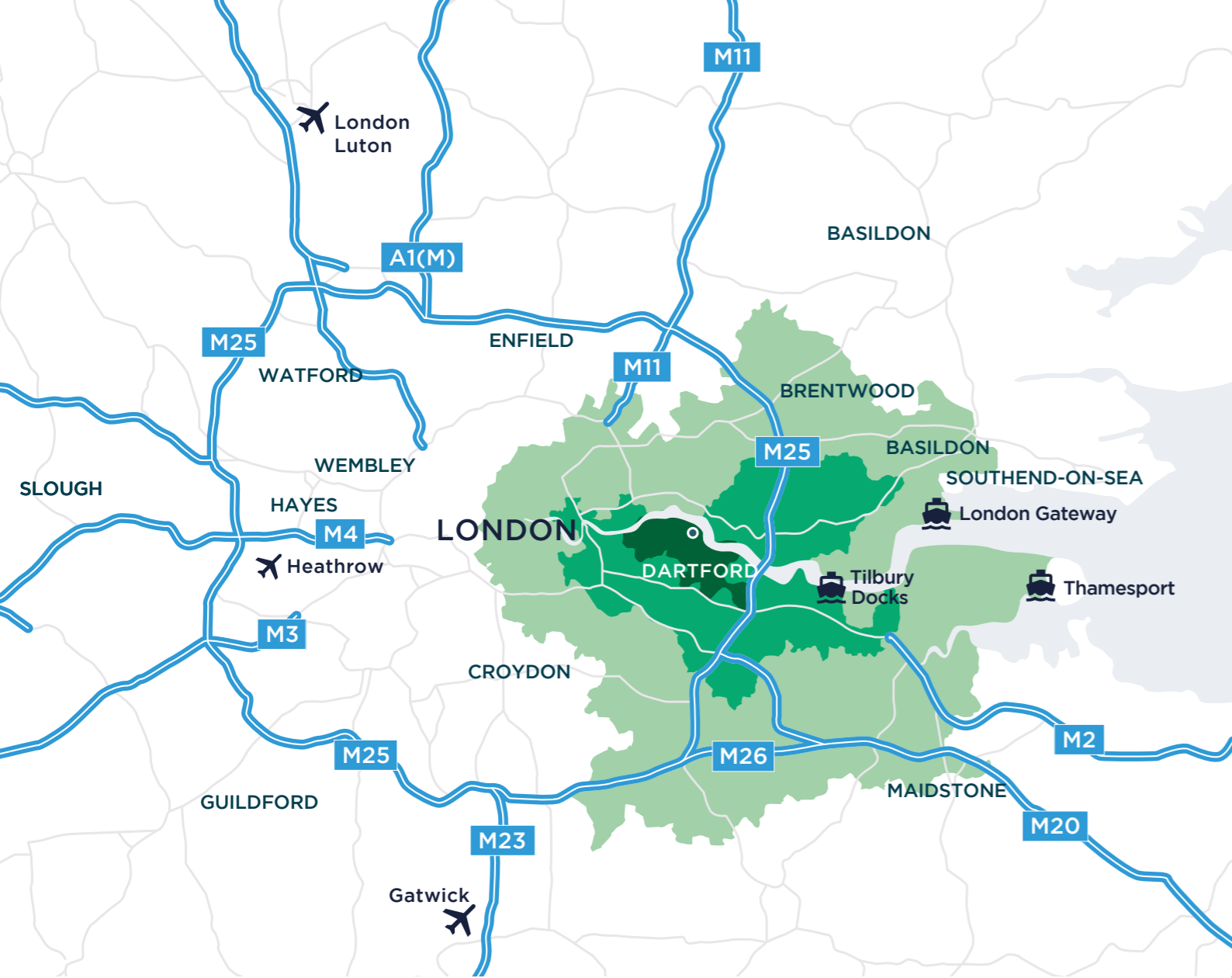
RAIN WATER  
HARVESTING  
SYSTEMS

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

15% ROOF  
LIGHTS

UNIT 2A

UNIT 2B



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](http://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 | 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   |

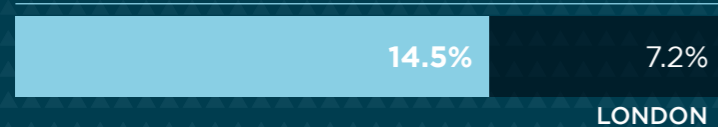
# A POPULATION READY TO WORK

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.

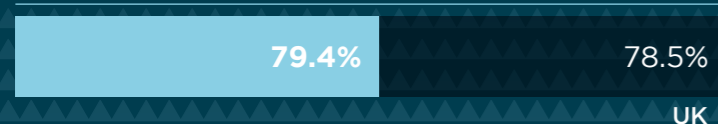
Households within a 20 minute drive **500,000**



Local population employed in transport, storage and manufacturing



Local population economically active



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

Travelodge

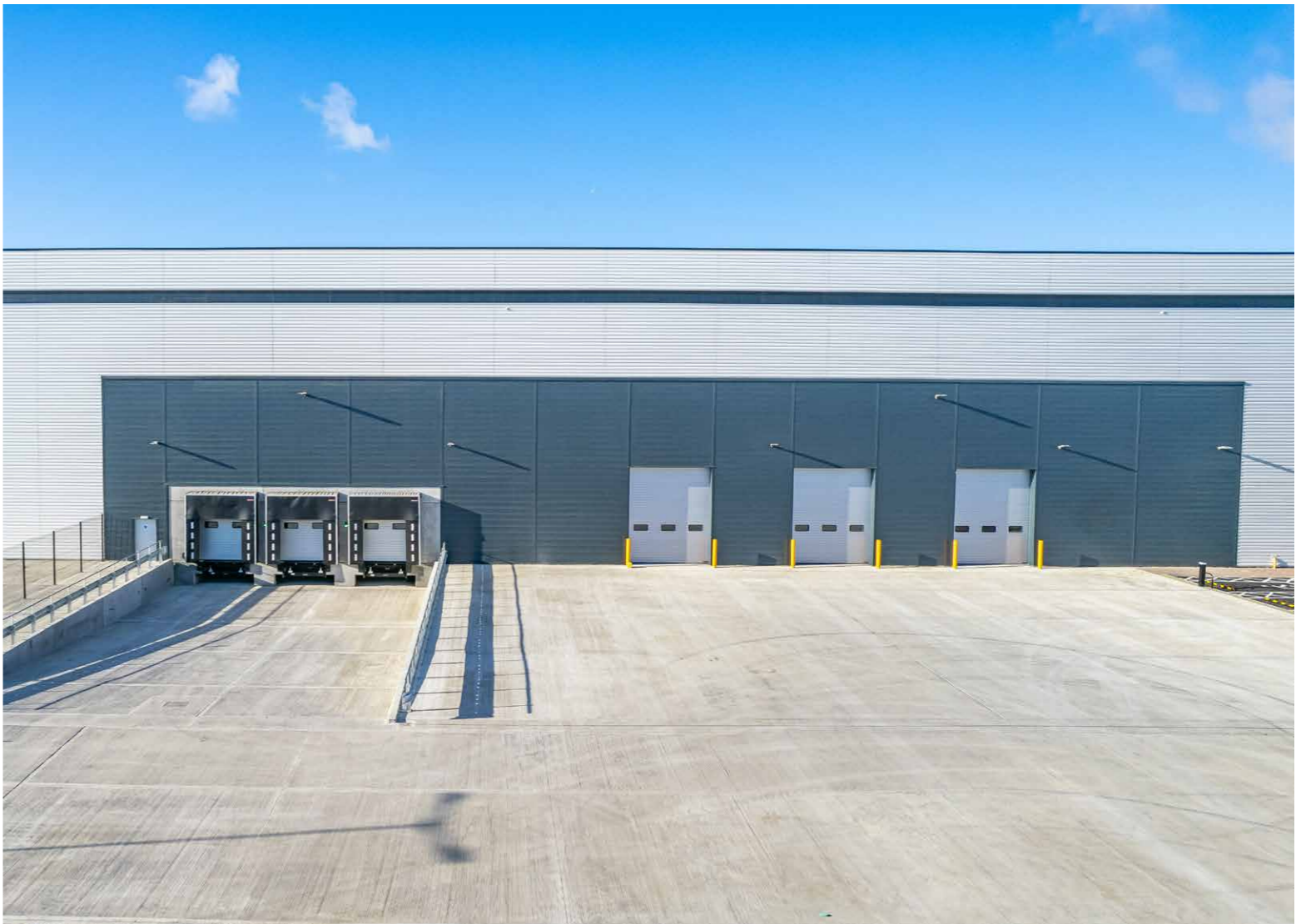
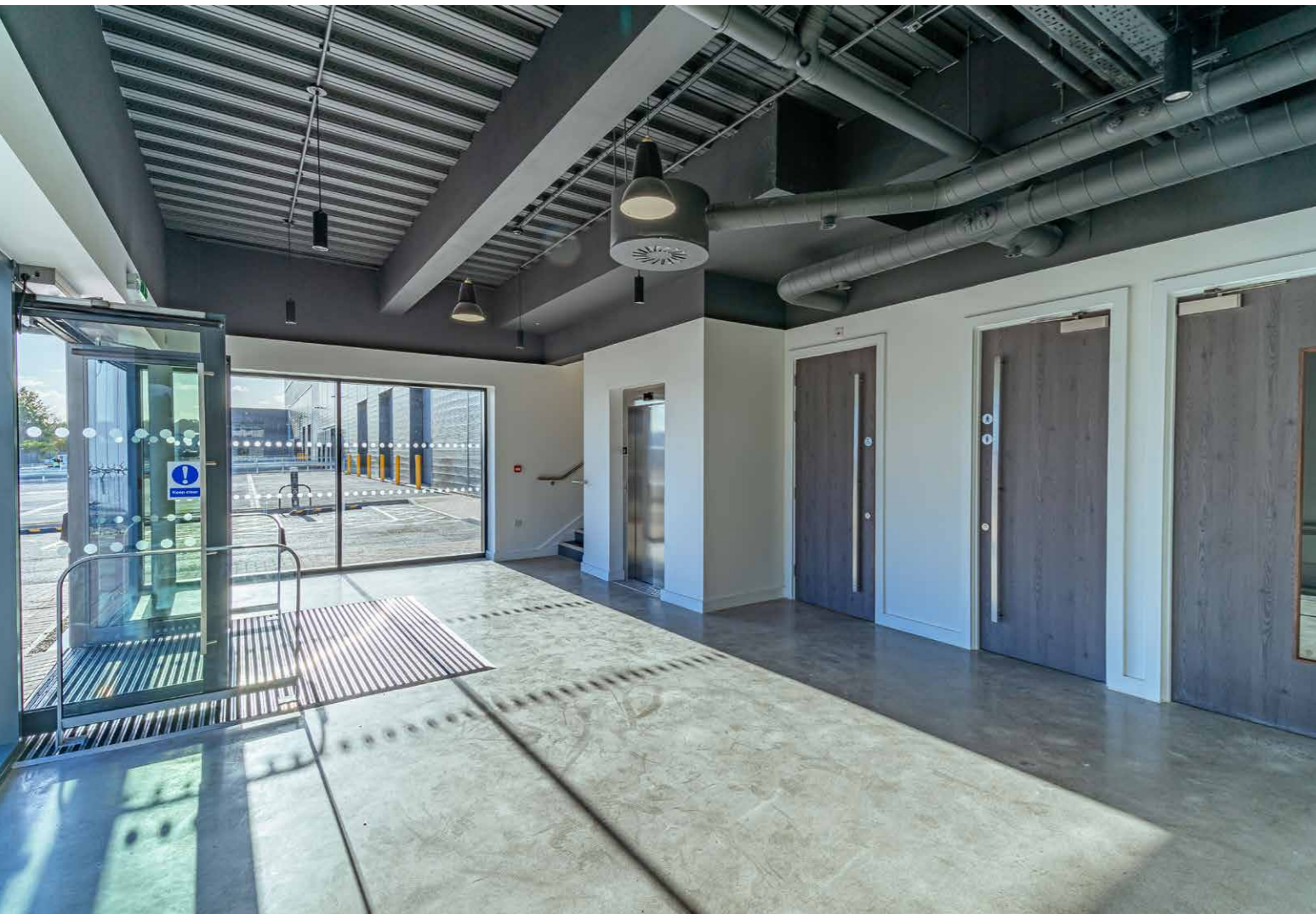


LIDL



 TRITAX  
PRIVATE MARKETS





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  
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