



**AXION**  
**BELVEDERE**  
1 PICARDY MANORWAY  
DA17 6FS

NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT IN SOUTH EAST LONDON  
67,436 SQ FT

**TO LET**

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# ALL AREAS COVERED

Introducing a new, high quality HQ warehouse, strategically located in one of South East London's most established industrial locations.

This Grade A, 67,436 sq ft unit is in a prominent position on the corner of Picardy Manorway and Bronze Age Way, with easy access to the M25, Central London and Docklands, and in close proximity to over 8 million of the UK's population.



Established industrial location ideally positioned for regional / urban distribution



Built to the highest quality specification



Benefits from an excellent local labour pool with 82% of the London Borough of Bexley's population economically active



Skilled and experienced local labour force with 12.1% employed in Manufacturing, Transportation and Storage



Median Weekly Pay (Gross):  
Bexley: £560  
Dartford: £596  
London: £671



Rates Payable savings\*:  
25p per sq ft cheaper than Dartford  
70p per sq ft cheaper than Charlton

\*In comparison to similar industrial properties







## QUALITY

Brand new industrial development built to deliver the highest quality specification



## LOCATION

Established industrial location ideal for both regional and urban distribution



## ACCESSIBILITY

Easy access to the M25, Central London and Docklands



## GRADE A FORMULA





# SPECIFICATION

## WAREHOUSE

- ✓ 10m eaves height
- ✓ 50kN/m² floor loading
- ✓ 2 dock level loading doors
- ✓ 3 surface level loading doors
- ✓ Potential to provide an additional 2 surface level loading doors to side yard
- ✓ 43 car parking spaces
- ✓ 300 kVA power supply
- ✓ Self contained site of approximately 3.8 acres
- ✓ Secure yards

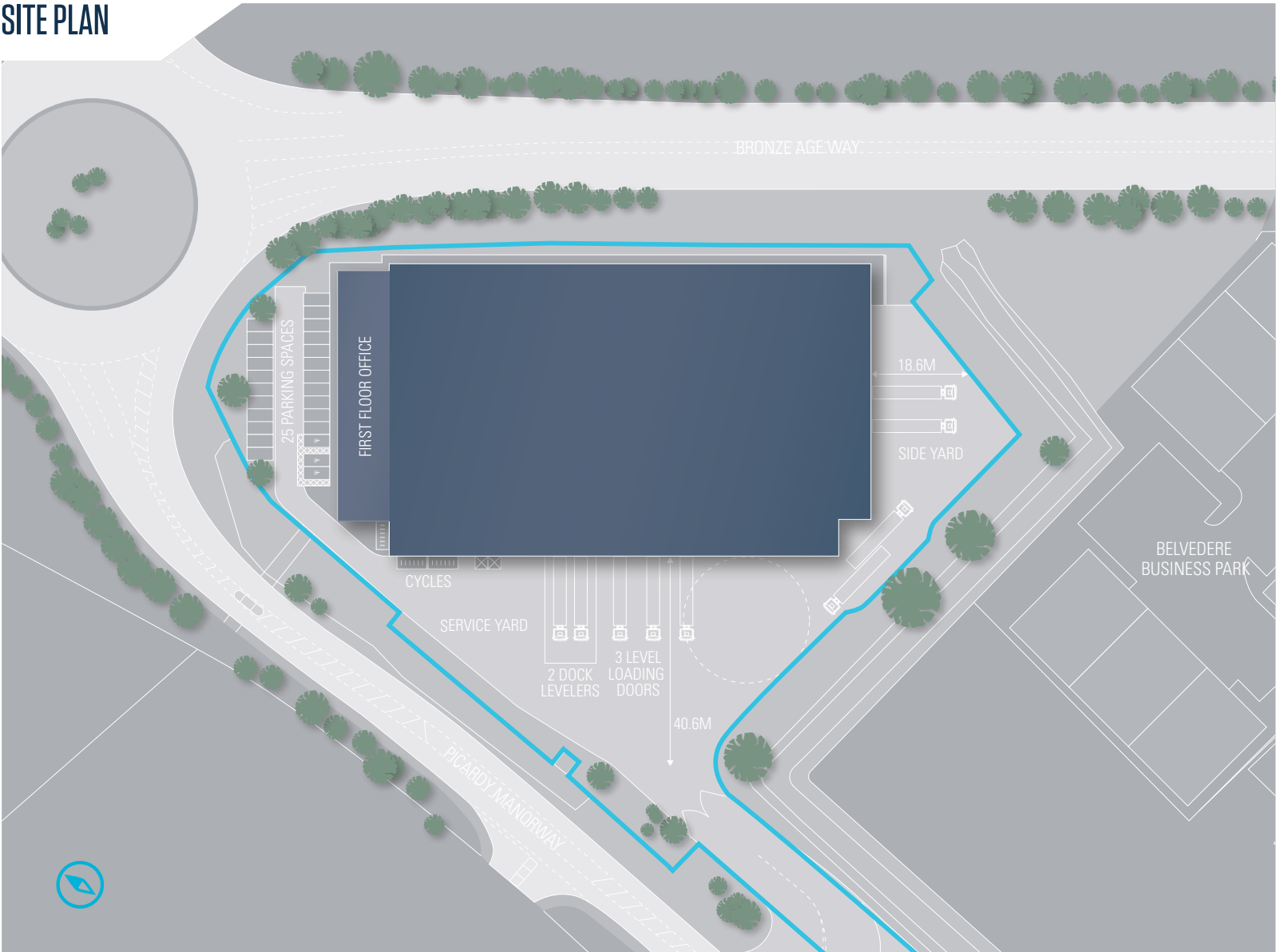
## OFFICES

- ✓ High quality office accommodation
- ✓ Fully fitted with comfort cooling / heating
- ✓ Lift
- ✓ Suspended ceilings with LG3 Lighting
- ✓ Raised access floors

# PROVEN QUALITY



# SITE PLAN



# SCHEDULE OF ACCOMMODATION

Approximate gross external areas

WAREHOUSE	FIRST FLOOR OFFICE	TOTAL
61,796 sq ft	5,640 sq ft	67,436 sq ft
5,741 sq m	524 sq m	6,265 sq m

## THE DEVELOPER



Wrenbridge is a leading developer of modern warehouse units in London and the South East. The company was founded in 1993 and has been successfully developing and investing across the UK for over 20 years.

In the past 12 months, Wrenbridge has delivered major new warehouse schemes on both a speculative basis and for specific end users.

Recent examples include: Circular Point, Higham's Park, London where Wrenbridge has delivered a 10 unit development, 100,000 sq ft warehouse and trade scheme.



Graviton Park, Belvedere, where Wrenbridge has just completed a high quality, new build scheme of 108,000 sq ft which is now let to Amazon.



Criterion, Belvedere, where Wrenbridge are speculatively developing a 46,426 sq ft HQ warehouse which is due to complete August 2017.



## SUSTAINABILITY

- ✓ 40% of all power requirements will be met from renewable sources
- ✓ Roof-mounted photovoltaics
- ✓ Low-energy internal lighting with PIR controls linked to daylight control
- ✓ Low energy high efficiency external LED lighting
- ✓ High coefficient of performance (COP) mechanical equipment complete with zoned temperature control
- ✓ Electric charging points to designated car parking spaces
- ✓ 15% roof lights to the warehouse areas
- ✓ Minimum BREEAM Very Good
- ✓ An Energy Performance Certificate (EPC) targeting A will be available

## BUILD PROGRAMME

It is anticipated that the building will be constructed to the following programme;

Site Preparation	March 2018
Ground Works Completed	June 2018
Steel Works Completed	June 2018
Cladding/Roof Completed	July 2018
Floor Slab	August 2018
Office Fit Out	August 2018
Completion	September 2018

## A PROVEN POSITION

Belvedere is an established industrial location and is home to many leading businesses, including;

- ✓ Amazon
- ✓ ASDA
- ✓ Iron Mountain
- ✓ Lidl
- ✓ Tesco.com
- ✓ B&Q
- ✓ Dixons
- ✓ DVLA
- ✓ Decco
- ✓ Vencel Resil
- ✓ Conway
- ✓ DAF
- ✓ Travis Perkins
- ✓ Edible Oils
- ✓ CCF
- ✓ Ocado



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