

AVAILABLE NOW

# RIVER WHARF BUSINESS PARK

MULBERRY WAY DA17 6AN  
📍 ///HEADED.HIDING.RANKS



**TO LET**  
**OPEN STORAGE IN PRIME**  
**BELVEDERE LOCATION**  
**6 ACRES (2.4 HECTARES)**

## DESCRIPTION

The available site comprises a substantial area of concrete surfaced yard extending to a total of 6 acres (2.4 hectares) with a group of industrial and allied buildings extending to approximately 41,000 sq ft.



## TERMS

The site is available on flexible lease terms.

## RENT

On application.

## VAT

VAT is applicable to rent and service charge at the current rate.

## BUSINESS RATES

A fair and due proportion of the business rates will be apportioned. Further information available upon request.

Available with full vacant possession.

## SPECIFICATION



Substantial land and buildings available



Flexible lease available



Concreted, level surface of up to 6 acres



Power and water available

SITE PLAN



ACCOMMODATION

	acres	hectares
TOTAL	6	2.4

(All areas are approximate and measured on a Gross External basis)

## LOCATION

- ✓ River Wharf is situated in the heart of the Belvedere Business Park.
- 📍 Nearby occupiers include: Ocado, Lidl, Amazon and Asda.
- 📍 The A2016 dual carriageway lies 0.5 miles to the south and provides direct access to the M25 J1a to the east and central London to the west.
- 🚆 Rail services are provided by both Belvedere and Erith Stations which provide regular services to Central London (approximately 30 minutes).



### DISTANCES

A2016	0.5 miles
BELVEDERE STATION ➡	1.2 miles
ERITH STATION ➡	2.5 miles
M25 (J1A)	6.3 miles

Source: Google maps

### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

FOR MORE INFORMATION, PLEASE VISIT  
**[SEGRO.COM/PARKBELVEDERE](http://SEGRO.COM/PARKBELVEDERE)**

Or, alternatively, please contact our appointed agents:



Niamh Bell  
020 3151 0429  
Luca Nardini  
020 3151 0441  
Will Fennell  
020 3151 0453

Ivan Scott  
020 3151 0335  
Max Doobay  
020 3151 0328

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact [marcomms@SEGRO.com](mailto:marcomms@SEGRO.com). 04/25.