

COMBINED UNIT OPTION | TO LET

114,473 SQ FT

UNIT 2A | TO LET

52,129 SQ FT

UNIT 2B | TO LET

62,344 SQ FT

CRABTREE MANORWAY NORTH | BELVEDERE | LONDON | DA17 6FR

BELVEDERE WHARF

panattoni.co.uk/belvedere

 PANATTONI

 savills investment
management

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TARGETING
NET **ZERO** CARBON
DEVELOPMENT

**READY TO
OCCUPY**

BELVEDERE WHARF UNITS 2A & 2B



Units 2A and 2B are the latest opportunity at Panattoni Belvedere Wharf. The units are ready to occupy.

The development comprises of two semi-detached industrial/warehouse opportunities of 52,129 and 62,344 sq ft, available either individually or as a combined 114,473 sq ft space.

Built to a high specification, Belvedere Wharf is the latest Panattoni and Savills Investment Management development to target Net Zero Carbon (NZC) technology, significantly reducing the carbon impact of the building.

A PROVEN LOGISTICS LOCATION

Belvedere is one of South East London's premier logistics and last mile locations. Strategically located within 7 miles of J1A of the M25, it is 8 miles from the Blackwall Tunnel and only 13 miles from central London.

Belvedere is already home to many prestigious occupiers including Amazon, ASDA, Iron Mountain, Lidl, Tesco, B&Q, Dixons, DVLA, Tarmac, Metropolitan Police, DAF, Travis Perkins, CCF and Ocado.

Local amenities include a Travelodge, Starbucks, Lidl and Snap Fitness Centre, all within walking distance. Excellent public transport links including bus services and Crossrail ensure the site is easily accessible by labour.



BELVEDERE INTERNAL IMAGE

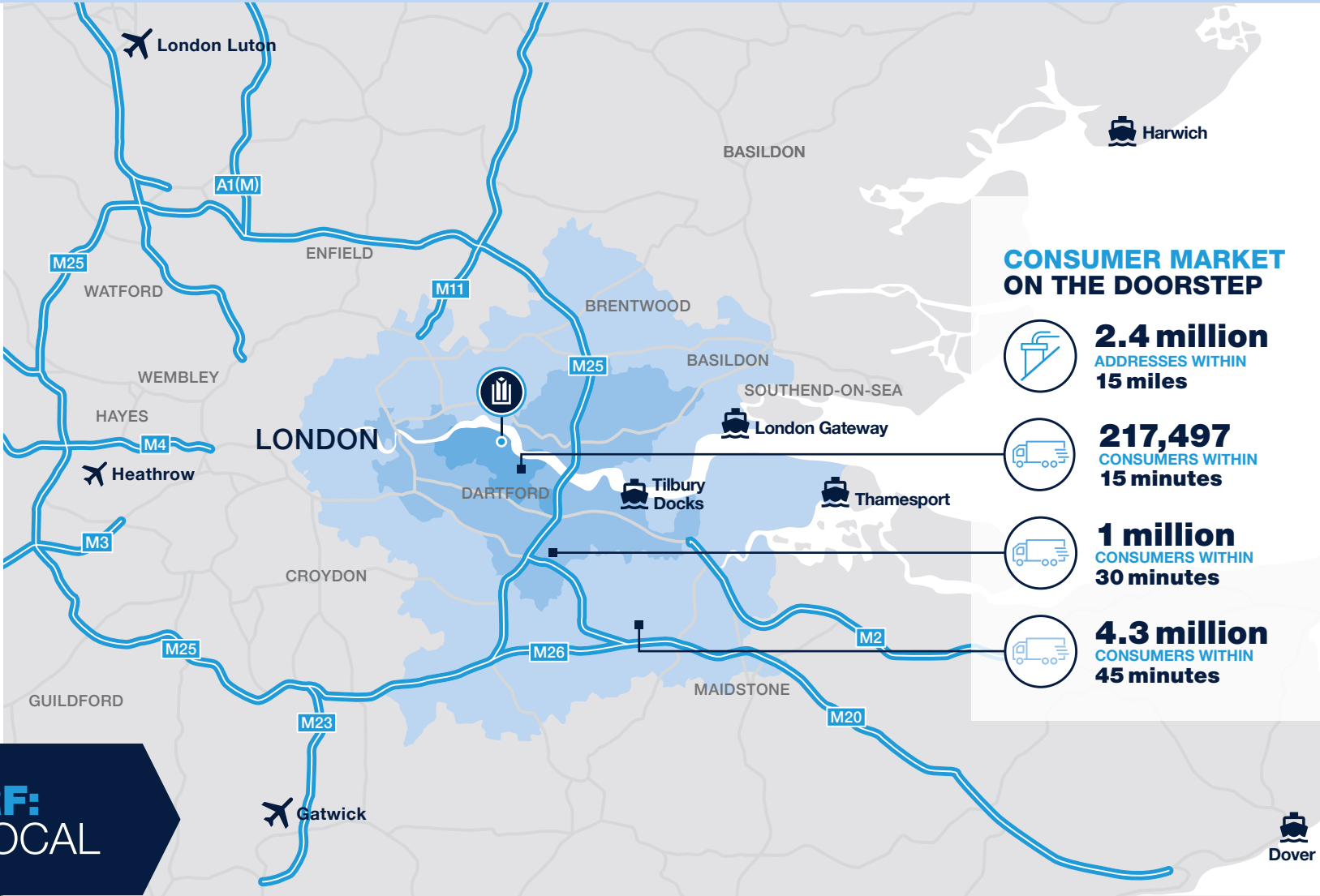
Belvedere Wharf offers direct access to Europe's largest consumer market.

Strategically situated to suit distribution and last mile operations, over 4.3 million people live within 45 minutes' van drive of the site.

Canary Wharf, the City and much of Central London is accessible by van via the Blackwall Tunnel in less than an hour, making Panattoni Belvedere Wharf the ideal location from which to service office and residential spaces across the capital.

Panattoni Belvedere Wharf also offers fast access to the M25 at junction 1A, bringing a large swathe of the South East region within easy reach.

Occupiers looking to global markets will benefit from three ports including London Gateway, plus four major London airports, all accessible within one hour by HGV.



BELVEDERE WHARF: MAKING LONDON LOCAL



HGV DRIVE TIMES

	miles	time
M25 J1A Dartford	7	17 mins
Blackwall Tunnel	10	30 mins
Enfield	23	52 mins
Central London	16	58 mins
Park Royal	23	1 hr 9 m
Watford	54	1 hr 13 m

	miles	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 m

















	miles	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	2h 6m

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

UNIT2 COMBINED UNIT

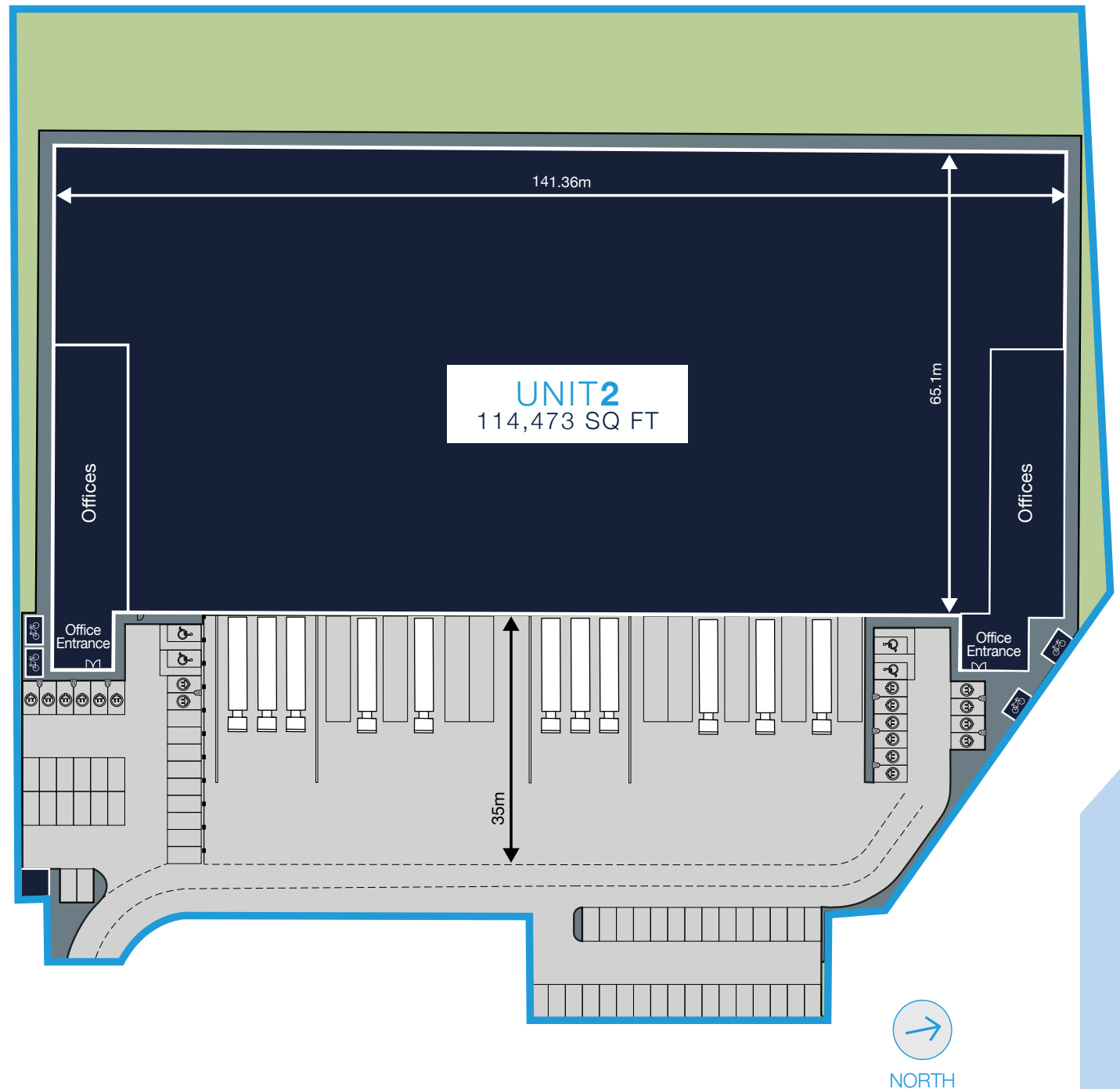
Warehouse	101,000 sq ft	9,383 sq m
Ground floor offices	2,375 sq ft	221 sq m
First floor offices	11,098 sq ft	1,031 sq m
TOTAL (GEA)	114,473 sq ft	10,635 sq m

SPECIFICATION

 12m CLEAR INTERNAL HEIGHT	 50kN/m ² FLOOR LOADING	 500 KVA	 15% ROOF LIGHTS
 PHOTOVOLTAIC CELLS INSTALLED	 7 Tonne RACK LEG POINT LOADING	 13% EV CAR & VAN CHARGING	 35m YARD DEPTH
 6 DOCK DOORS	 5 LEVEL ACCESS DOORS	 20 HGV TRAILER SPACES	 76 CAR PARKING SPACES
 CYCLE SHELTERS	 18 ELECTRIC VEHICLE CHARGING POINTS	 SECURE YARD	 LED LIGHTING



EXTERNAL IMAGE











UNIT 2A

Warehouse	45,383 sq ft	4,216 sq m
Ground floor offices	1,191 sq ft	111 sq m
First floor offices	5,555 sq ft	516 sq m
TOTAL (GEA)	52,129 sq ft	4,843 sq m

UNIT 2B

Warehouse	55,617 sq ft	5,167 sq m
Ground floor offices	1,184 sq ft	110 sq m
First floor offices	5,543 sq ft	515 sq m
TOTAL (GEA)	62,344 sq ft	5,792 sq m

SPECIFICATION FOR BOTH UNITS

 12m CLEAR INTERNAL HEIGHT	 50kN/m ² FLOOR LOADING	 UPTO 500 KVA	 15% ROOF LIGHTS
 PV PHOTOVOLTAIC CELLS INSTALLED	 7 Tonne RACK LEG POINT LOADING	 EV ELECTRIC VEHICLE CHARGING POINTS	 35m YARD DEPTH

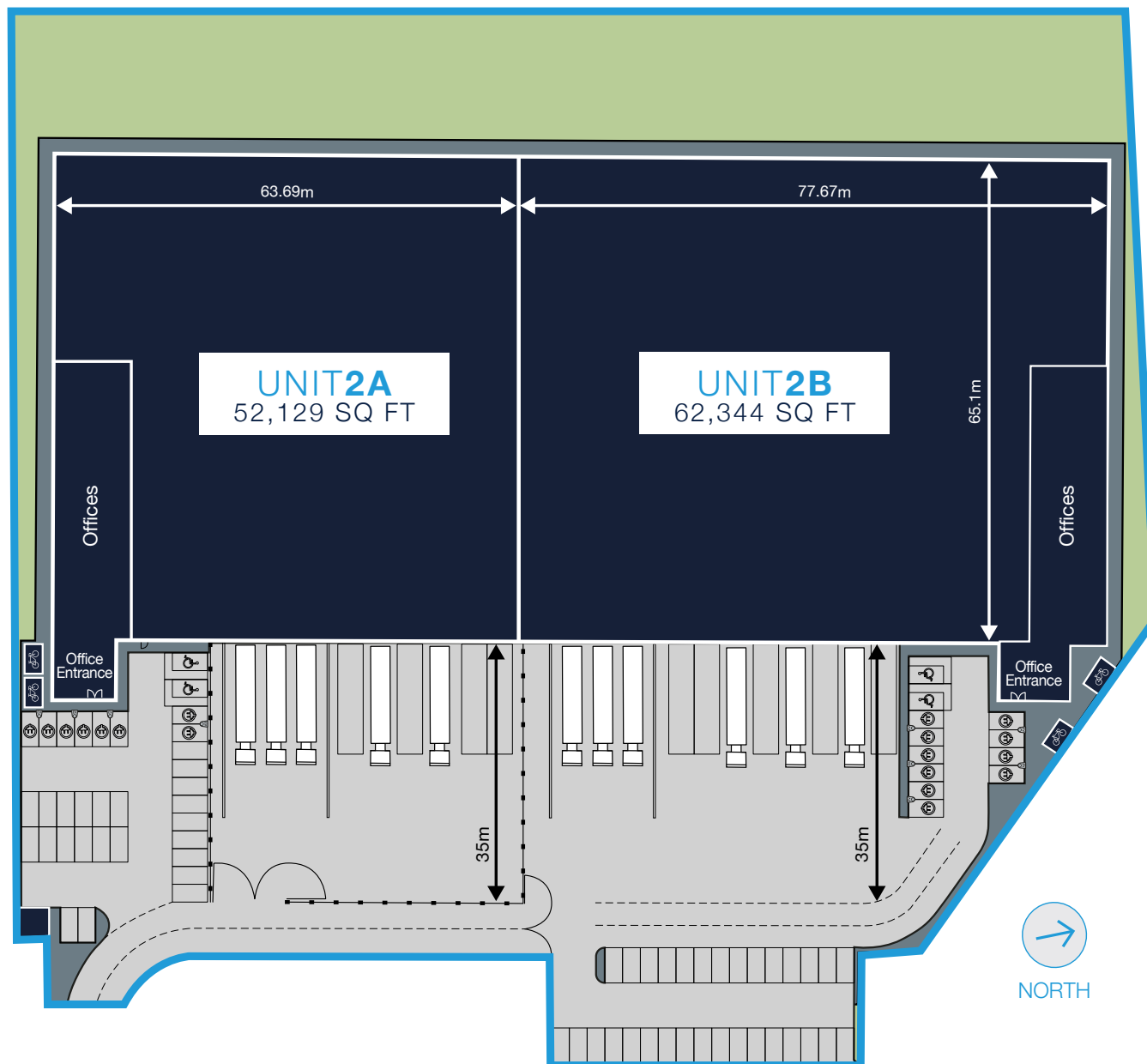
BREEAM[®] Built to BREEAM rating of
'Excellent'

EPC rating of 'A'

A 0-25

TERMS Available to let on new FRI leases
for terms to be agreed.

RENT On application.



UNIT 2A SPECIFICATION



3
DOCK
DOORS



2
LEVEL ACCESS
DOORS



9
HGV TRAILER
SPACES



33
CAR PARKING
SPACES

UNIT 2B SPECIFICATION



3
DOCK
DOORS



3
LEVEL ACCESS
DOORS



11
HGV TRAILER
SPACES



43
CAR PARKING
SPACES



TARGETING
NET **ZERO** CARBON
DEVELOPMENT



SUSTAINABLE SPECIFICATION

Belvedere Wharf is at the forefront of sustainability and exceeding expectation. The development is targeting net zero carbon.

Panattoni and Savills Investment Management team has a proven track record of delivering sustainable development at scale. We consider the embodied and operational carbon costs of a building, the way local communities and employees will interact with a new scheme and how the power needed during the building's operational phase will be generated.

- A minimum BREEAM 'Excellent' target rating
- Rainwater harvesting systems
- Utilising efficient, modularised off-site manufacturing processes where appropriate
- Specifying recycled components and aggregates
- Recycling all construction waste where possible
- Providing recycling facilities during occupation
- Use of unbonded materials to facilitate end of life recycling



INTERNAL IMAGE

TARGETING NET ZERO CARBON

Benefit from Panattoni's high level of standard specification harnessing Net Zero Carbon (NZC) technology to prioritise energy efficiency and reduce operating costs.

To achieve net zero carbon, Panattoni Park Belvedere Wharf will include:

- A target EPC A rating
- 'Supertight' air tightness of $2.5\text{m}^3/\text{m}^2/\text{hr}$ @ 50Pa
- A high level of natural daylight via 15% roof lights applied to the warehouse
- Glazing providing excellent thermal performance and optimum reflectance, minimising both heat loss and solar heat gain
- Solar photovoltaic (PV) panels to reduce operational CO₂ emissions associated with electricity use
- High efficiency zoned office ventilation with hybrid heat recovery and low energy mechanicals
- Variable speed pumps and fans, minimising energy usage in low draw situations compared to single speed systems
- 10% per cent of parking spaces fitted with electric vehicle charging points



- Cycle parking provided for employees and visitors to encourage cycling to the facility, thus reducing the emissions associated with commuting
- Internal and external high efficiency LED lighting with daylight sensors and auto dimming

BREEAM®

Built to BREEAM rating of 'Excellent'
EPC rating of 'A'

A 0-25



Indicative images only

BELVEDERE WHARF

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CRABTREE MANORWAY NORTH
BELVEDERE | LONDON | DA17 6FR



REGIONAL LOCATION

DTRE

020 3328 9080
www.dtre.com

Alice Hampden-Smith
alice.hampden-smith@dtre.com

Richard Harman
richard.harman@dtre.com

Claudia Harley
claudia.harley@dtre.com

GLENNY

0208 304 4911
GLENNY.CO.UK

Ivan Scott
i.scott@glenny.co.uk

Andy Hughes
a.hughes@glenny.co.uk

33 Margaret Street
London
W1G 0JD

savills.co.uk

020 7499 8644

savills

Hugh Walton
hugh.walton@savills.com

Jack Booth
jbooth@savills.com

Nick Steens
nick.steens@savills.com

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