BELVEDERE POINT

Crabtree Manorway North,
Belvedere, DA17 6AX

1,639 SQ FT TO 2,859 SQ FT HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS

AVAILABLE **TO LET**







on spec.

- 5-6M CLEAR INTERNAL EAVES HEIGHT
- 20 KN/M² REINFORCED CONCRETE FLOOR
- ELECTRONIC OVERHEAD LOADING DOORS
- SHELL UNITS WITH FITTED ACCESSIBLE WC
- 3 PHASE POWER SUPPLY
- 8M YARD DEPTH
- ALLOCATED CAR PARKING SPACES
- ALL UNITS HAVE EPC A CLASSIFICATION

on point.

Belvedere Point is a high quality development of 19 small industrial / warehouse units on a self contained site.

With sizes ranging from 1,639 sq ft to 2,859 sq ft, each unit has good clear internal eaves height, a reinforced concrete floor, an electronically operated sectional overhead loading door, 8m yard depths and allocated parking for each unit.

AVAILABILITY

UNIT	GROUND FLOOR (SQ FT)	FIRST FLOOR (SQ FT)	TOTAL AREA (SQ FT)	CAR PARKING
D1	2,859	-	2,859	4
E4	1,653	-	1,653	2
E6	1,639	-	1,639	2
F1	2,751	-	2,751	2
F5	1,788	708	2,496	2
TOTAL	**10,690**	**708**	**11,398**	**12**

Approximate GIA measured from architects drawings

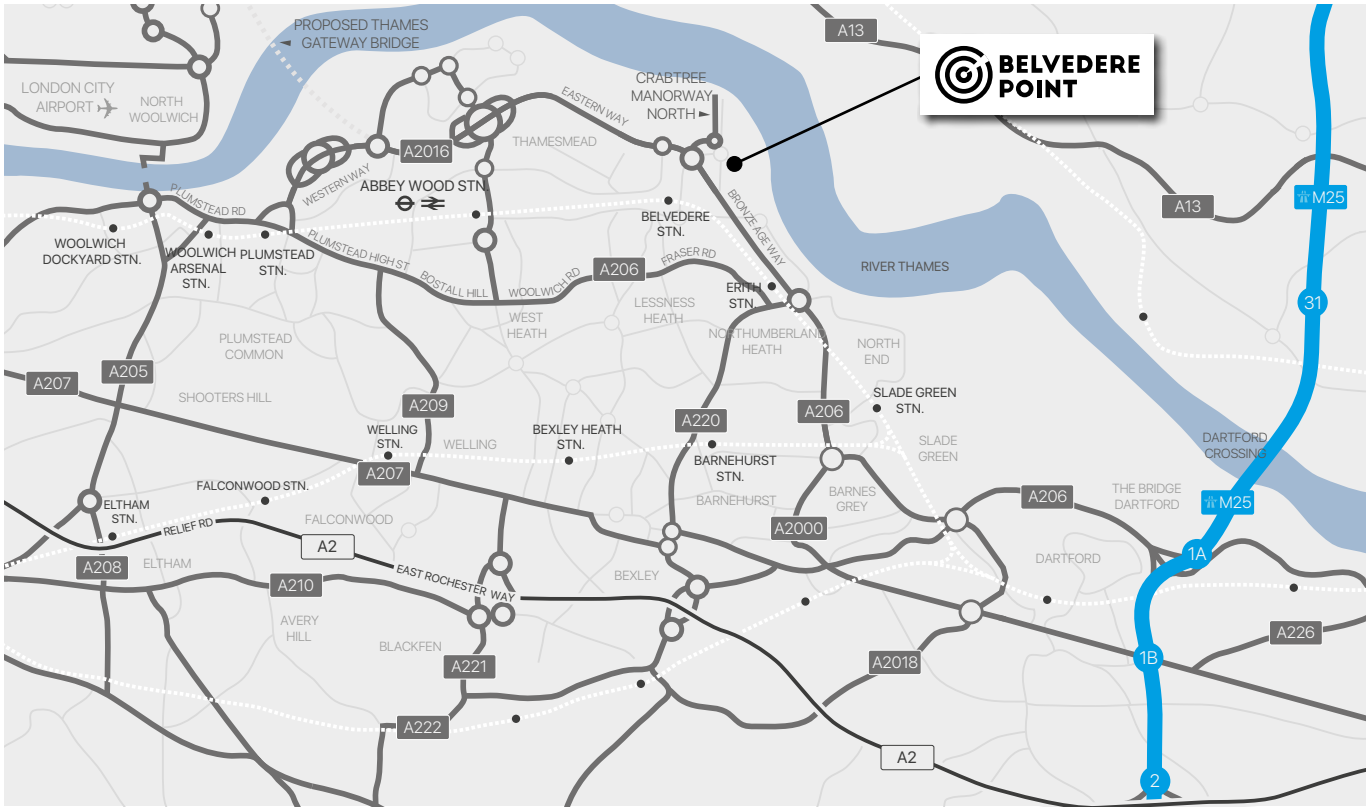








Indicative Images



on location.

Belvedere Point is located in the heart of the Belvedere Industrial Area to the north of Belvedere town centre and 2 miles west of Erith town centre.

Accessed from Crabtree Manor Way North, the scheme benefits from immediate access to the A2016 Bronze Age Way, where the main dual carriageway route extends east to the M25 (J1a) at the Dartford Crossing (6 miles). To the west, the A2016 joins the A206 at Woolwich, continuing on to the Blackwall Tunnel (8 miles) and A2 into Central London (15 miles).

The site is a short distance from Belvedere main line station and the new Crossrail station at Abbey Wood which will halve journey time to many Centreal London destinations.

ROAD

Belvedere Station	0.5 miles
Abbey Wood Station (Crossrail)	2.5 miles
M25 J1A	6 miles
Dartford Crossing	6.9 miles
Blackwall Tunnel	8.6 miles
Canary Wharf	12 miles
City	13 miles
West End	15 miles

OVERGROUND

Abbey Wood to Belvedere	3 mins
Abbey Wood to London Charing Cross	37 mins

CROSSRAIL

Abbey Wood to Canary Wharf	11 mins
Abbey Wood to Bond Street	25 mins

Planning Use
B1 (c), B2, B8

Business Rates
Interested parties are advised to check with the local authority but may qualify for small business rates relief.

Terms
The properties are offered to let on full repairing and insuring leases for a term to be agreed.

Service Charge
A service charge will be applicable for any common and shared items, each unit to be responsible for a fair and due proportion.

www.belvederepoint.com

Crabtree Manorway North,
Belvedere, DA17 6AX

These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. November 2026. Design by **cormackadvertising.com**

caxtons commercial agency
01622 234886
caxtons.com

James Squire
jsquire@caxtons.com
07464 627 302

Mark Coxon
mcoxon@caxtons.com
07969 973 809

SHW SHW.CO.UK
01322 285588

Toby Coldbreath
tcoldbreath@shw.co.uk
07947 373 875

Stewart Smith
stewartsmith@shw.co.uk
07841 460 308