

# SOUTHERN

**Retail, leisure & workspace opportunities  
in South Thamesmead, London SE2**

**Totalling 22,700 sq ft**

**Sizes from 700 – 3,500 sq. ft**







# Be a part of London's **NEW TOWN**



A vibrant outdoor community festival scene. In the foreground, a dense crowd of people of various ages and ethnicities is gathered on a grassy field. Many are smiling and looking towards the camera. A large, thick shower of red confetti is falling from the sky, creating a festive atmosphere. In the background, there are white event tents, a tall yellow structure, and a large green tree. A sign for '50 Thamesmead' is visible. The overall mood is joyful and communal.

At the heart  
of a growing  
community



# Southmere – a thriving new local centre in Thamesmead

Over £9 billion is being invested in Thamesmead, making it one of the biggest regeneration projects in the UK.

A brand new neighbourhood at Southmere of 534 new homes is under construction, with a further 2,279 planned in future phases.

South Thamesmead is home to a diverse and closely knit existing community and will become home to many more looking for easy access to central London but with more space to breathe or to grow a family.

Southmere will have excellent commuter access due to the new Elizabeth Line, making it an excellent place for people to work, visit and call home.







# Cygnetsquare

Cygnetsquare will be a new civic square in the centre of this development for the whole of South Thamesmead, offering space for people to meet, sit next to Southmere Lake and enjoy the local landscape.

The square will include shops, cafés, playable fountains and The Nest, which will house Thamesmead's new library and a community space upstairs. It directly overlooks Southmere Lake offering a space for relaxation or meeting friends.

Our culture programme in Thamesmead includes a wide range of events and projects, from small-scale workshops and annual festivals to international art commissions to raise the profile of Thamesmead and create a vibrant and thriving neighbourhood.

A local artist has recently been appointed to develop the first artwork for Cygnetsquare which will form the first step in activating this new public space.

## What else is on offer?

The Lakeside Centre Artist Studios - A thriving hub of affordable studio space, with a cafe and nursery

A New Boating and Sailing Club reintroducing recreational watersports on Southmere Lake

A beautiful, biodiverse lake that has recently seen £10m of improvements including planted floating islands, reed beds and new fishing platforms

A vibrant new public square showcasing local arts and culture and hosting an engaging programme of curated events led by local people

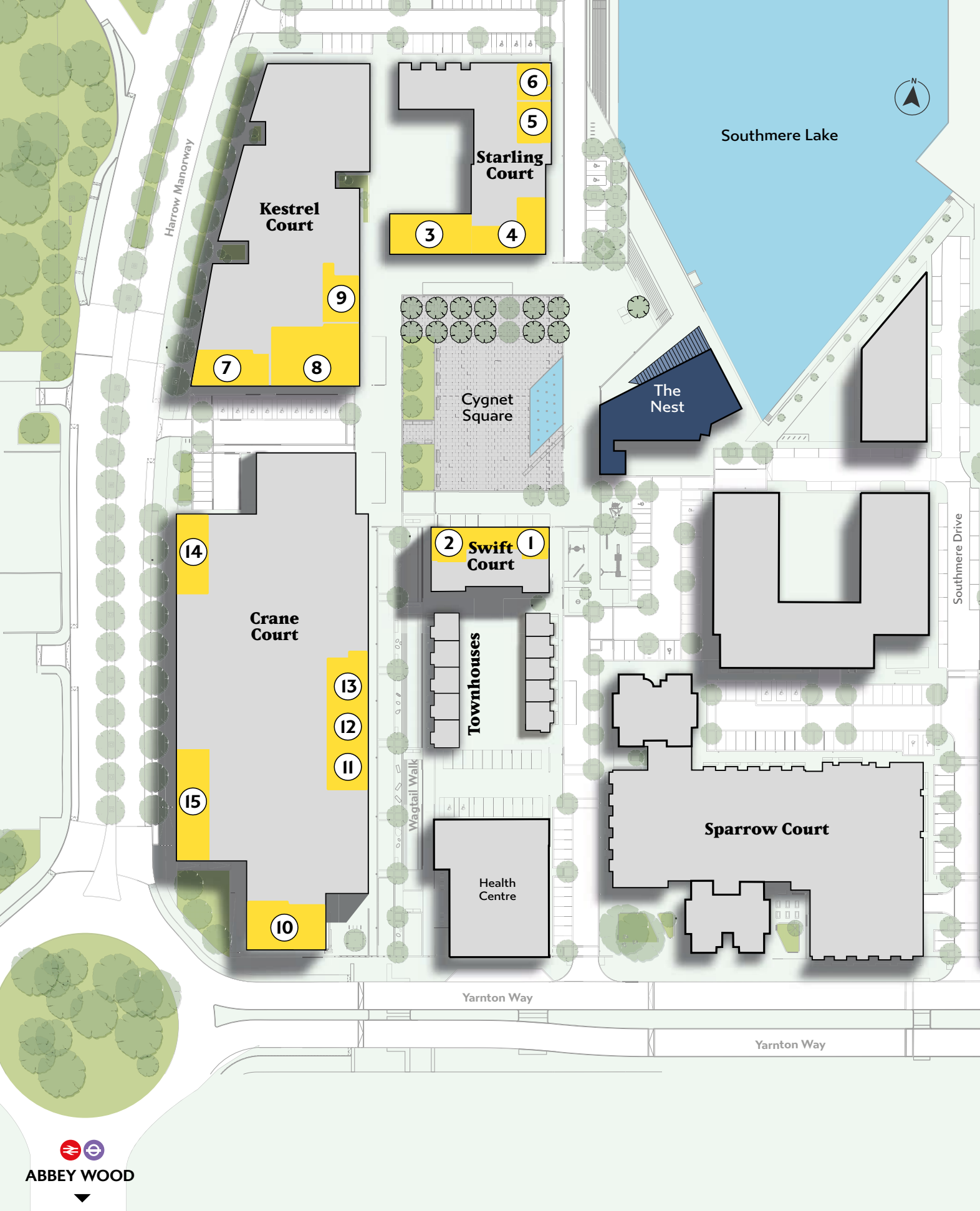


An architectural rendering of a vibrant urban plaza. On the left, a tall, multi-story brick building with numerous windows and balconies stands. In the foreground, a paved plaza is filled with people. To the left, there are market stalls with striped awnings, one labeled 'SOUTHWEST MARKET'. In the center, there are several long wooden tables and benches where people are sitting and eating. A large, active fountain with multiple water jets is the centerpiece. To the right, a modern building with a metallic, perforated facade is visible. A sign on this building reads 'THE NEST COMMUNITY & LIBRARY BUILDING'. In the background, a body of water (the lake) is visible under a blue sky with some birds. The overall atmosphere is lively and community-oriented.

# New retail and leisure hub by the lake



# Commercial Opportunities



Unit Ref.	Sq M	Sq Ft	Use	Indicative Handover Spec	Available From
1	90	969	AI-A3	Whitebox	May 2021
2	91	980	AI-A3	Whitebox	May 2021
3*	173	1,862	AI-A3	Whitebox	Mar 2022
4*	155	1,668	AI-A3	Shell & Core	Mar 2022
5*	74	797	AI-A3	Whitebox	Mar 2022
6*	66	710	AI-A3	Whitebox	Mar 2022
7*	137	1,475	AI-A3	Shell & Core	Jun 2022
8*	326	3,509	AI-A3	Shell & Core	Jun 2022
9*	109	1,173	AI-A3	Whitebox	Jun 2022
10	210	2,260	AI-A3	Shell & Core	Nov 2022
11*	111	1,195	AI-A3	Shell & Core	Nov 2022
12*	111	1,195	AI-A3	Shell & Core	Nov 2022
13*	111	1,195	AI-A3	Shell & Core	Nov 2022
14	149	1,604	AI-A3	Whitebox	Nov 2022
15	198	2,131	AI-A3	Shell & Core	Nov 2022

\*Adjacent units may be merged



# A stone's throw from city centre amenities

Abbey Wood Station to...	Travel Time
Custom House (Docklands)	7 mins
Canary Wharf	11 mins
Liverpool Street Station	17 mins
Tottenham Court Road	23 mins
Paddington Station	28 mins
Heathrow Airport	51 mins

ELIZABETH LINE

Abbey Wood Station  
Elizabeth Line

Lesnes  
1,950 new homes

Southmere Phase 1  
534 new homes

Southmere Phase 2  
329 new homes

Willowbank  
Primary School

Lakeside Centre  
& Boating Club

Woolwich  
Arsenal

Docklands  
& City Airport

Canary  
Wharf





Map not to scale. Walking and cycling times are approximate only.

# Within walking distance...

- |   |  |
|---|--|
| 1 Lakeside Medical Practice               | 12 Thamesmead Arts & Culture Office (TACO!)    |
| 2 Nest Community & Library Building       | 13 The Birchwood Public House                  |
| 3 Willow Bank Primary School              | 14 Thamesmead Leisure Centre                   |
| 4 Sainsbury's Superstore                  | 15 Thamesmead Town Centre / Cannon Retail Park |
| 5 Thamesmead Gym                          | 16 St Pauls-emy                                |
| 6 The Link - youth and community centre   | 17 Abbey Arms Public House                     |
| 7 Lakeside Centre                         | 18 Wilton Road shops and market                |
| 8 New Boating and Sailing Club            | 19 Harris Garrard Academy                      |
| 9 Ridgeway - cycling and walking footpath | 20 Yarnton Way Nursery                         |
| 10 Crossway Tennis Courts                 | 21 Parkway Primary Academy                     |
| 11 Sports Club Thamesmead                 | 22 Thamesmead Ecology Study Area               |





Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.



### Building history

Peabody has over 158 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.



### Customer focus

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.



### Social heart

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £197m, investing £313m in building new homes, and £113m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.



### Quality, sustainability & innovative design

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.



### Financial strengths

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.



### Award winning

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the 2017 Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



## Track record of urban regeneration

Here are just a few examples of where we have recently delivered award-winning urban regeneration in London.

### Wharf Road Islington, N1 (pictured)

In the heart of north London's most diverse district is Wharf Road, a distinctive boutique collection of 98 homes overlooking the tranquil City Road Basin on the Regents Canal.

### Fish Island Village Hackney Wick, E3

A vibrant canalside community of 580 new homes, just moments from the Olympic Park. This thriving, cultural creative hub is a truly inspiring place with unique spaces to live and work.

### Merchants Walk Bow, E3

Ideally positioned between Canary Wharf and Stratford, this stunning collection of 413 well-designed new homes delivers uncompromising quality at an affordable price.



## Enquiries

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Find out more about Peabody's Plan for  
Thamesmead at [thamesmeadnow.org.uk](http://thamesmeadnow.org.uk)

**THAMESMEAD** 

 **Peabody**