

# ROYAL ARSENAL RIVERSIDE

**AVAILABLE  
COMMERCIAL UNITS**



ROYAL ARSENAL RIVERSIDE  
Royal Borough of Greenwich, London

**CFC**

**Berkeley**  
Designed for life





## Welcome to Royal Arsenal Riverside

RAR is one of south-east London's best connected riverside addresses occupying a prime location along the River Thames in the Royal Borough of Greenwich with over 8,300 residents and a buzzing retail hub.

The 88-acre site offers a creative and vibrant environment for work, rest and play and is rapidly emerging as one of London's bright spots.



# Be part of everything the capital has to offer

Rapidly emerging as one of London's hot spots and occupying a prime location along the River Thames, Royal Arsenal Riverside is a great place to live, work or simply visit.

It is so accessible from central London, with excellent transport links, made even better with the recent opening of Crossrail, making Royal Arsenal Riverside the perfect home for those working in the city.

Impressive international connections also make this a great location for commuters to base themselves with regular flights to and

from Europe run from nearby London City Airport, while Heathrow and Gatwick can be reached within an hour.

Greenwich and Blackheath are just a short journey away, as well as the O2 and Westfield Stratford City, renowned for their retail experience. With a mix of local attractions as well as an eclectic mix of arts, music and culture on-site, there really are so many reasons for people to flock to the area, making units in Building 10 a fantastic commercial prospect not to be missed.

## Landmarks

- 1 Excel Centre
- 2 The Thames Barrier
- 3 Emirates Airline
- 4 The O2
- 5 The Royal Naval College
- 6 National Maritime Museum
- 7 Cutty Sark
- 8 Canary Wharf
- 9 London Stadium
- 10 Tower Bridge
- 11 30 St Mary Axe
- 12 The Shard
- 13 St Paul's Cathedral
- 14 The London Eye
- 15 Westminster
- 16 Buckingham Palace

## Thames Clipper

- |                          |                           |
|--------------------------|---------------------------|
| A Woolwich Arsenal Pier  | I Tower Hill Pier         |
| B Woolwich South Pier    | J London Bridge City Pier |
| C Woolwich North Pier    | K Bankside Pier           |
| D North Greenwich Pier   | L Blackfriars Pier        |
| E Greenwich Pier         | M Embankment Pier         |
| F Masthouse Terrace Pier | N Festival Pier           |
| G Canary Wharf Pier      | O Westminster Pier        |
| H St Katharine's Pier    | P Millbank Pier           |
|                          | Q St George Wharf Pier    |



# Within easy reach of central London

Royal Arsenal Riverside provides access to multiple transport links in and around London as well as to destinations beyond, making it a prime spot for commercial opportunities.

Some of our commercial units are a stone's throw from the new on-site Elizabeth Line, with high speed connections right across London, making it easily accessible and convenient for those coming and going to the area.

**22,000**  
**PASSENGER MOVEMENTS**  
**CURRENTLY THROUGH**  
**WOOLWICH ARSENAL**  
**EVERY DAY**

ROYAL ARSENAL RIVERSIDE

Photography of on-site Crossrail station at Royal Arsenal Riverside



## Elizabeth line

From Woolwich Arsenal

**Canary Wharf** 08 mins  
**Liverpool Street** 15 mins  
**Farringdon** 17 mins  
**Bond Street** 20 mins  
**Paddington** 26 mins  
**Heathrow** 41 mins



## Boat

From Woolwich Arsenal Pier

**QE2 Pier/The O2** 06 mins  
**Greenwich** 15 mins  
**Canary Wharf** 20 mins  
**London Bridge** 30 mins  
**Embankment** 45 mins



## DLR

From Woolwich Arsenal

**London City Airport** 05 mins  
**Canning Town** 12 mins  
**Stratford** 18 mins  
**Canary Wharf** 19 mins  
**Bank** 27 mins



## Aeroplane

From London City Airport

**Frankfurt** 1hr 30 mins  
**Geneva** 1hr 35 mins  
**Paris Orly** 1hr 35 mins  
**Zurich** 1hr 35 mins  
**Venice** 2hrs 00 mins  
**Barcelona** 2hrs 10 mins



## Rail

From Woolwich Arsenal Station

**Blackheath** 11 mins  
**Greenwich** 13 mins  
**London Bridge** 21 mins  
**Waterloo East** 31 mins  
**Cannon Street** 32 mins  
**Charing Cross** 35 mins



## Drive

From Royal Arsenal Riverside

**M25** 24 mins  
**London City Airport** 32 mins  
**Bond Street** 36 mins  
**Gatwick Airport** 1hr 4 mins  
**Euro Tunnel** 1hr 20 mins

Timings are approximate, correct at time of print and do not include walking/transfer times.  
Sources: [www.crossrail.co.uk](http://www.crossrail.co.uk) [www.tfl.gov.uk](http://www.tfl.gov.uk) [www.thamesclippers.com](http://www.thamesclippers.com) [www.londoncityairport.com](http://www.londoncityairport.com) and [www.google.co.uk/maps](http://www.google.co.uk/maps)  
\*On-site Crossrail station at Royal Arsenal Riverside.



# Perfectly positioned for a thriving community

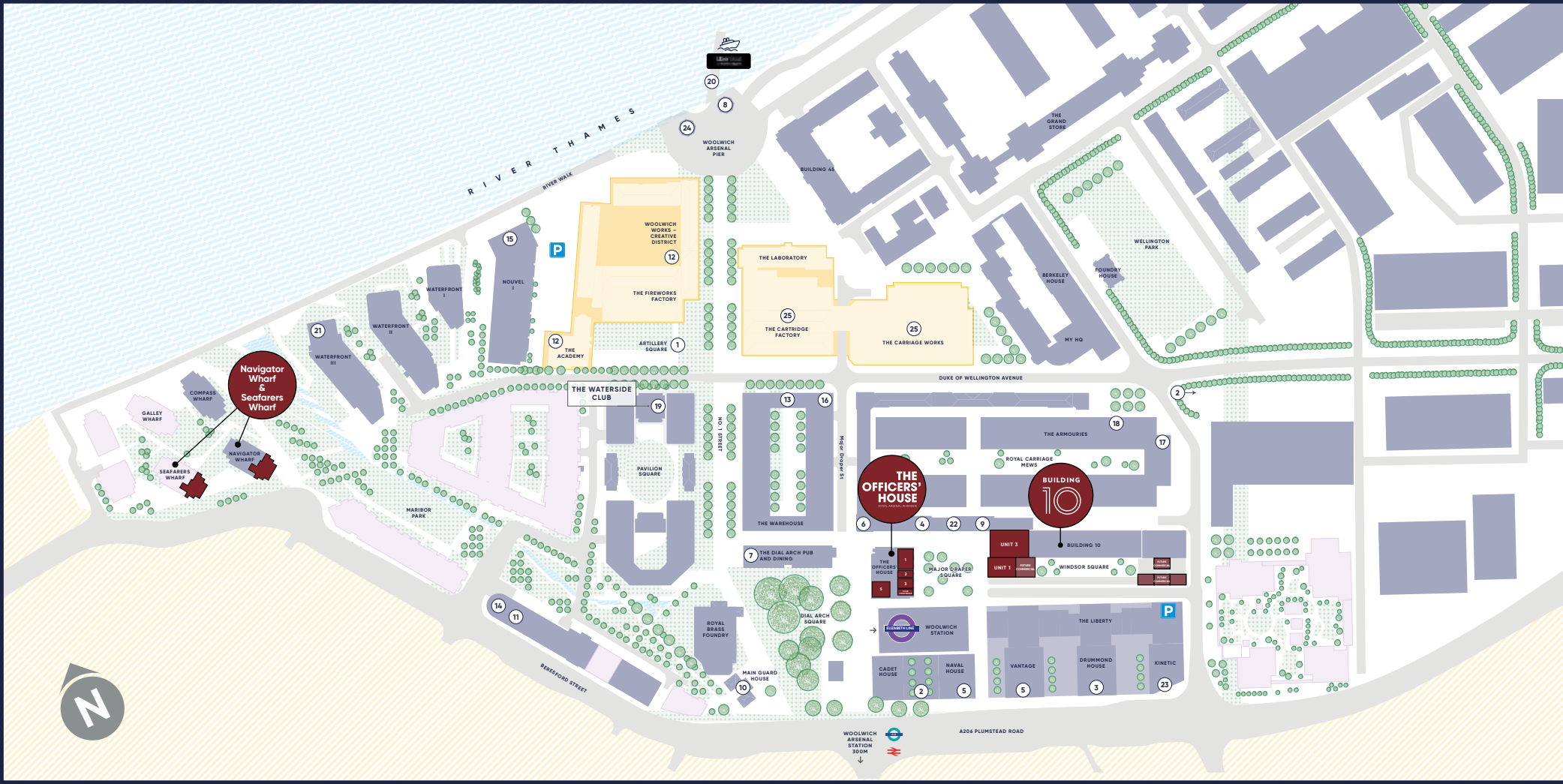
Royal Arsenal Riverside is more than a place to live: it's a well-established community with several great retailers already here. There are already great amenities on-site such as several supermarkets, including an M&S Food Hall, as well as two Young's pubs, a café bakery and a gym. And with the opening of Woolwich Works and Punchdrunk, Royal Arsenal Riverside is now an exciting cultural destination in its own right.

## Building 10

What began life in 1802 as the Royal Carriage Factory is being transformed by Berkeley. Full of the comings and goings of everyday life, Building 10 combines 10 storeys of apartments and 8 mews houses overlooking Windsor Square, an expansive piazza and colonnade offering a unique commercial opportunity within this historic destination.

## The Officers' House

The Officers' House is split into two blocks. Block A, which is Grade II listed and Block B, which is new build. Within the two blocks are five retail units ranging from 592 sq ft up to 2,788 sq ft. With generous frontages and the possibility for outdoor seating, there are opportunities for every business to maximise customer engagement.



## Navigator Wharf & Seafarers Wharf

Set beside one of the world's most iconic waterways, Navigator Wharf & Seafarers Wharf are located at the edge of the new four acre Maribor Park, which leads through Royal Arsenal Riverside. There are a growing number of cafés, bars and restaurants nearby.

13,000  
RESIDENTS ON COMPLETION  
OF THE DEVELOPMENT

3,900  
HOMES DELIVERED  
TO DATE

5,700  
NEW HOMES IN TOTAL  
WHEN COMPLETE

8,300  
CURRENT RESIDENTS ON  
THE DEVELOPMENT

- Future Phase
  - Completed Phase
  - Woolwich Works
  - Available Commercial Units
- 1 Farmers' Market
  - 2 Marks & Spencer Foodhall
  - 3 Sainsbury's Local
  - 4 Tesco
  - 5 Barclays
  - 6 Boulangerie Jade
  - 7 Dial Arch Pub and Dining
  - 8 Con Gusto Restaurant
  - 9 SALT Craft + Pizza
  - 10 The Guard House
  - 11 Beefeater Restaurant
  - 12 Woolwich Works - Creative District
  - 13 Club Concierge
  - 14 Premier Inn Hotel
  - 15 Berkeley Sales & Marketing Suite
  - 16 Royal Arsenal Dentist
  - 17 Royal Arsenal Medical Centre
  - 18 Zeeba Daycare
  - 19 The Waterside Club
  - 20 Woolwich Arsenal Pier (Uber Boat)
  - 21 The Yoga Space London
  - 22 Foxtons
  - 23 Smart Mobility Living Lab
  - 24 The Rooms London
  - 25 Punchdrunk

The site plan is indicative only, subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



# A new cultural hub for London

Royal Arsenal Riverside is where the worlds of everyday culture, arts and entertainment come together.

This unique combination of people and place is what makes Royal Arsenal Riverside a community experience unlike any other in London.

The parks, open spaces and riverside location are the settings for major celebrations and seasonal events – from the annual Greenwich Docklands and International Festival or the summer party to the bi-weekly farmers' market. On top of a fantastic retail, F&B and transport offering, Royal Arsenal Riverside has all bases covered.





# Experience Woolwich Works



Woolwich Works is a new landmark cultural district for London set to rival the South Bank. The 15,000m<sup>2</sup> site is now home to a number of local, national and internationally-renowned resident artistic companies.



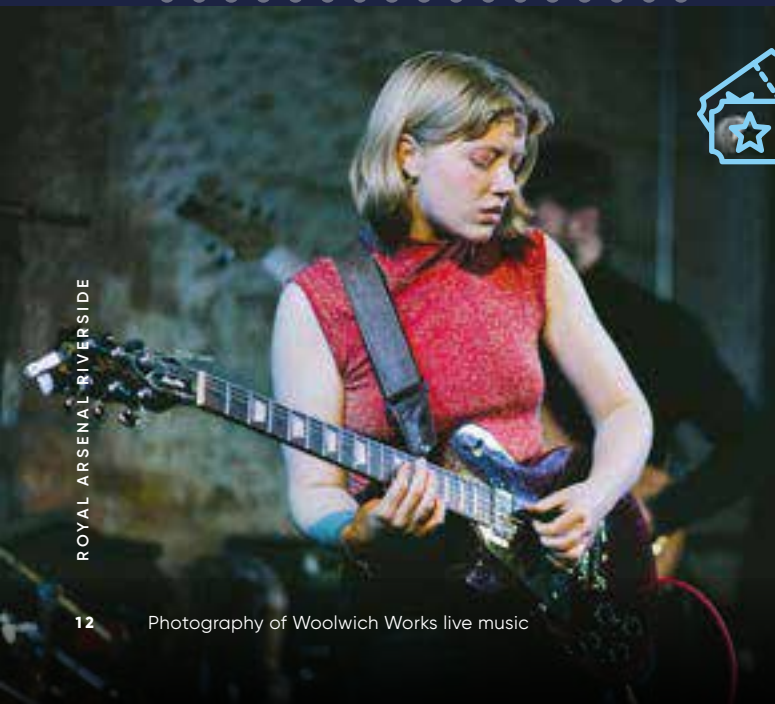
Photography of Woolwich Works comedy night

## TimeOut

**BEST NEW CULTURE  
SPOT AWARD WINNER  
2021**



Photography of Woolwich Works opening



ROYAL ARSENAL RIVERSIDE

12 Photography of Woolwich Works live music



## Experience more than just a place to live

With world-class art, drama, dance, music, festivals and exhibitions throughout the year, there is always a cultural draw to the area. Within Woolwich Works, the acclaimed immersive theatre company, Punchdrunk has set up its permanent home. Punchdrunk stages hugely popular productions where audience members are free to wander around and take part in the shows. The current show, 'The Burnt City,' is drawing huge crowds for every performance.

Woolwich Works and Punchdrunk bring in local, national and international audiences to Royal Arsenal Riverside, especially during the evenings and weekends, increasing footfall to the area and, therefore, the need for a variety of retail and F&B options on-site.



Photography of Woolwich Works live music



# Building 10

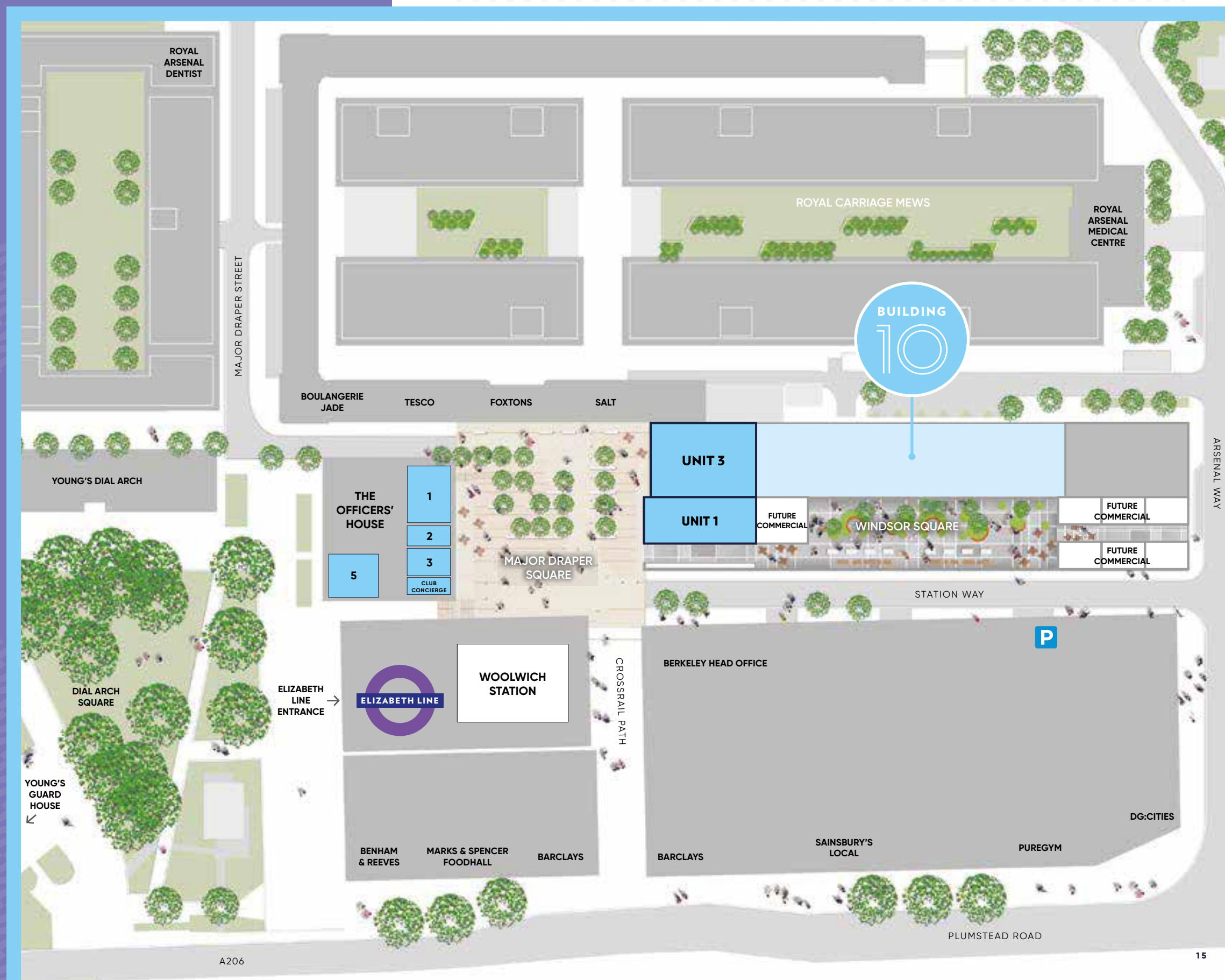
Building 10 is adjacent to Major Draper Square, which is already surrounded on all sides by a host of blue chip and independent businesses, eateries, bars and shops. Already well-established are places such as the Dial Arch Pub with its classic British fare, Boulangerie Jade serving up coffee and fresh pastries or PureGym.

The opportunity for retailers, especially for food and drink-related businesses, is unprecedented, and with so many businesses already thriving, you will be in good company. Dedicated spaces with huge potential for passing customers, the units in Building 10 offer exceptional potential for sustained, long-term commercial success. On a practical level, both units include mezzanine levels, as well as kitchen extract flues installed to the roof, but it is the heritage features and the sheer size of the spaces that give these units the wow-factor.



Photography of Building 10 at Royal Arsenal Riverside.

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**Both commercial units open out onto Major Draper Square, which provides half an acre of central public realm, with access to nearby commercial tenants such as Salt and M&S, attracting high footfall at all times of the day.**



BUILDING

10

## Available units

Berkeley currently have two commercial units available, which fall under classes: A1, A2, A3, A4, B1, D1 & D2, ideally suited for a range of uses including food and beverage, retail or gym. These two new commercial units will compliment the already existing businesses at Royal Arsenal Riverside.

## UNIT 1

MEASURES APPROXIMATELY

GROUND – 1,722 SQFT  
MEZZANINE – 1,076 SQFT  
TOTAL – 2,798 SQFT

## UNIT 3

MEASURES APPROXIMATELY

GROUND – 2,939 SQFT  
MEZZANINE – 1,894 SQFT  
TOTAL – 4,833 SQFT



Photography of Dial Arch (Young's)

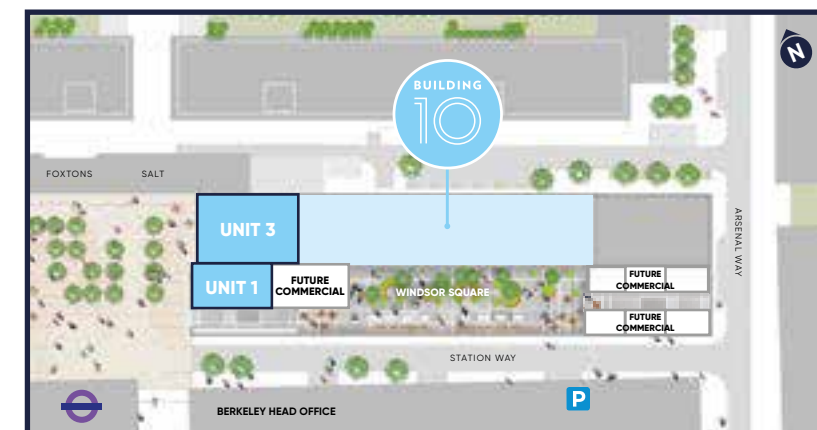
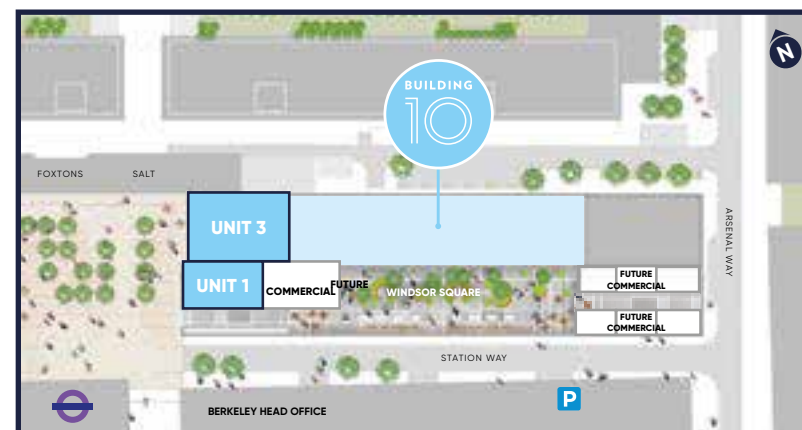


Photography of SALT (Ossett Brewery)



Photography of Building 10 Windsor Square





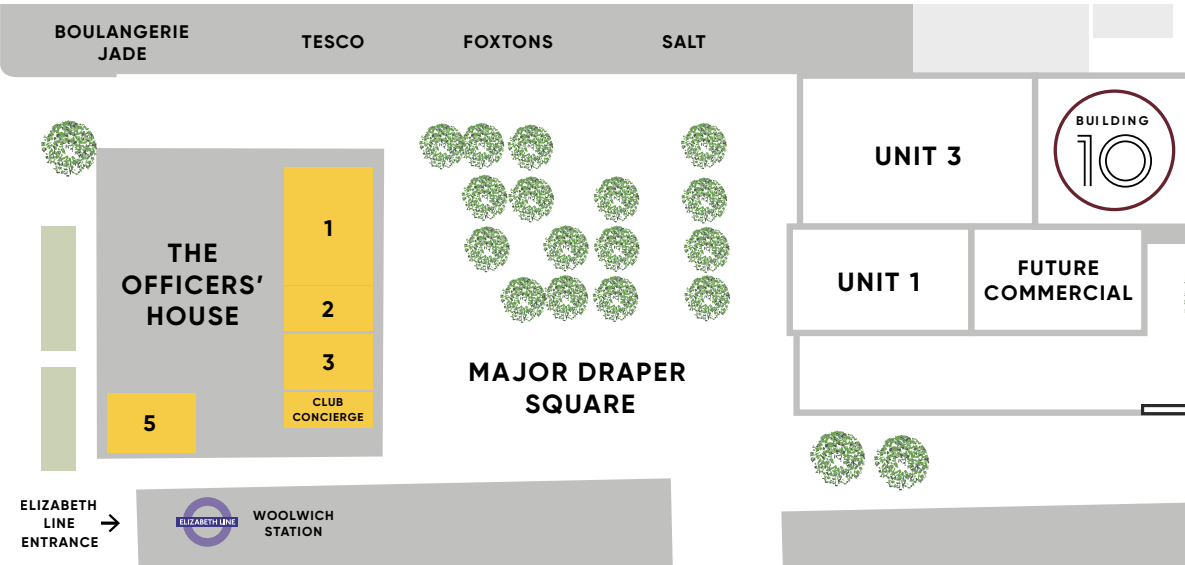


# The Officers' House

The Officers' House borders Major Draper Square, a pedestrianised amenity space in the heart of Royal Arsenal Riverside's rapidly growing community. Part Grade II listed and part new build, The Officer's House is a beautiful, one of a kind, piece of architecture. Its position, in the social hub of Royal Arsenal Riverside, and adjacent to the on-site Elizabeth Line station, makes it a prime spot for any business. With established commercial occupiers around the public square, This is an ideal location for high footfall traffic.



Computer enhanced photography is indicative only



UNIT	BLOCK	SQ FT	SQ M
1	B	1,475	137
1 & 2	B	2,067	192
2	B	592	55
2 & 3	B	1,313	122
3	B	721	67
1,2 & 3	B	2,788	259
5	A	700	65

All areas stated are gross internal areas and will need to be verified.



## Available Space

The Officers' House is split into two blocks. Block A, which is Grade II listed and Block B, which is new build. Within the two blocks are five retail units ranging from 592 sq ft up to 2,788 sq ft.

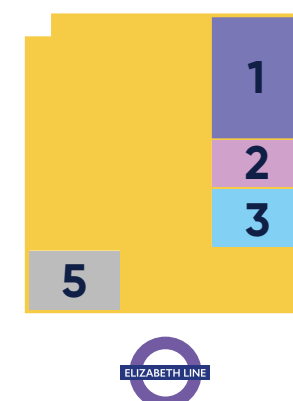
With generous frontages and the possibility for outdoor seating, there are opportunities for every business to maximise customer engagement.



# THE OFFICERS' HOUSE

## Unit Plans

ROYAL ARSENAL RIVERSIDE



MAJOR DRAPER SQUARE

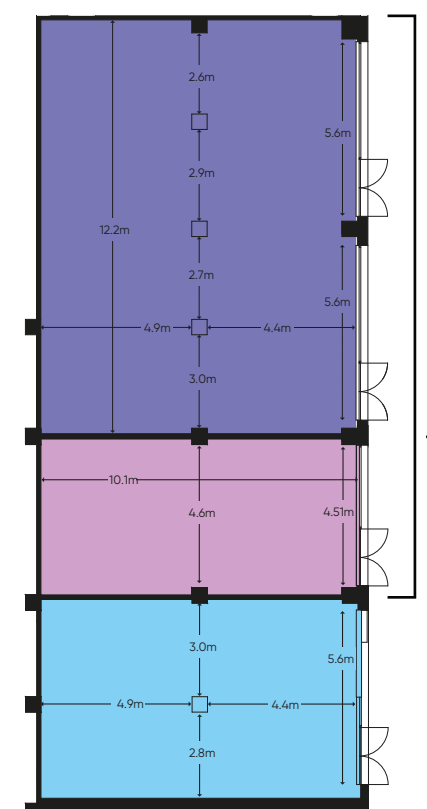
**UNIT 1**  
1,475 sq ft // 137 sq m

**UNIT 2**  
592 sq ft // 55 sq m

**UNIT 3**  
721 sq ft // 67 sq m

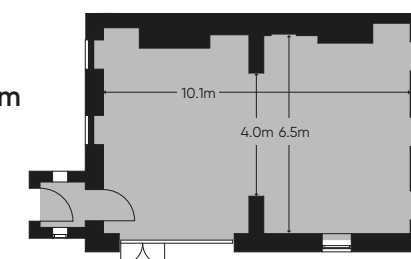
**UNIT 1, 2 & 3**  
2,788 sq ft // 259 sq m

**UNIT 5**  
700 sq ft // 65 sq m



**UNIT 1 & 2**  
2,067 sq ft // 192 sq m

**UNIT 2 & 3**  
1,313 sq ft // 122 sq m



Plans are for indicative purposes only

<b>LEASE</b>	The premises are held on a new effectively full repairing and insuring lease for a term of 10 or 15 years with rent reviews every 5 years
<b>RENT</b>	Available on request
<b>AVAILABILITY</b>	Available on request
<b>RATES</b>	The premises are rated based on 2020. Interested parties are advised to make their own investigation with the local authority
<b>SERVICE CHARGE</b>	£ 1.45 per sq ft PA
<b>INSURANCE</b>	The landlord will insure the premises with the costs being recovered through the service charge
<b>LEGAL COSTS</b>	Each party is to be responsible for their own legal costs incurred in connection with this letting
<b>EPC</b>	Available on request



# West Quay

Navigator Wharf and Seafarers Wharf are located within West Quay, Royal Arsenal Riverside's prime waterfront phase comprising a cluster of six stunning towers.

Adjacent to the new four acre Maribor Park and just a short walk to the on-site Elizabeth Line, these are perfectly placed commercial units befitting from flexible planning uses.

Navigator Wharf is available for immediate occupation, whilst Seafarers Wharf is due for completion Q1 2024.

COMMERCIAL UNIT

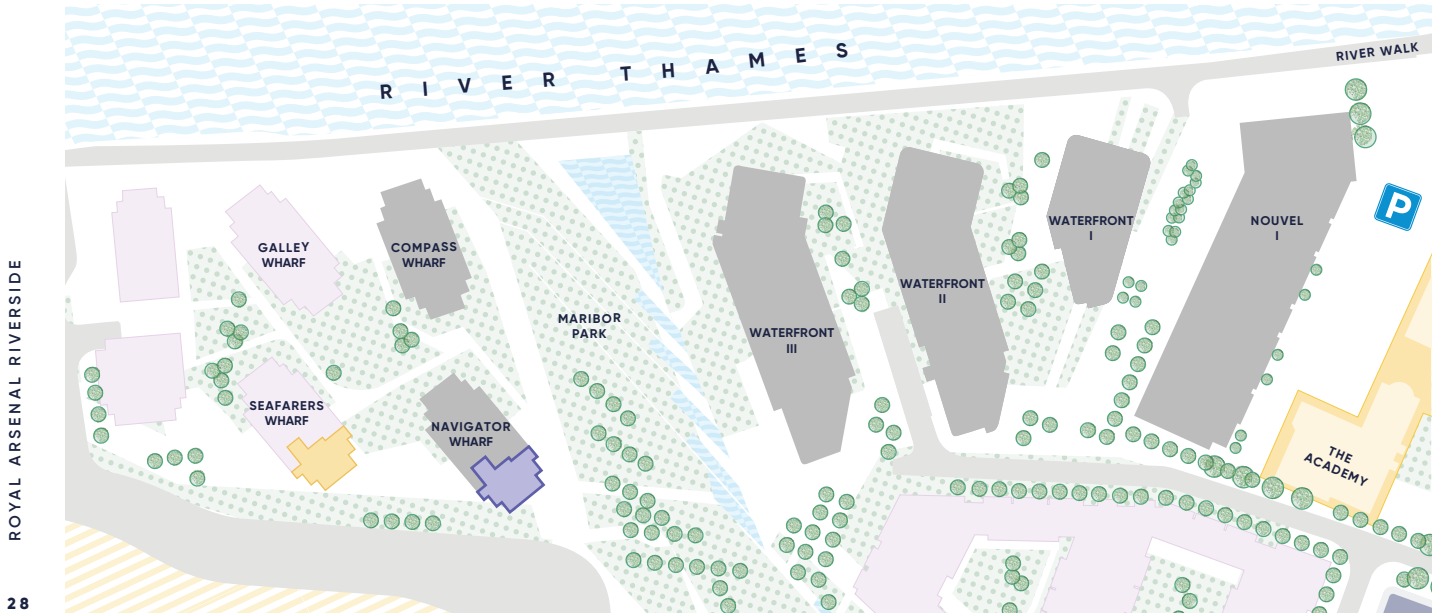
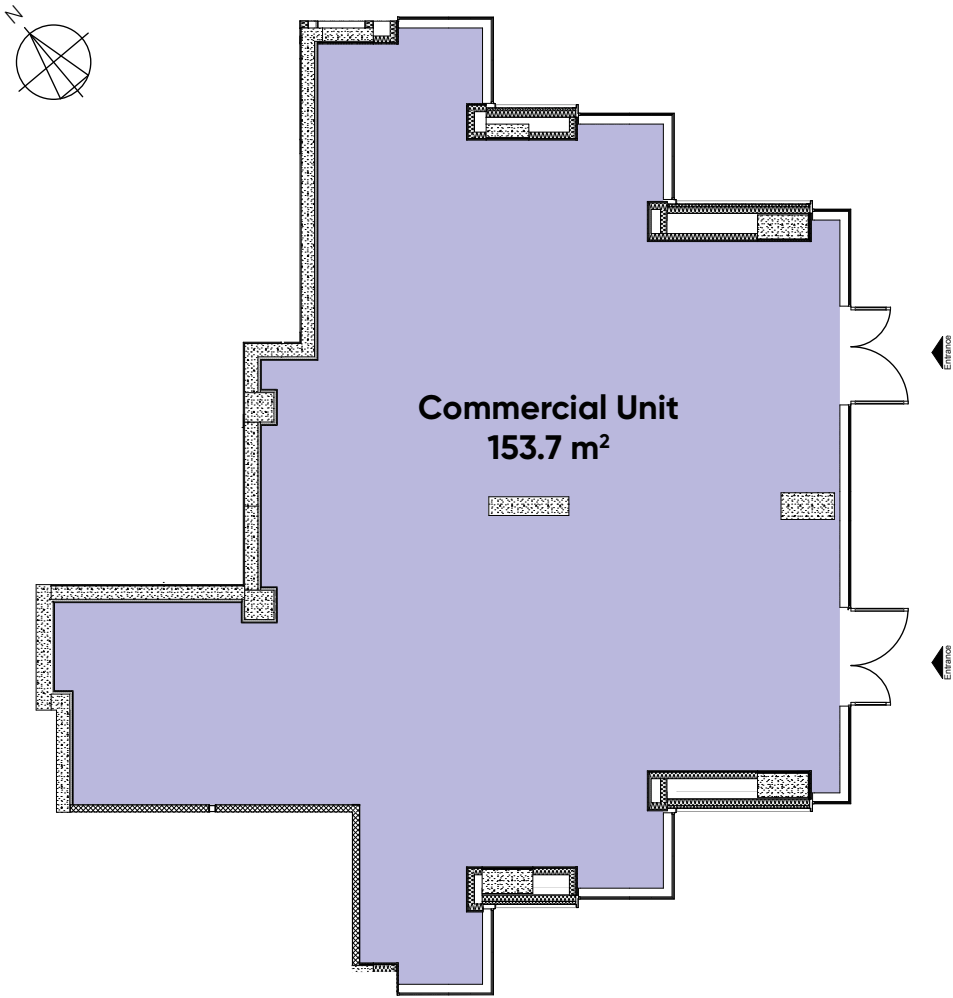
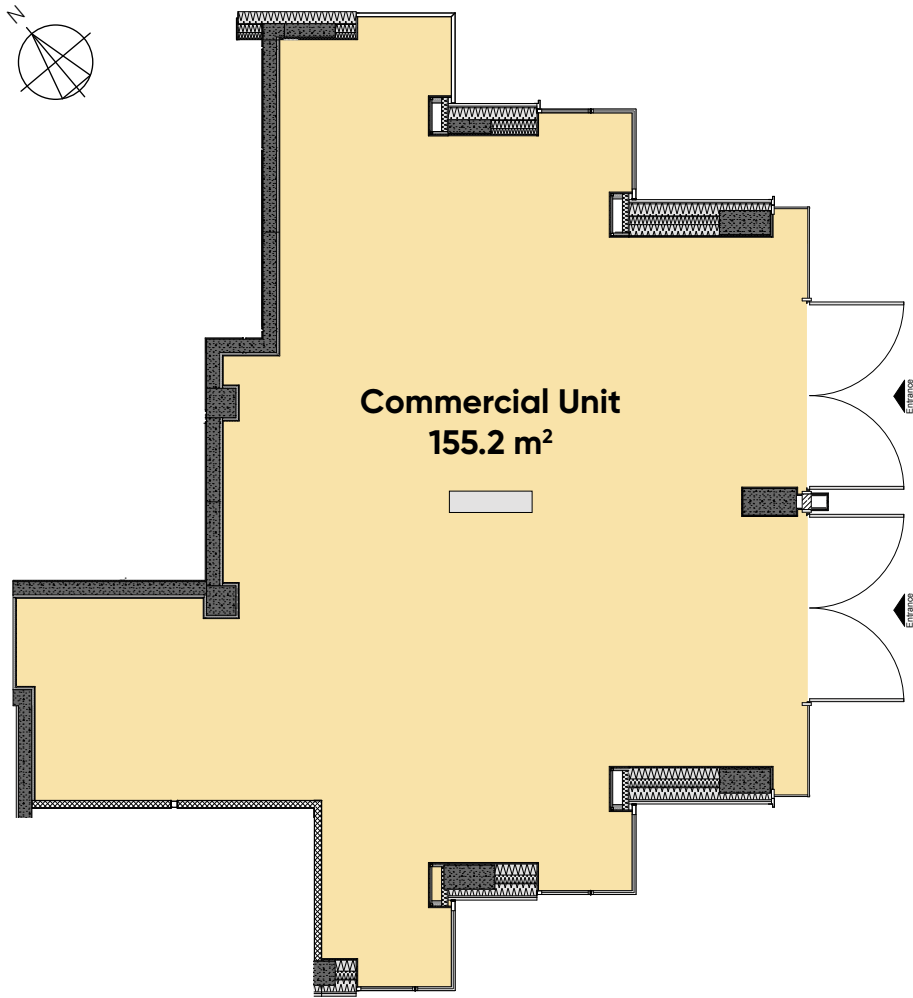


# Navigator Wharf

(Immediately Available)

# Seafarers Wharf

(Available Q1 2024)



LEASE	Available on request
RENT	Available on request
AVAILABILITY	Available on request
RATES	The premises are rated based on 2020. Interested parties are advised to make their own investigation with the local authority
SERVICE CHARGE	£ 1.94 per sq ft PA
INSURANCE	The landlord will insure the premises with the costs being recovered through the service charge
LEGAL COSTS	Each party is to be responsible for their own legal costs incurred in connection with this letting
EPC	Available on request



## CONTACT INFORMATION

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**ROYAL ARSENAL RIVERSIDE**  
Royal Borough of Greenwich, London

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

**Berkeley**  
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Royal Arsenal Riverside and Building 10 are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.