



THE
RIVER GARDENS
ROYAL GREENWICH

UNIQUE GREENWICH RIVERSIDE
COMMERCIAL OPPORTUNITIES

A RANGE OF EXCITING COMMERCIAL UNITS
AVAILABLE FOR SALE OR TO LET

Bellway

*A selection of commercial units in the heart of Royal Greenwich.
The River Gardens is elegantly situated on 300 metres
of river frontage.*



Computer generated images.

*At The River Gardens you are excellently placed
to be within easy reach of the whole of London,
home to a wealth of independent traders.*



COMMERCIAL OPPORTUNITIES

DEVELOPMENT NAME

The River Gardens

DEVELOPMENT ADDRESS

Banning Street
Royal Greenwich
London

POSTCODE

SE10 0NT

SUMMARY

A luxury mixed use development comprising 278 apartments and a range of commercial units in the heart of Royal Greenwich, ideally located for accessing the area's many amenities, as well as major roads and public transport connections to central London and Canary Wharf.

PARKING

Parking is available by separate negotiation to purchase or to rent on terms to be agreed.

A DEVELOPMENT BY BELLWAY

Bellway has been building throughout the UK for 70 years, creating outstanding properties in desirable locations. During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service.

From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process. We create developments which foster strong communities and integrate seamlessly with the local area.

Royal Greenwich is world-renowned for global landmarks. The last-surviving tea clipper, the Cutty Sark, attracts visitors from international shores and cuts an impressive visage over the Thames while Royal Meridian Time originates from the borough and walkers can follow the infamous trail across the area.

Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving – as well as creating – open spaces for everyone to enjoy.

LOCAL AUTHORITY

Greenwich

Times and distances are approximate only taken from Google maps and TFL.gov.uk.

ROYAL GREENWICH LOCATION

TRANSPORT LINKS

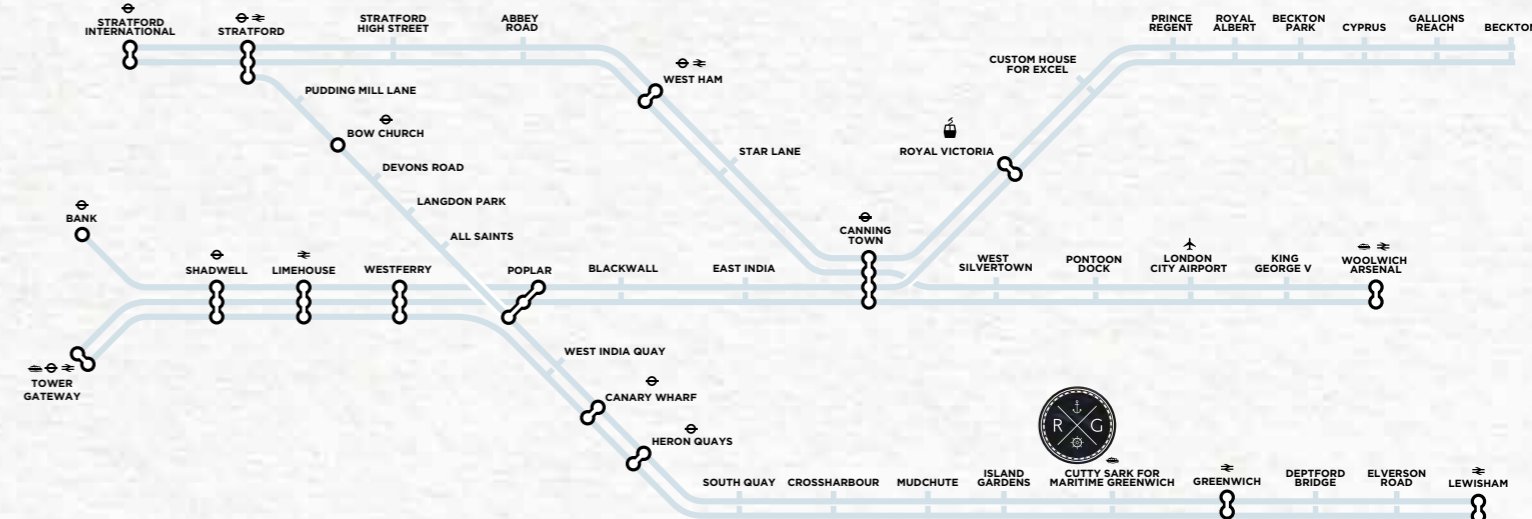
The Cutty Sark DLR is approximately a 15 minute walk away (1 mile) and Greenwich mainline train station 23 minutes walk (1.1 miles) with fast links to London Victoria, Charing Cross and London Bridge. The new Elizabeth line Crossrail station will open in Woolwich in December 2018, reducing journey times and creating new transport links.

JOURNEY TIMES FROM THE CUTTY SARK DLR

Canary Wharf	13 minutes
Poplar	14 minutes
Bank	21 minutes
Westfield Stratford	24 minutes

JOURNEY TIMES FROM GREENWICH STATION

London Bridge	8 minutes
Cannon Street	15 minutes
Westminster	31 minutes
Gatwick Airport	48 minutes



▼ CANARY WHARF

THE O₂ ▲

DEVELOPMENT LAYOUT

THE RIVER THAMES

▲ GREENWICH

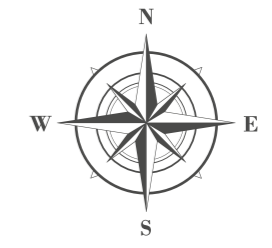


Banning Street

Affordable Homes

Banning Street

Banning Street



Key to plan: c/s Cycle store

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.

Key to plan: c/s Cycle store.



THE
RIVER GARDENS
ROYAL GREENWICH



THE
RIVER GARDENS
ROYAL GREENWICH

PLANNING

The units benefit from planning consent for a full range of retail, restaurant, takeaway, office and leisure uses across classes A1, A2, A3, A4, B1, D1 and D2.

Please contact the joint marketing agents to discuss your specific requirements.

TERMS

The units to be sold virtual freehold on new 999 year leases.

Consideration may be given to letting the units on new full repairing and insuring leases subject to covenant strength and lease term.

PRICE/RENT

On application.

SERVICE CHARGE

Each of the units will contribute towards the service charge of the development. Further details on request.

VAT

The purchase price and rent will be subject to VAT at the prevailing rate.

BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries to the Greenwich Council Business Rates department.

EPC

To be completed.

Legal Costs

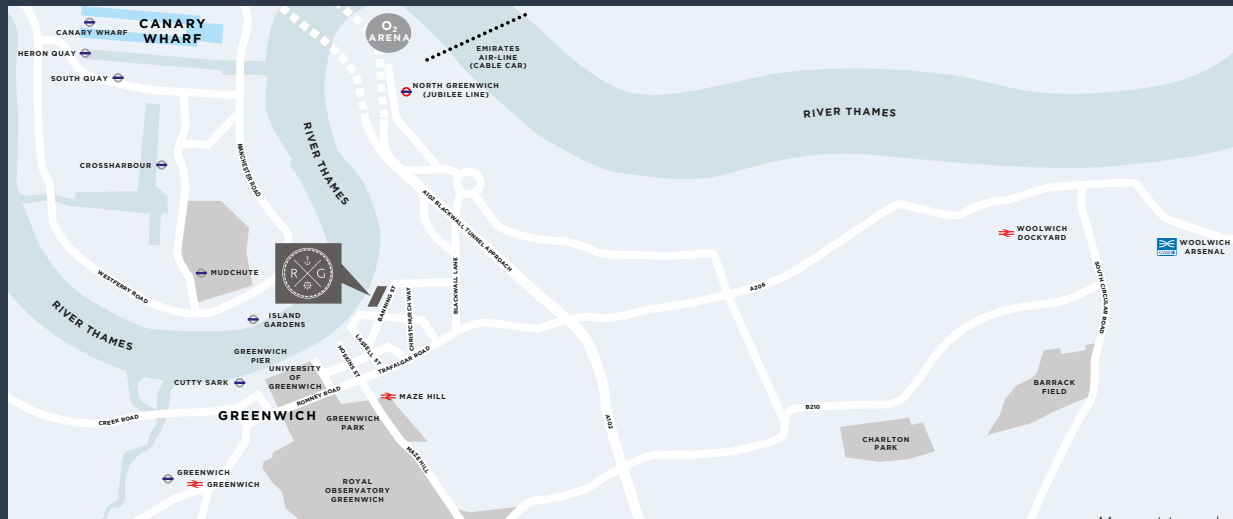
Each party to bear their own legal costs incurred in this transaction. The prospective tenant/purchaser is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

Viewing

Strictly by prior appointment with the selling agents.

PARKING

Parking is available by separate negotiation to purchase or to rent on terms to be agreed.



BANNING STREET, ROYAL GREENWICH, LONDON SE10 0NT



ZACK BERMAN
z.berman@glenny.co.uk

WILL THOMSON
w.thomson@glenny.co.uk



MICHAEL BROWN
M.Brown@Hindwoods.co.uk

KEVIN BRIGHT
K.Bright@Hindwoods.co.uk



AVAILABILITY MATRIX – JANUARY 2021



BLOCK	UNIT	USE	STATUS	SIZE		PRICING	
				Sq ft	Sq m	FH	LH
Block 4	Unit 1	D1 Medical	Available	2,982	277	£525,000	£45,000
Block 4	Unit 2*	A3 / A4	Available	2,002	186	£500,000	£40,000
Block 4	Unit 3	B1	SOLD	686	64	£140,000	£12,000
Block 4	Unit 4	B1	Under Offer	1,520	141	£305,000	£23,000
Block 4	Unit 5	B1	SOLD	1,836	170	£370,000	£28,000
Block 4	Unit 6	B1	Available	1,611	150	£325,000	£24,500
Block 10	Unit 1	B1	UNDER OFFER	926	86	£190,000	£14,000
Block 10	Unit 2	B1	UNDER OFFER	6,066	564	£1,220,000	£92,000

* Please note that Block 4, Unit 2 will be retained as the show suite until October 2022

TERMS

The units are available to purchase on a virtual freehold basis (999 year lease). Alternatively, our clients will consider letting the units on terms to be agreed.

VAT

Please note that VAT will be chargeable on any rents, purchase price and service charge.

NOTE

All areas quoted are subject to final verification.