



THE
RIVER GARDENS
ROYAL GREENWICH

UNIQUE GREENWICH RIVERSIDE
COMMERCIAL OPPORTUNITIES

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

A SELECTION OF COMMERCIAL UNITS IN THE HEART OF ROYAL GREENWICH.
THE RIVER GARDENS IS ELEGANTLY SITUATED ON 300 METRES OF RIVER FRONTAGE.



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.

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.



ROYAL GREENWICH LOCATION

TRANSPORT LINKS

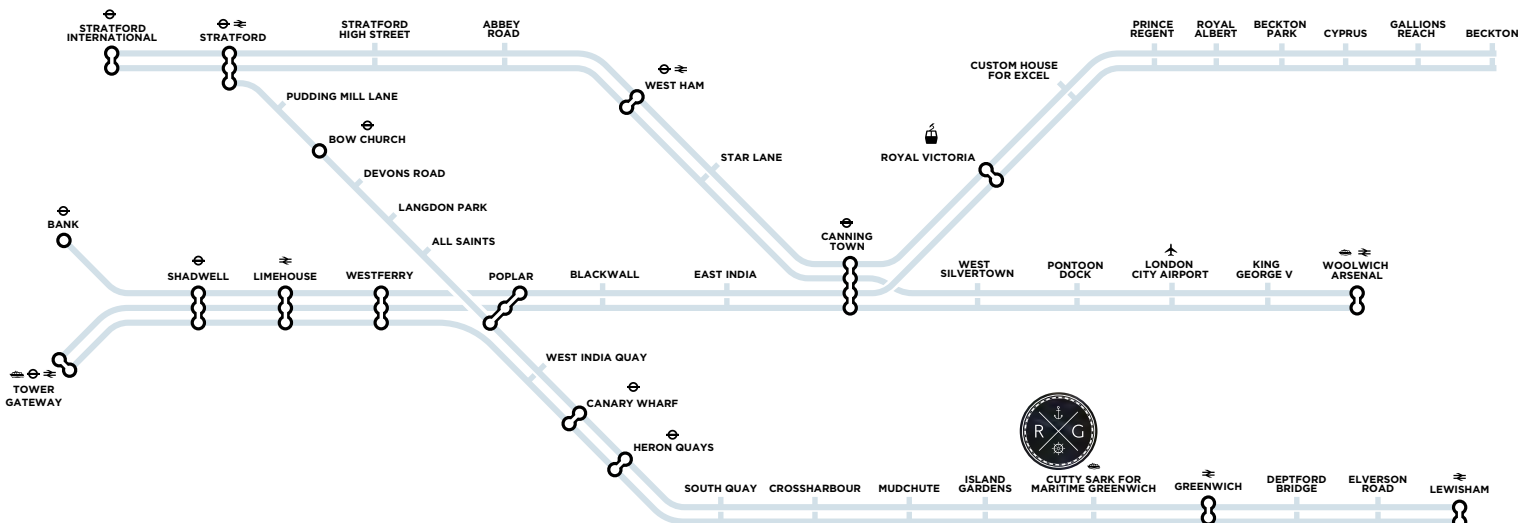
The Cutty Sark DLR is approximately a 15 minute walk away (1 mile) and Greenwich mainline train station 23 minutes walk (1.1 miles) with fast links to London Victoria, Charing Cross and London Bridge. The new Elizabeth line Crossrail station will open in Woolwich in 2022, reducing journey times and creating 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





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**DEVELOPMENT
LAYOUT**

▼ CANARY WHARF

THE RIVER THAMES

► GREENWICH

THE O₂ ◀

Thames Path

Children's
Play Area

Viewing
Deck

Children's
Play Area

Wavy Lawn

Vent

Vent



Block 5
Maritime Apartments
& Commercial Area

Block 11
Meridian Court &
Commercial Area

Block 4
Broadside Apartments
& Commercial Area

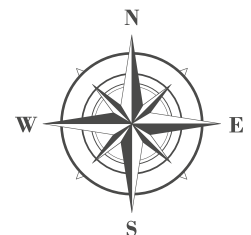
Block 10
Affordable Homes
& Commercial Area

Affordable Homes

Banning Street

Banning Street

Banning Street



Key to plan: c/s Cycle store

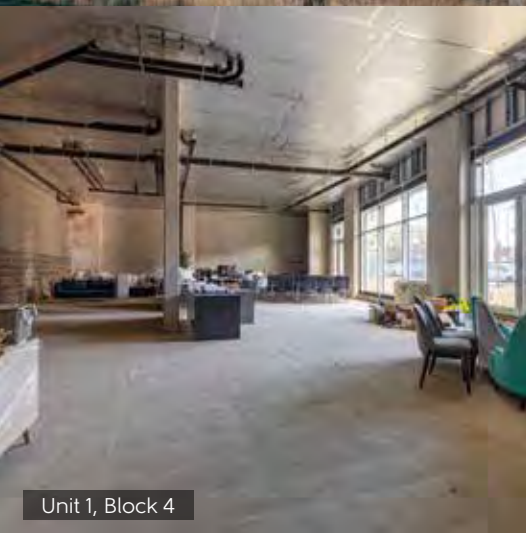
The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties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

AVAILABLE ACCOMMODATION

Block	Unit	Address	Floor	Specification	Availability	GIA (Sq M)	GIA (Sq Ft)	Tenure	Asking Price
4	Unit 1	63 Banning Street, London SE10 0YH	Ground	Shell & Core	Available	277	2,982	999 Year LLH	Under Offer
4	Unit 2	1 Harrison Walk, London SE10 0YL	Podium	Cat B Specification - fully fitted out as sales office	2024	186	2,002	999 Year LLH	Under Offer
4	Unit 3	3 Harrison Walk, London SE10 0YN	Podium	Shell & Core	Under Offer	63	668	999 Year LLH	SOLD
4	Unit 4	4 Sherman Walk, London SE10 0YJ	Podium	Shell & Core	Under Offer	141	1,520	999 Year LLH	£305,000
4	Unit 5	3 Sherman Walk, London SE10 0YJ	Podium	Shell & Core	Under Offer	171	1,836	999 Year LLH	SOLD
4	Unit 6	2 Sherman Walk, London SE10 0YJ	Podium	Shell & Core	Under Offer	150	1,611	999 Year LLH	SOLD
5	Unit 1	69 Banning Street, London SE10 0YH	Ground	Shell & Core	Feb-22	90.1	959	999 Year LLH	Under Offer
5	Unit 2	Banning Street, London SE10 0YH	Ground & Podium	Shell & Core	Feb-22	236	2,538	999 Year LLH	Under Offer
5	Unit 3	Springham Walk, London SE10 0YP	Podium	Shell & Core	Feb-22	224	2,398	999 Year LLH	£510,000
5	Unit 5	Springham Walk, London SE10 0YP	Podium	Shell & Core	Feb-22	109.5	1,177	999 Year LLH	Under Offer
5	Unit 6	Springham Walk, London SE10 0YP	Podium	Shell & Core	Feb-22	94.5	998	999 Year LLH	Under Offer
5	Unit 7	Springham Walk, London SE10 0YP	Podium	Shell & Core	Feb-22	72.6	775	999 Year LLH	Under Offer
5	Unit 8	Springham Walk, London SE10 0YP	Podium	Shell & Core	Under Offer	105.6	1,131	999 Year LLH	Under Offer
10	Unit 1	61 Banning Street, London SE10 0YH	Ground	Shell & Core	Under Offer	86	926	999 Year LLH	£190,000
10	Units 2 & 3	57 Banning Street, London SE10 0YH	Ground & Podium	Shell & Core	Under Offer	564	6,071	999 Year LLH	£1,220,000



AVAILABLE ACCOMMODATION



Unit 1, Block 4



Unit 2, Block 10

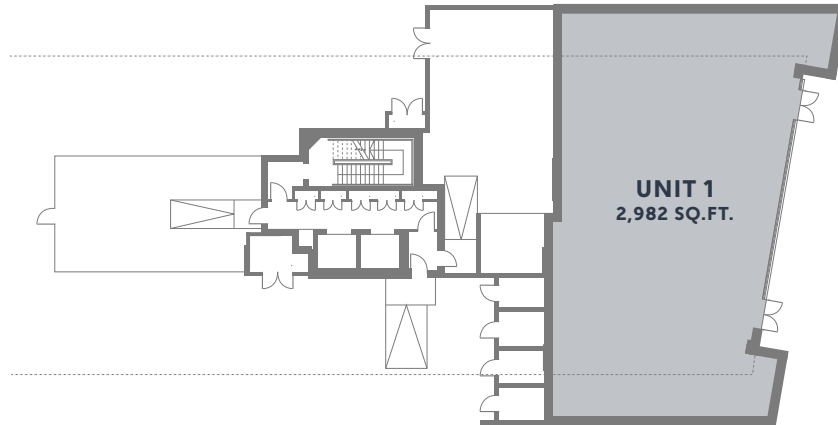


Unit 3, Block 10

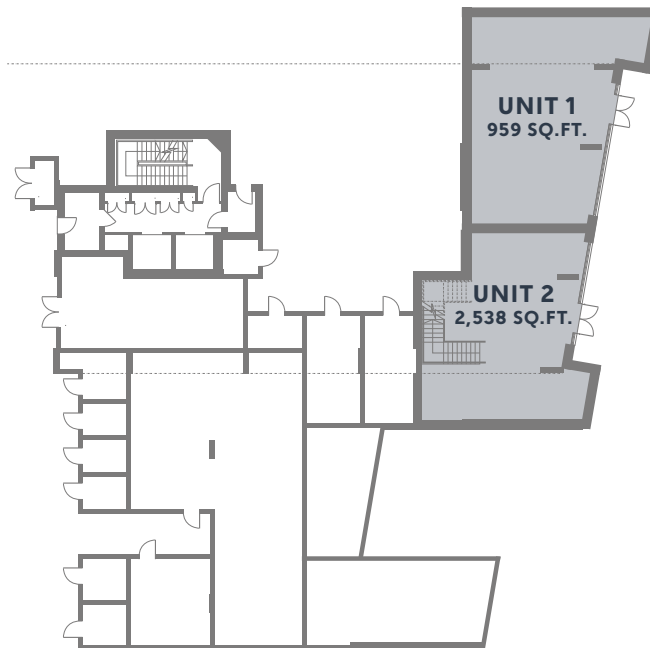


**BLOCK PLANS
GROUND FLOOR
USE CLASS E & F**

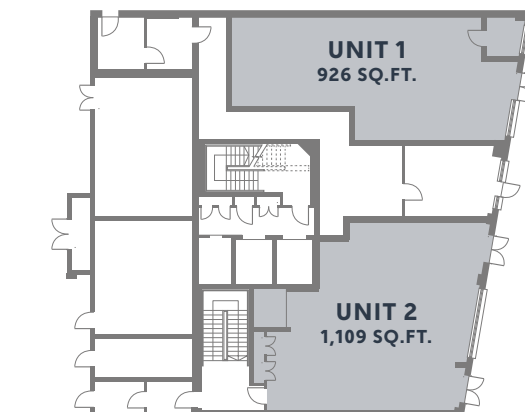
BLOCK 4



BLOCK 5

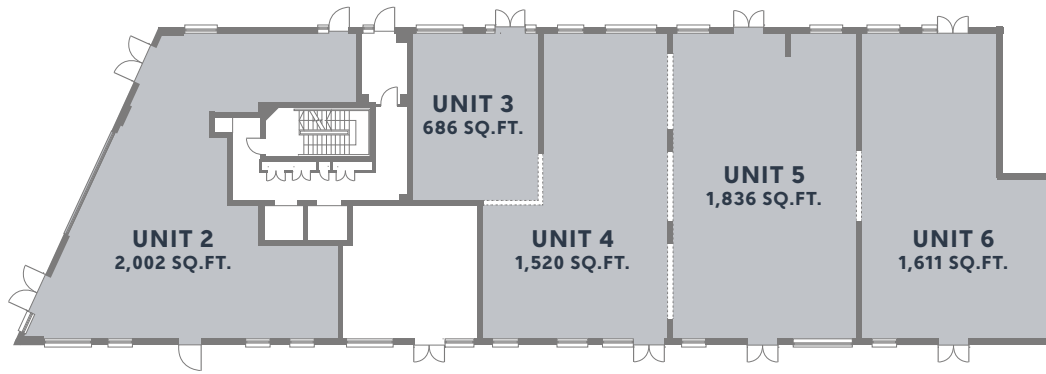


BLOCK 10

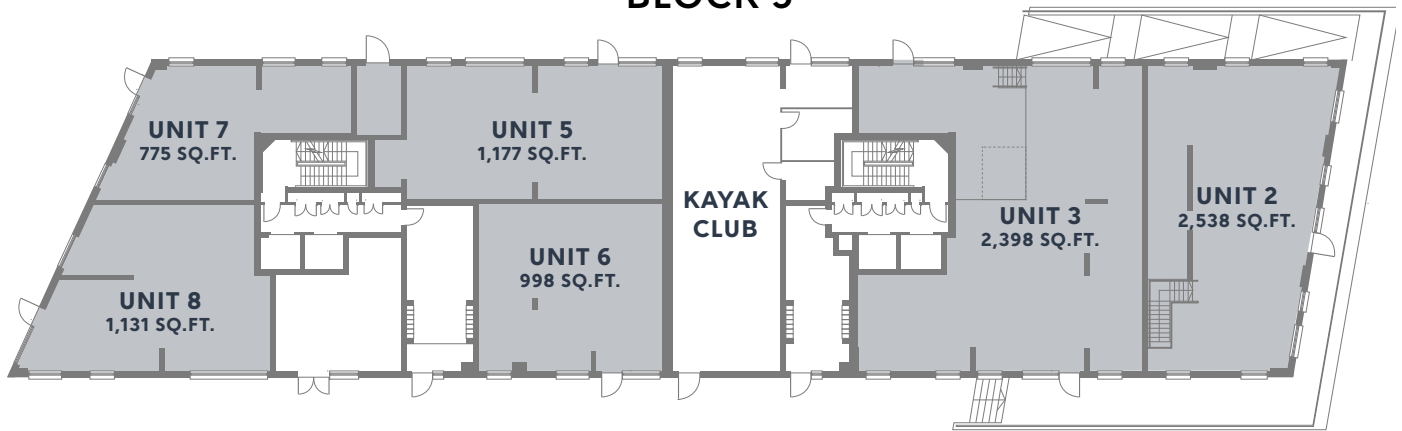


**BLOCK PLANS
PODIUM FLOOR
USE CLASS E & F**

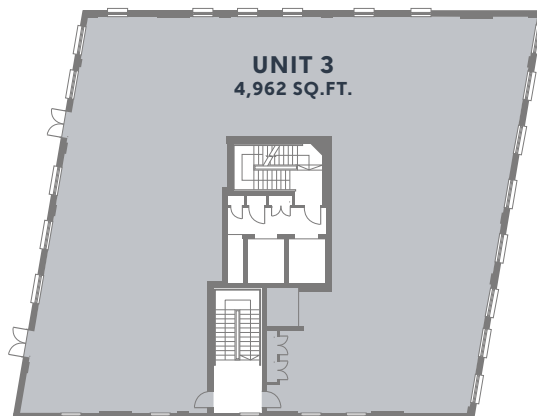
BLOCK 4



BLOCK 5



BLOCK 10







THE
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ROYAL GREENWICH



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PLANNING

The units benefit from flexible planning consent for a full range of retail, restaurant, takeaway, office, leisure, medical and educational uses under the new use class order of Class E and Class F.

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

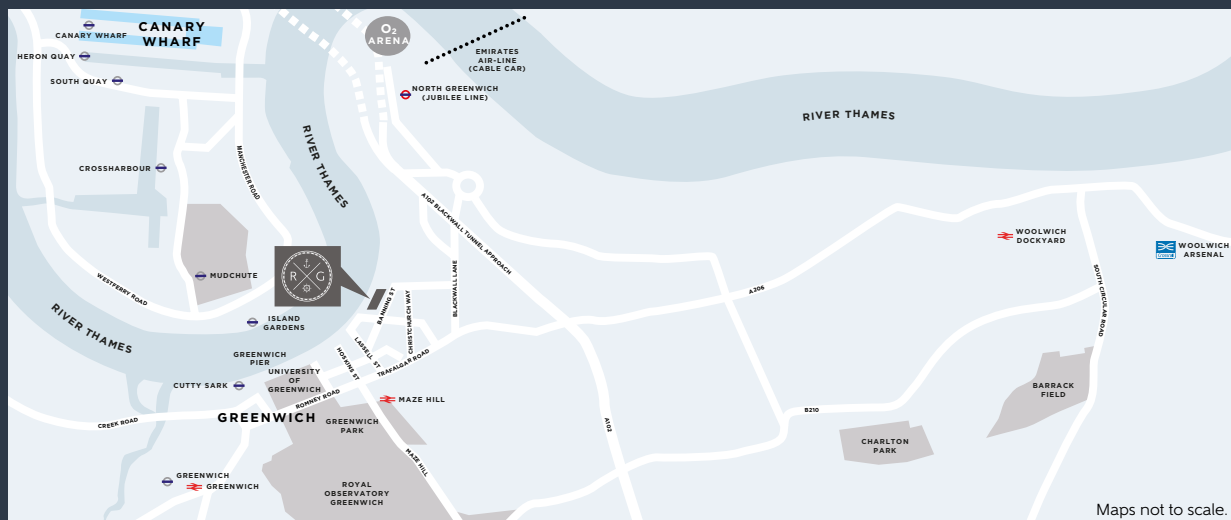
Each party to bear their own legal costs incurred in this transaction. The prospective tenant/purchaser is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.

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 | SE10 0NT



WILL THOMSON
w.thomson@glenny.co.uk

ZACK BERMAN
z.berman@glenny.co.uk



SAMANTHA JONES
samantha.jones@levyrealstate.co.uk
T: +44 20 7747 0140 | M: +44 7800 539 387

LIV ENGLAND
liv.England@levyrealstate.co.uk
T: +44 20 7747 0154 | M: +44 7530 807 800