

Bloom Greenwich

36,005 sq ft development of five
innovative and best-in-class
industrial & logistics units with a size
range of 4,790 – 17,545 sq ft

- Ready for occupation in Q4 2023
Pre-lets available

- SE10 0PW ///kind.radio.pines

Bloom Greenwich, 165 Tunnel Ave

36,005 sq ft
of prime, ultra-
urban industrial
logistics space

Bloom is delivering a Grade A ultra-urban industrial development made up of five high spec units that total 36,005 sq ft of cutting edge space with operational flexibility, and in the prime location of Greenwich. Perfect for businesses looking to secure space in Central London.

Bloom Greenwich is built to the highest standards to create a hub of business excellence in Greenwich's prime employment zones.

Each unit is innovative in its design comprising market leading office space, versatile first floor operational warehouse space with goods lift access pre-installed and serviced from a secure yard. The scheme offers five high spec

units, ranging from 4,790 sq ft to 11,515 sq ft, with the ability to combine adjacent units to create a larger space.

Bloom Greenwich offers the perfect position serving the City and Central London with excellent access to both sides of the Thames via the Blackwall Tunnel, A13/A2 and North and South Circular.



The Space

Bloom Greenwich has been designed around the needs of modern industrial logistics businesses, meeting the highest sustainability demands of today’s environmentally conscious occupiers.

These five high spec units are positioned around a central service yard with drive through access and egress offering efficient loading and circulation.

The units will be ready for occupation in Q4 2023.

Unit A	sq ft GEA	Unit B	sq ft GEA
Ground floor	7,535	Ground floor	3,930
First floor	3,980	First floor	2,100
Total	11,515	Total	6,030

Unit C	sq ft GEA	Unit D	sq ft GEA
Ground floor	6,080	Ground floor	2,850
First floor	2,530	First floor	1,940
Total	8,610	Total	4,790

Unit E	sq ft GEA
Ground floor	2,800
First floor	2,260
Total	5,060



The Elevations

The units each offer a maximum internal eaves height of 10m with a minimum clearance of 5m beneath the undercroft and 4.5m when on the First Floor Warehouse, allowing full operational flexibility.

The offices will be finished to a high specification with full accessed raised floors, comfort cooling and LED energy saving PIR lighting.

Use

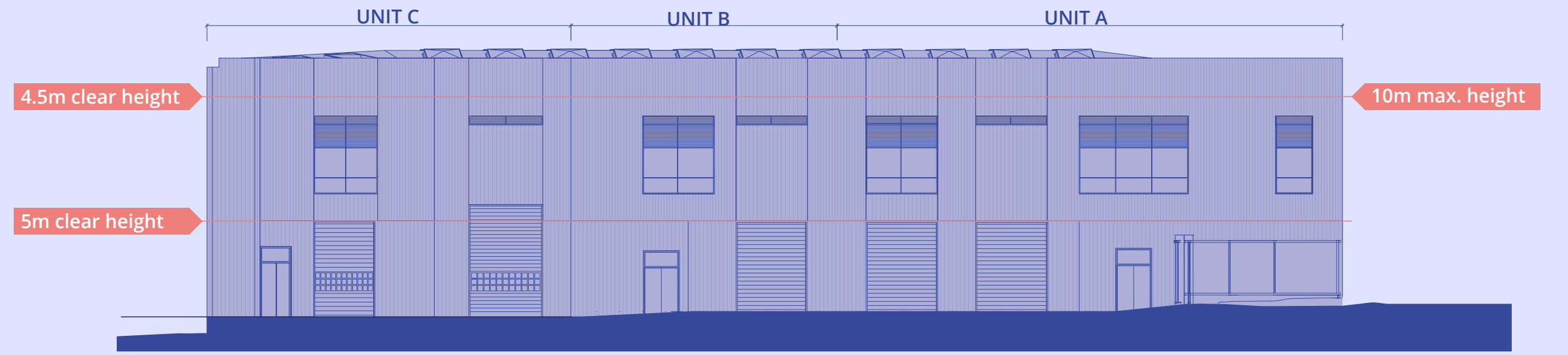
Bloom Greenwich offers a range of permitted uses providing tenant flexibility and a diverse tenant profile:

Units A, B, D & E: E(g)(iii) – Business Services, B2 – General Industrial and B8 – Storage & Distribution.

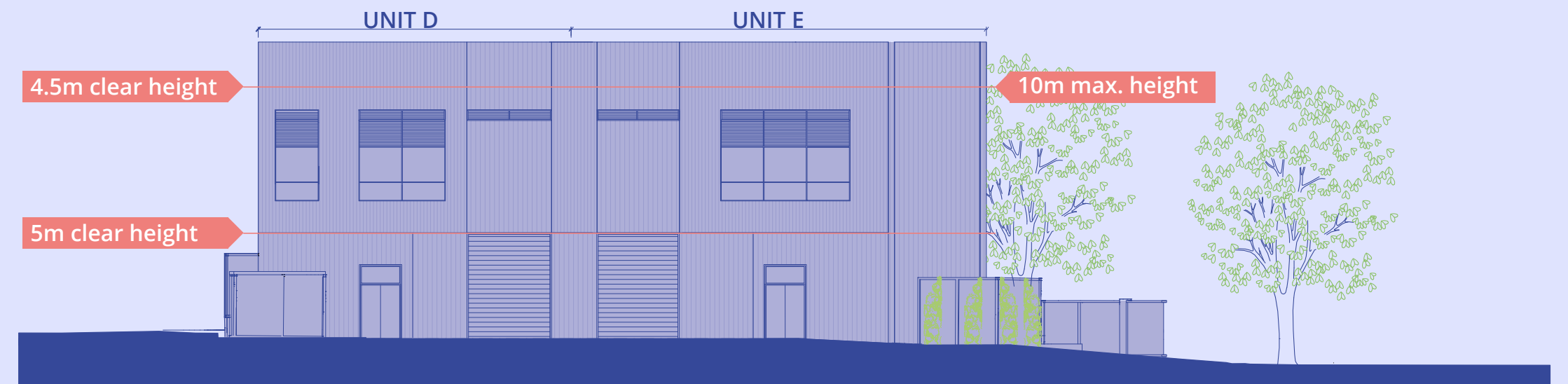
Unit C: Specialist Sui Generis Use for Non-Hazardous Waste Recycling.

Operational Hours on site: 24/7, 7 Days a week.

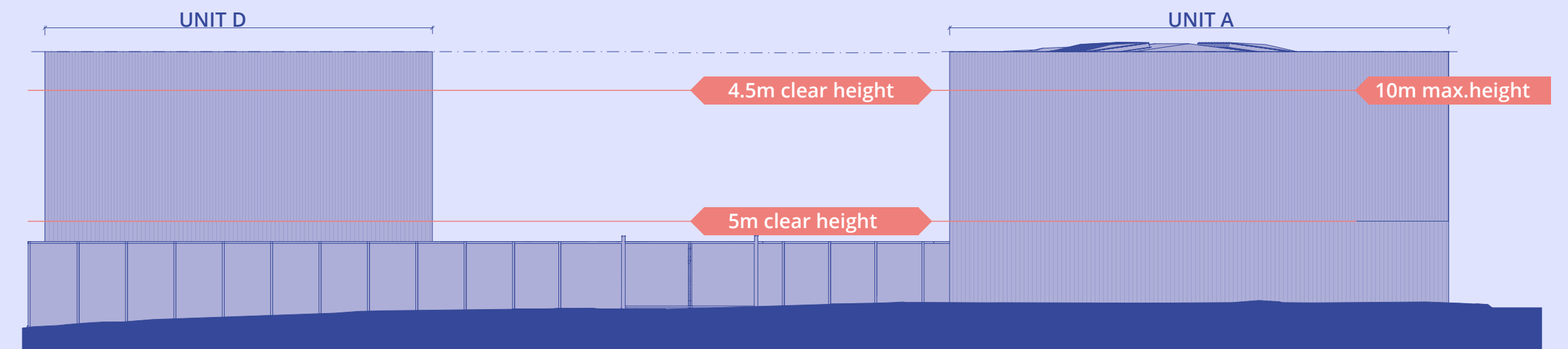
Vehicle Operational Hours: 7am-11pm, 7 days a week.



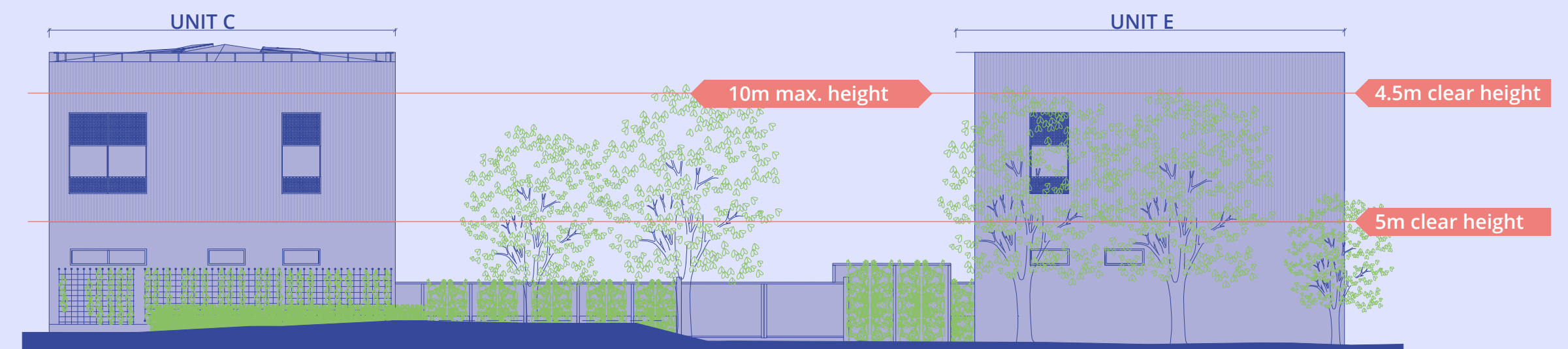
03 - Internal Elevation - Units A, B & C



04 - Internal Elevation - Units D & E



01 - Peterboat Close Elevation



02 - Tunnel Avenue Elevation

Specification



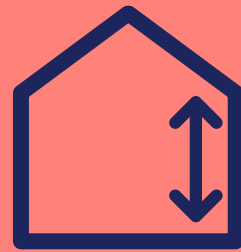
Level-access electric loading



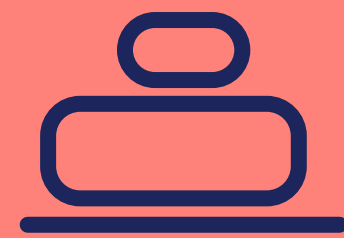
Three Phase Power: 1MVA site supply



2,000kg goods lift access



Internal clear eaves height
Maximum eaves: 10m
Underside of First Floor: 5m
First Floor to eaves: 4.5m



Floor loading:
Ground Floor – 37KNm
First Floor – 12KNm



ESG credentials



EPC: A+ targeted



BREEAM Excellent



Solar PV panels to support greener operations



Electric vehicle charging points

BLOOM ULTRA URBAN WAREHOUSES

BLOOM GREENWICH

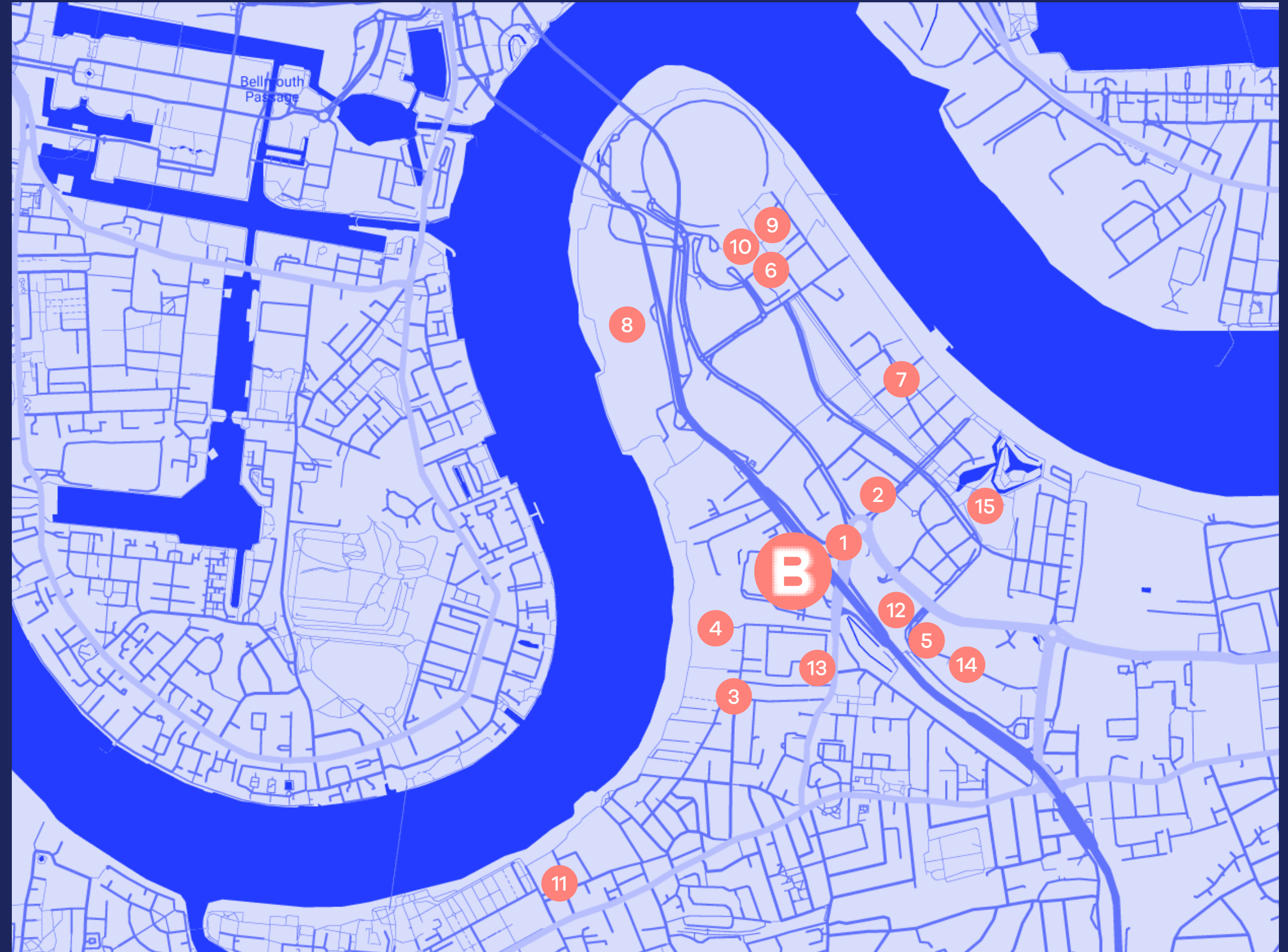


Why Greenwich?

Greenwich itself is one of the best-connected areas of London. The Blackwall Tunnel connects the north and south banks of the Thames, while bus, rail, and underground links make travel around the city quick and easy.

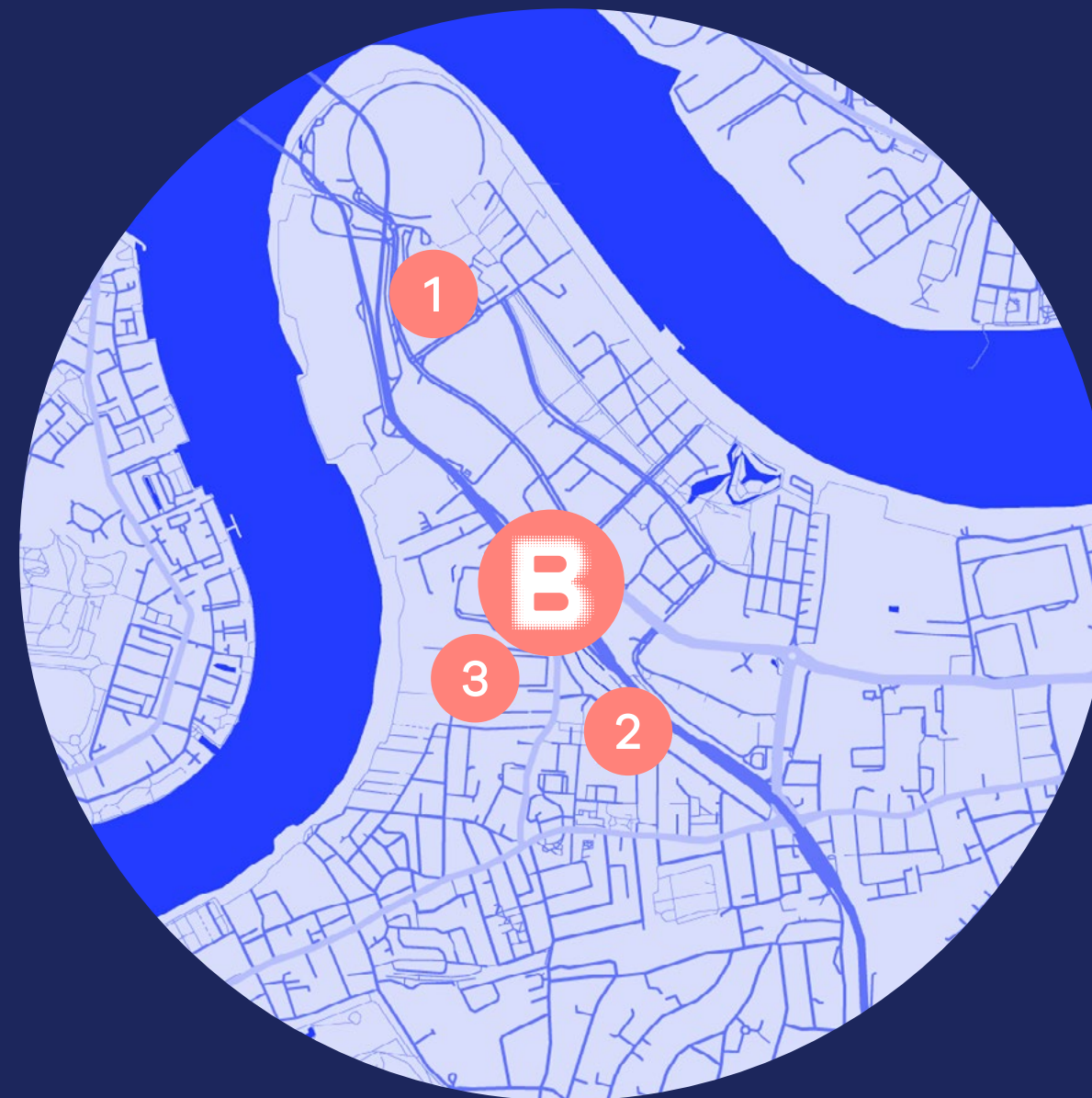
The O2 Arena complex is just down the road, with its wealth of restaurants and entertainment options. Plus, the wider neighbourhood has plenty of independent cafés and shops, as well as a wealth of open green spaces including the magnificent Greenwich Park.




- | | |
|-------------------------------------|----------------------------|
| 1 Nine Lounge | 2 The Pilot, Greenwich |
| 3 The Pelton Arms | 4 Enderby House |
| 5 Sichuan Restaurant & Karaoke Bar | 6 Design District Canteen |
| 7 EatFan Greenwich Peninsula | 8 The Joint |
| 9 Coffee Couch | 10 Santo Café & Bar |
| 11 Wild Bean Café | 12 ODEON Greenwich |
| 13 Meantime Brewing Company | 14 Millennium Leisure Park |
| 15 Greenwich Peninsula Ecology Park | |

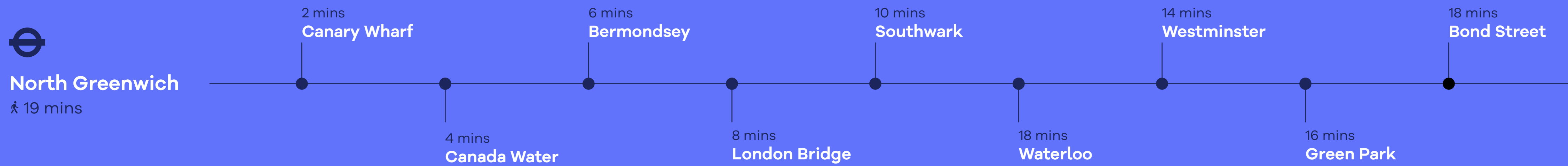


London Connectivity

North Greenwich station is just a few minutes away by bus, or less than a 20-minute walk. And the closest bus stop is directly outside the site on Blackwall Lane.



- 1  **North Greenwich**
🚶 19 mins
- 2  **Westcombe Park**
🚶 20 mins
- 3  **Blackwall Lane (Stop MU)**
🚶 1 min



Demographics

○ 3 mile radius

1.95m

Population projection by 2025

316,592

Households by 2025

1.45m

Projected employees by 2025

£33k

Average household income

BLOOM ULTRA URBAN WAREHOUSES

BLOOM GREENWICH



In the heart of Greenwich

Greenwich has always been a hub of innovation and is even the birthplace of modern time-setting (GMT). Today, it's a neighbourhood full of new developments and growth, sitting alongside the old-world charm of its iconic buildings.

Nine Lounge

Eatfan

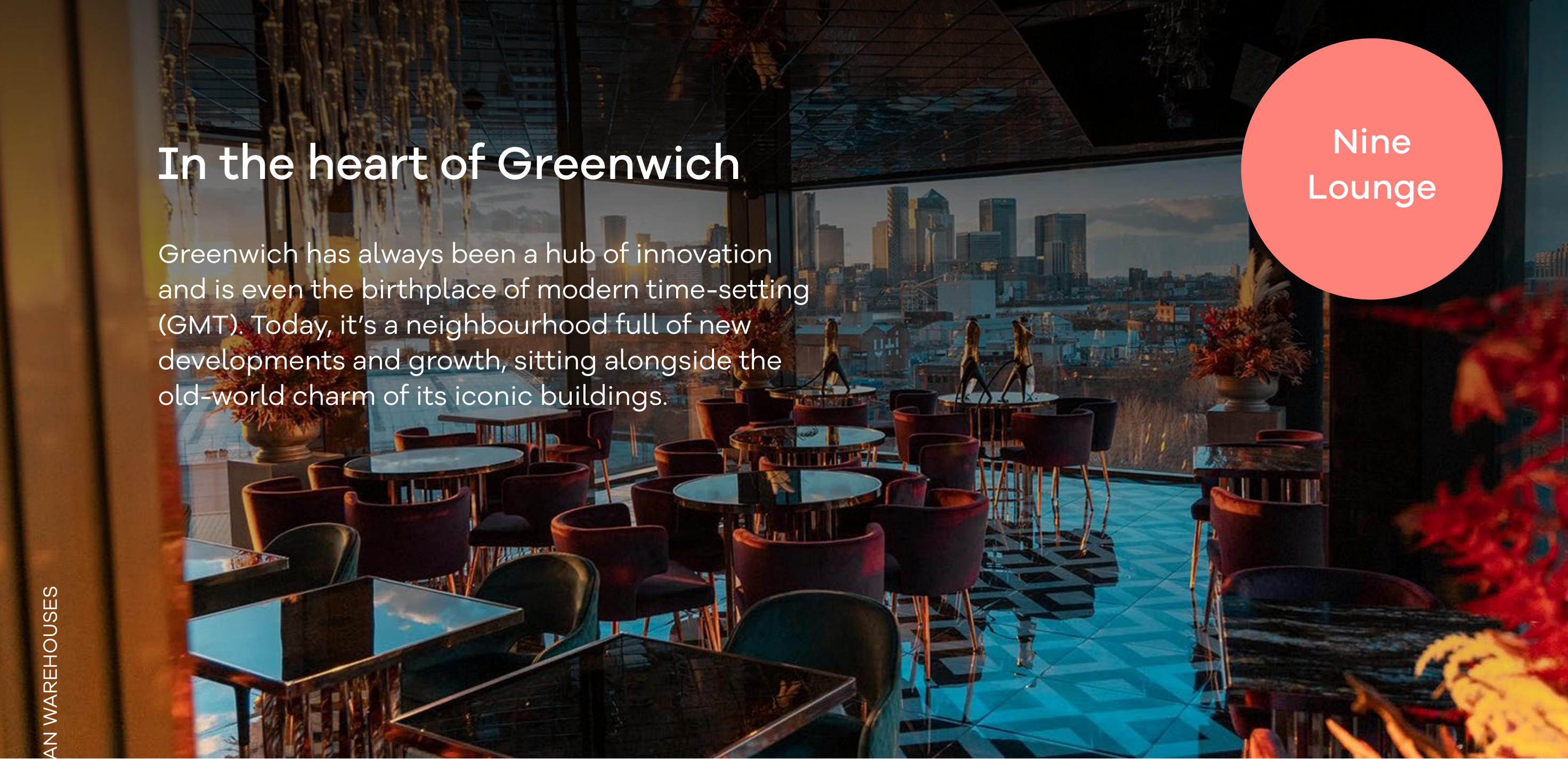
Design District

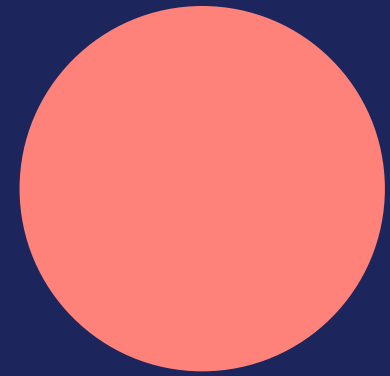
Santo Café & Bar

Enderby House

BLOOM ULTRA URBAN WAREHOUSES

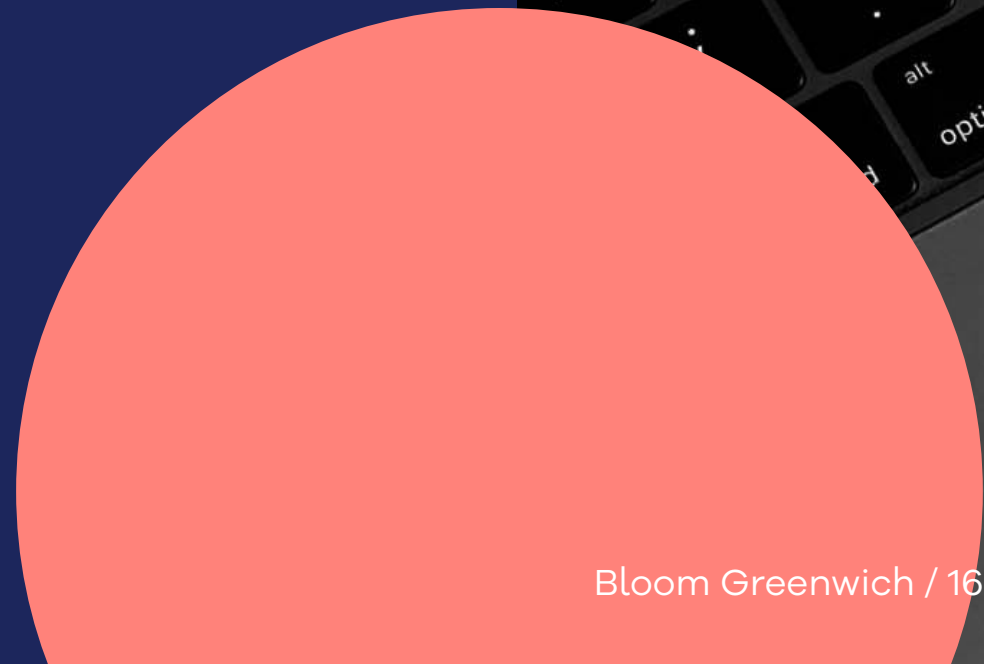
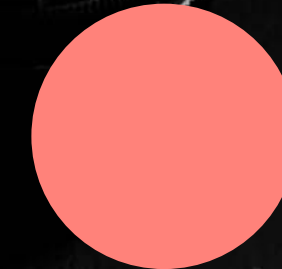
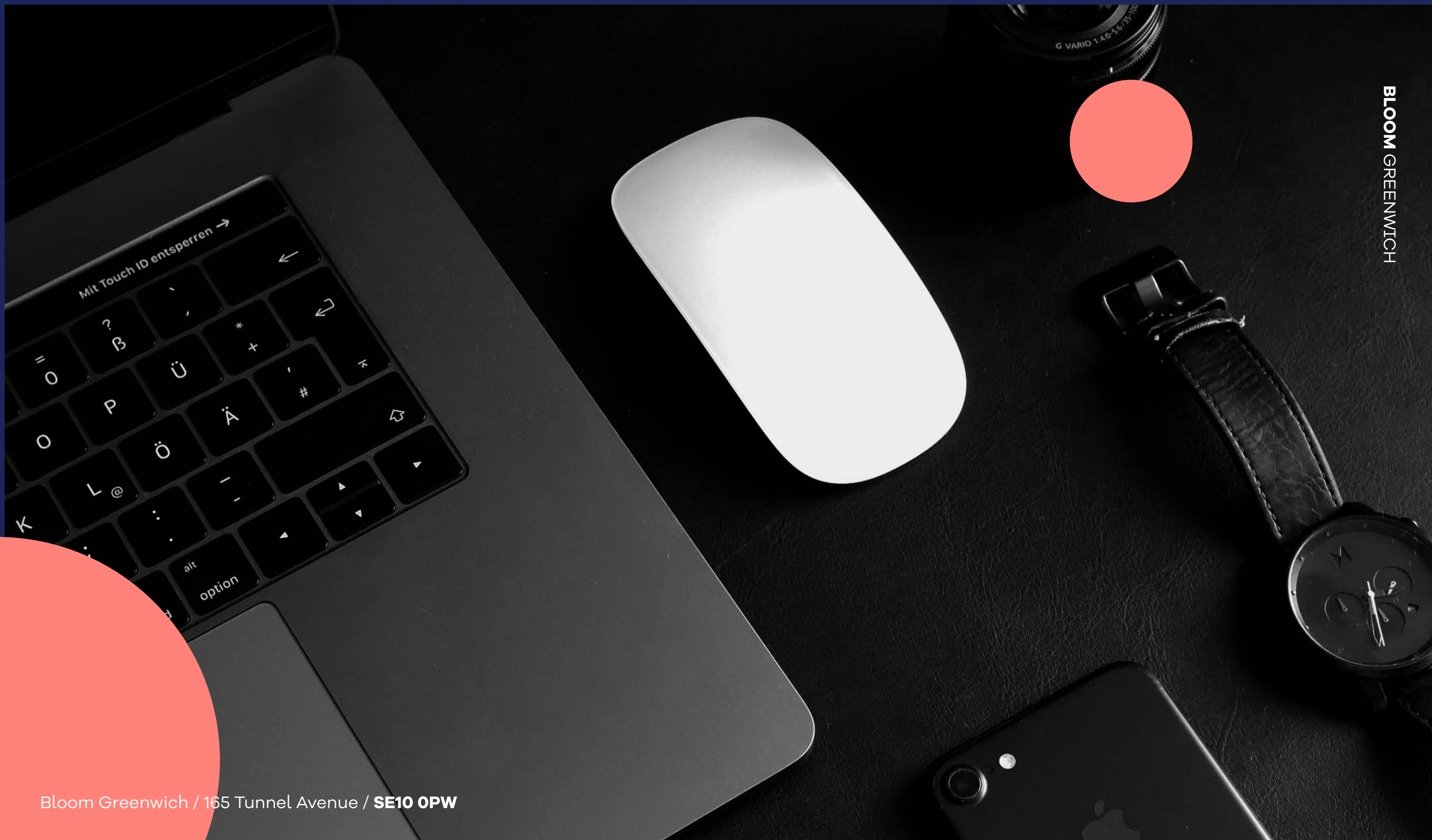
BLOOM GREENWICH





The perfect fit

Bloom Greenwich has been designed to suit the needs of an enormous variety of different sectors. The flexibility of the space itself, alongside its amenities, makes it ideal for sectors including manufacturing, IT services, post and parcel, food & beverage, retail, light industrial, fitness, E-commerce, self storage and many more.



Make SE10 home

With five units of best-in-class space in an industrial site where every aspect of modern business has been considered, Bloom Greenwich is South London's newest and best ultra-urban opportunity.

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