

BLOOM GREENWICH, UNIT C

BRAND NEW UNIT WITH WASTE & RECYCLING USE – PRE-LET AVAILABLE

GEA: 8,610 SQ FT

geraldev.com

CBRE

GERALDEVE 



Opportunity

Featuring accommodation across both ground and first floor office, with passenger lift access and a shared yard. Bloom Developments is offering the opportunity to let a purpose-built non-hazardous waste unit, totaling 8,610 sq ft. At this early-stage, internal configuration can be tailored to suit bespoke operations.



24/7 OPERATIONAL HOURS



**1.5MVA POWER CAPACITY
ACROSS THE ESTATE**










DESIGNED FOR DELIVERY

Location

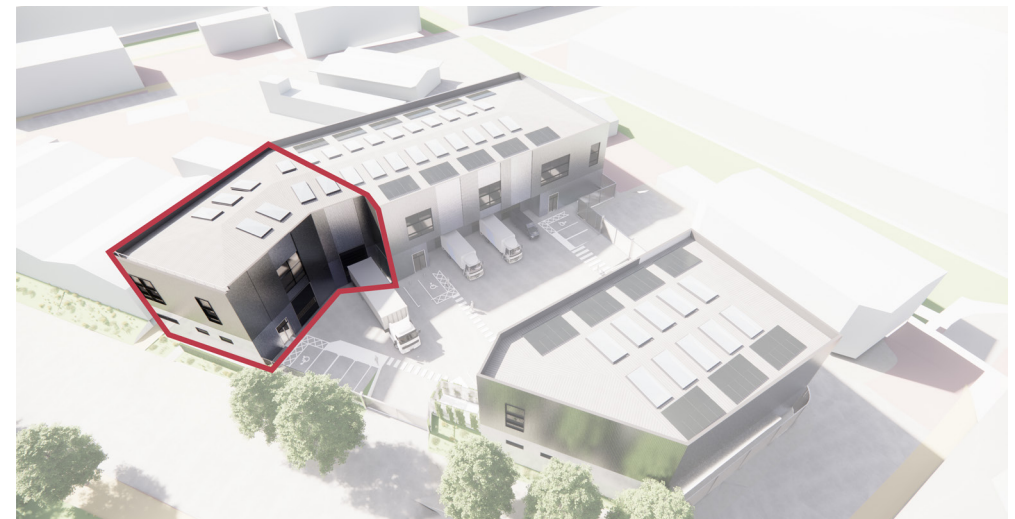
The site is located at Unit 2 Peterboat Close, London, SE10 0PX – immediate access onto Blackwall Lane with direct access to the Blackwall Tunnel and South Circular Roads and a 15 min walk to North Greenwich Station.

Specification

	Operational hours:	24/7 with no operational hour restriction proposed
	Use class:	B2, B8, E(g) (ii)
	Loading facility:	1 full level access loading door. 1.5m level access door. Electrically operated
	Internal eaves height:	10.5m
	Clear undercroft height:	5m
	Power capacity:	3 phase power
	Vehicular access:	Provision for articulated lorries to service and access the unit

ESG Credentials

- EPC A+
- BREEAM Excellent
- Solar PVs
- 2 EV charging points





1.9m

POPULATION PROJECTION
BY 2024

785k

HOUSEHOLD NUMBERS
BY 2024

1.4m

POTENTIAL WORKFORCE
BETWEEN THE AGES
OF 18-65 BY 2024

33k

AVERAGE HOUSEHOLD
INCOME BY 2024



Site Plan



Elevation



Solar PV's



Low Operational Carbon Potential



Prime Location



Wellness and Amenity Space

Accommodation	GEA
Unit C	8,610 sq ft
Ground Floor	6,080 sq ft
First Floor Office	2,530 sq ft

Terms

A new lease agreed for a term

Rent

On application

Rates

Initial forecast available on request

Enquiries

Appointment through the joint agents

Contacts

Richard Seton-Clements
Tel. +44 (0)7710 319574
richard.setonclements@cbre.com

Freddie John
Tel. +44 (0)7788 394341
fjohn@geraldeve.com

CBRE

GERALDEVE



Conditions under which these particulars are issued

Gerald Eve LLP is obliged by law to carry out customer due diligence procedures in connection with property transactions. Any prospective purchaser or lessee may be requested to provide information in connection with Gerald Eve LLP's obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, including as regards – verifying the identity of the Purchaser or Lessee and its beneficial owners, identifying the source of wealth for the transaction, understanding the purpose of the transaction, and, assessing the level of risk that the transaction poses.

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued June 2022.

Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at One Fitzroy, 6 Mortimer Street, London, W1T 3JJ