

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

Available now

•
📍 165 Tunnel Avenue, SE10 0PW

Prime industrial space in a prime location

Bloom Greenwich offers five high-specification units ranging from 4,790 sq ft to 11,515 sq ft, with the ability to combine adjacent units to create a larger space. Each unit is innovative in its design comprising of market leading office space, versatile first floor operational warehouses and secure yard.

This cutting-edge space is built to the highest standard whilst allowing for operational flexibility, meaning it is perfect for all businesses.

This development provides 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.

Grade A ultra-urban industrial space totalling 36,005 sq ft



Computer generated image is indicative only.

Innovative design with a sustainable focus

This development has been designed with the needs of modern industrial businesses at the forefront. A wide range of unit sizes and capabilities ensures Bloom Greenwich is the perfect fit for every business.

All units have been designed with premium well-being and ESG credentials in mind. Inclusive of a central service yard, PV panelling, 5m clear internal height, EV charging and net-zero carbon in operation.

The units will be ready for occupation in Q2 2024.

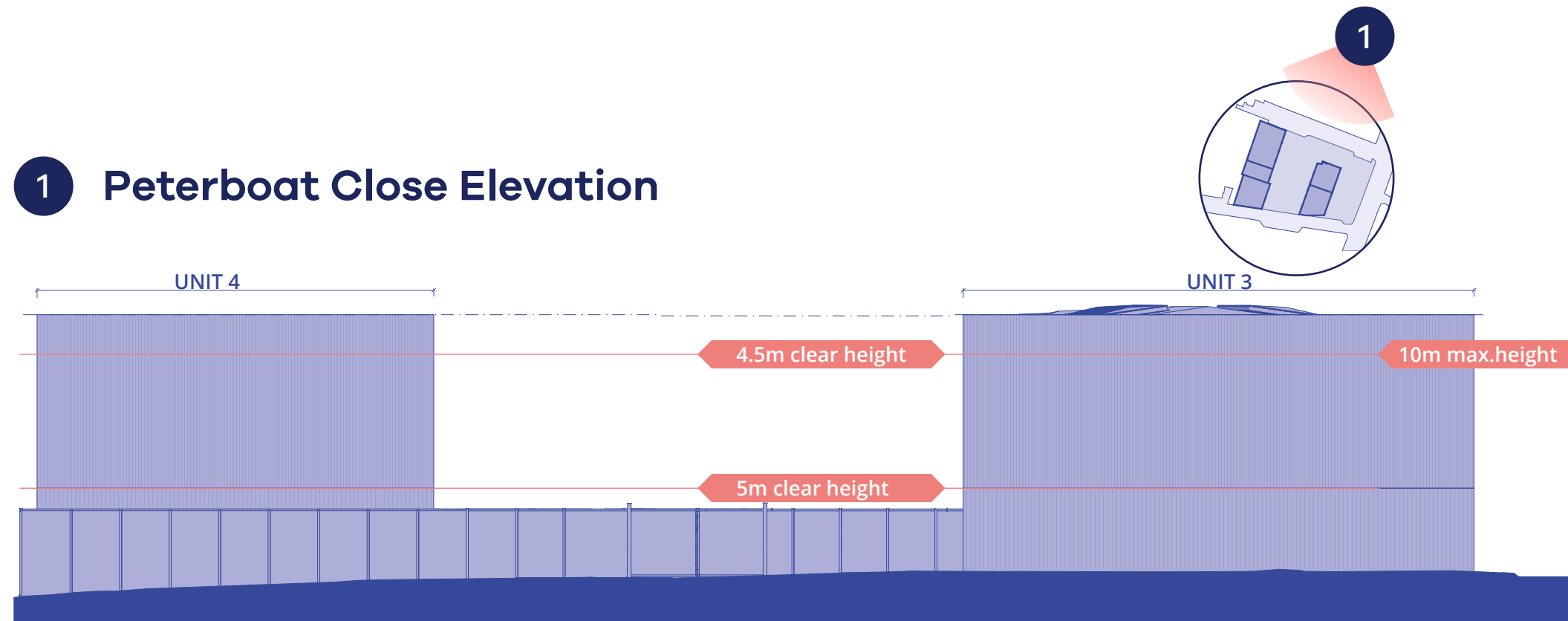
Unit	Ground floor (sq ft)	First floor (sq ft)	Total (sq ft)
Unit 1	6,080	2,530	8,610
Unit 2	3,930	2,100	6,030
Unit 3	7,535	3,980	11,515
Unit 4	2,850	1,940	4,790
Unit 5	2,800	2,260	5,060



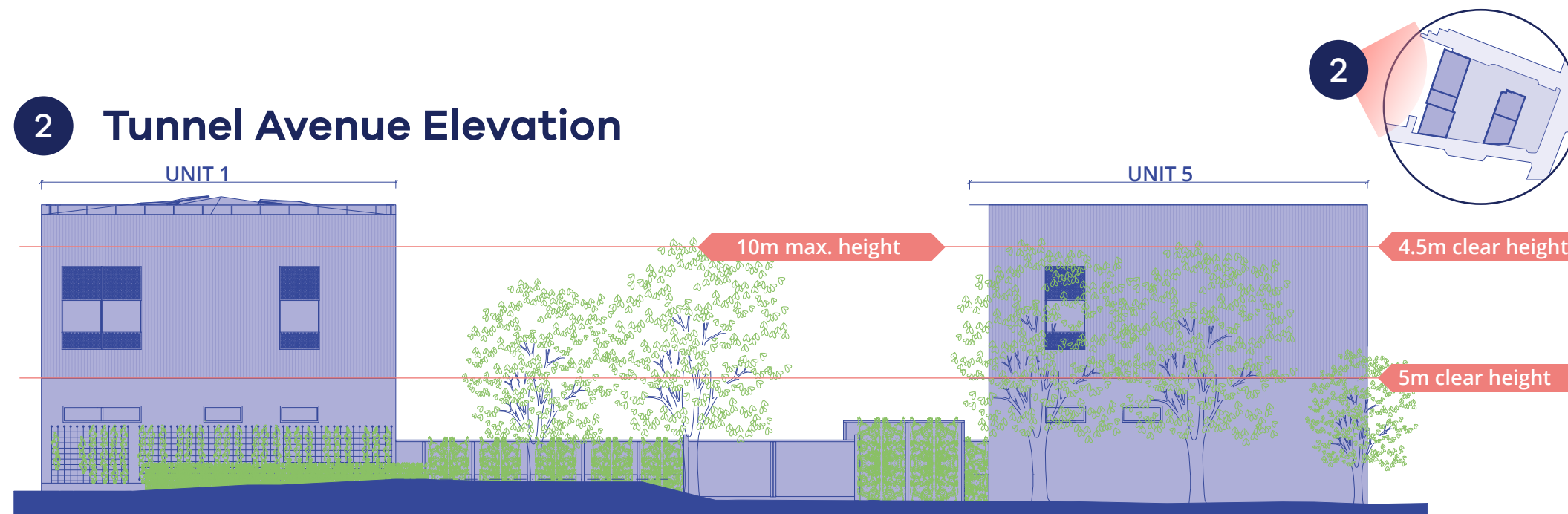
165 Tunnel Avenue, SE10 0PW

- Suitable for the following use classes: B2 & B8
- 2,000kg goods lift access
- Power capacity: 1.5MVA
- Contemporary ancillary offices

1 Peterboat Close Elevation



2 Tunnel Avenue Elevation



3 Internal Elevation – Units 1, 2 & 3



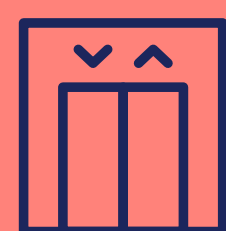
4 Internal Elevation – Units 4 & 5



Space designed to help your business grow



24-hour operational capabilities



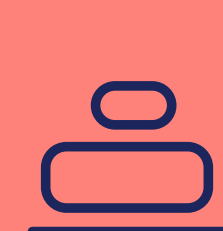
2,000kg goods lift



Secure central yard



Level-access electric loading



Floor Loading:
Ground Floor: 37.5KN
First Floor: 12.5KN



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



Vehicular Access:
Vehicles up to and including a 10m rigid trailer truck can access the site



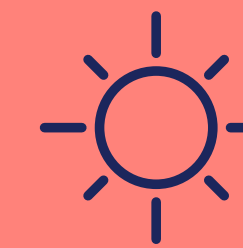
EPC: A+ targeted



BREEAM: Excellent



Power capabilities:
1MVA



PV roof panelling



EV charging points

BLOOM ULTRA-URBAN WAREHOUSES



BLOOM GREENWICH

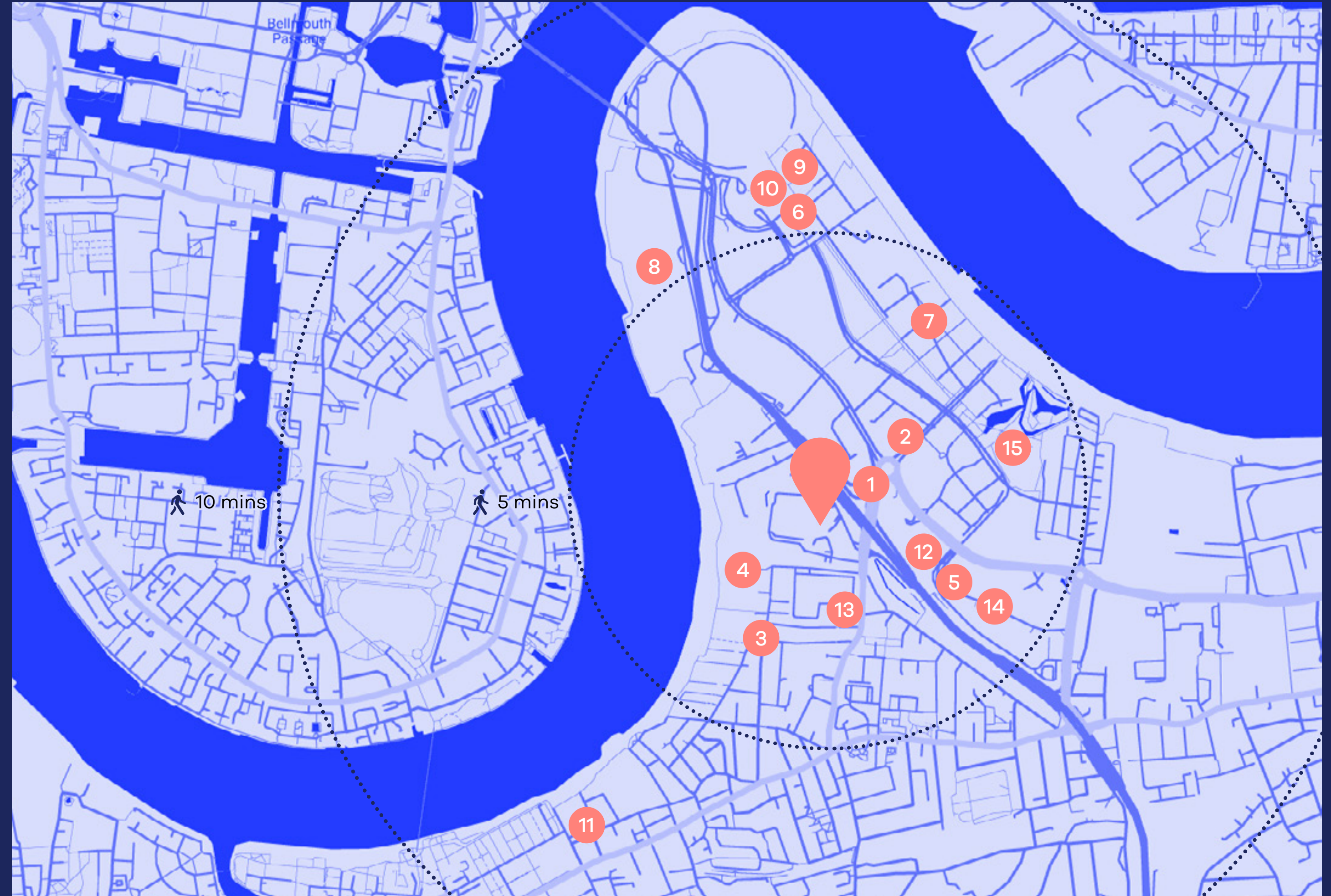


Why Greenwich?

Bloom Greenwich is strategically located, connecting you across London with direct bus, rail and underground links enabling better business operations.

The O2 Arena complex is a short walk from the site and hosts a range 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 | 9 | Coffee Couch |
| 2 | The Pilot, Greenwich | 10 | Santo Café & Bar |
| 3 | The Pelton Arms | 11 | Wild Bean Café |
| 4 | Enderby House | 12 | ODEON Greenwich |
| 5 | Sichuan Restaurant & Karaoke Bar | 13 | Meantime Brewing Company |
| 6 | Design District Canteen | 14 | Millennium Leisure Park |
| 7 | EatFan Greenwich Peninsula | 15 | Greenwich Peninsula Ecology Park |
| 8 | The Joint | | |

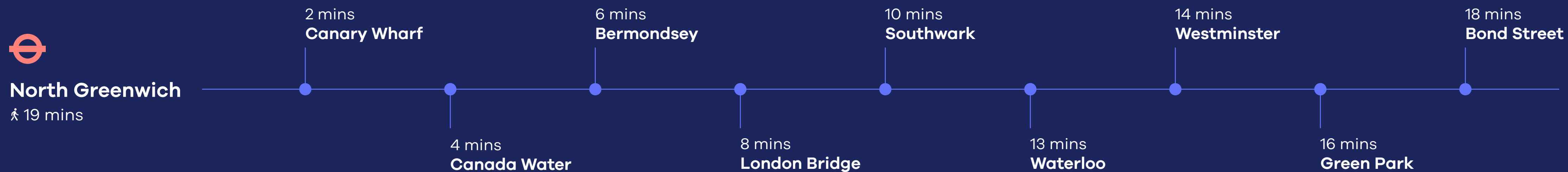


London Connectivity

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



Demographics

3 mile radius

1.95m

Population projection by 2025

316,592

Households by 2025

1.45m

Potential employees
projected by 2025

£33k

Average household income
projected by 2025

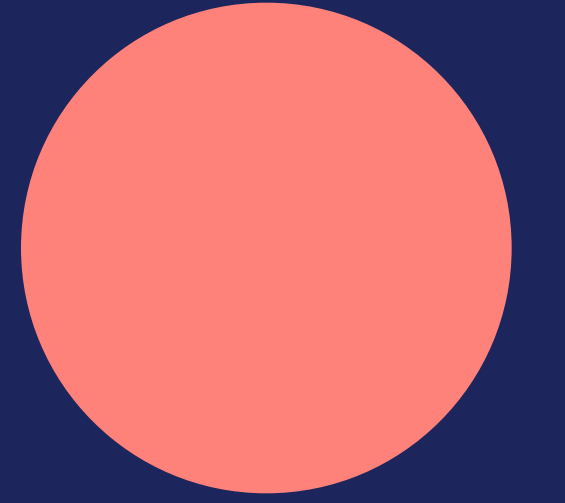
BLOOM ULTRA-URBAN WAREHOUSES



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.





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.

Bloom

ULTRA-URBAN WAREHOUSES

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The particulars are set out as a general outline for guidance and information only and should not be considered a formal offer. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact, meaning no liability can be accepted for their accuracy. All dimensions are approximate June 2024.

Our Portfolio

