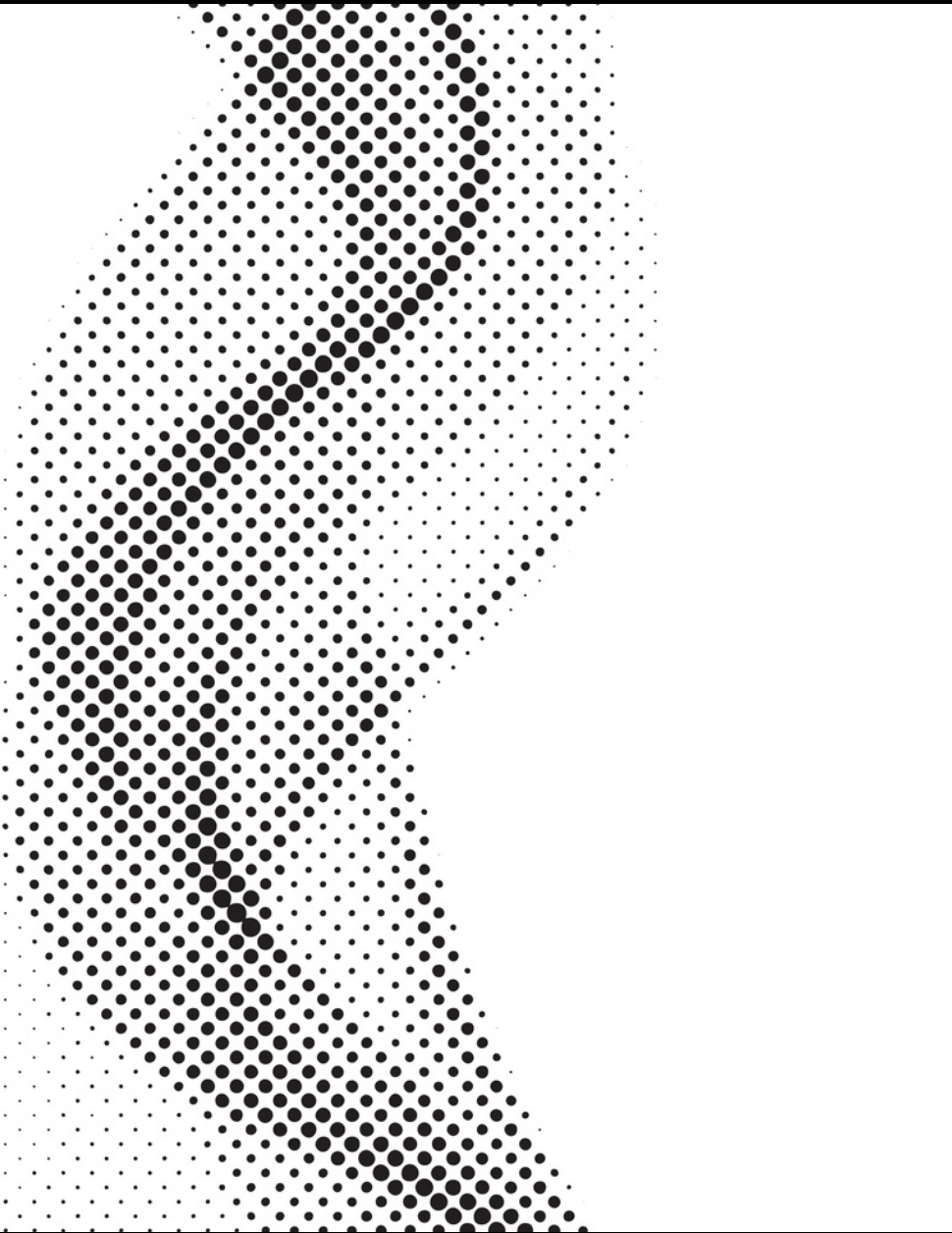


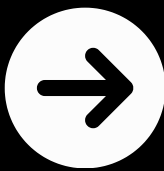


COMMERCIAL SPACE INVESTMENT OPPORTUNITY



ROYAL WHARF

North Woolwich Road, Silvertown, London E16 2PG



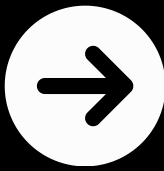
ROYAL WHARF

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➔ INVESTMENT SUMMARY

- Commercial Units located within a vibrant East London neighbourhood
- Royal Wharf forms part of the wider Riverscape development carried out by Ballymore/Oxley. The site is located in the Royal Victoria area of the London Borough of Newham. Royal Wharf is phase one of the multi-use development
- Riverscape brings c. 4,150 homes to the neighbourhood, estimating 15,000 residents
- Collection of 21 units available to be sold together or separately
- Well-presented E class units, ranging from 990 sq ft to 2,239 sq ft leased to a variety of occupiers.
- Strong reversionary potential for the units within the development, with recent lettings achieving £23 per sq ft
- Units will be sold with a virtual freehold from completion (999 years)
- Annual rents ranging from £14,850pa to £51,497pa Offers are invited for either individual units or a portfolio of units
- Pricing for individual units is available within tenancy schedule, with unit sizes ranging from £300,000 to £800,000





ROYAL WHARF

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→ LOCATION

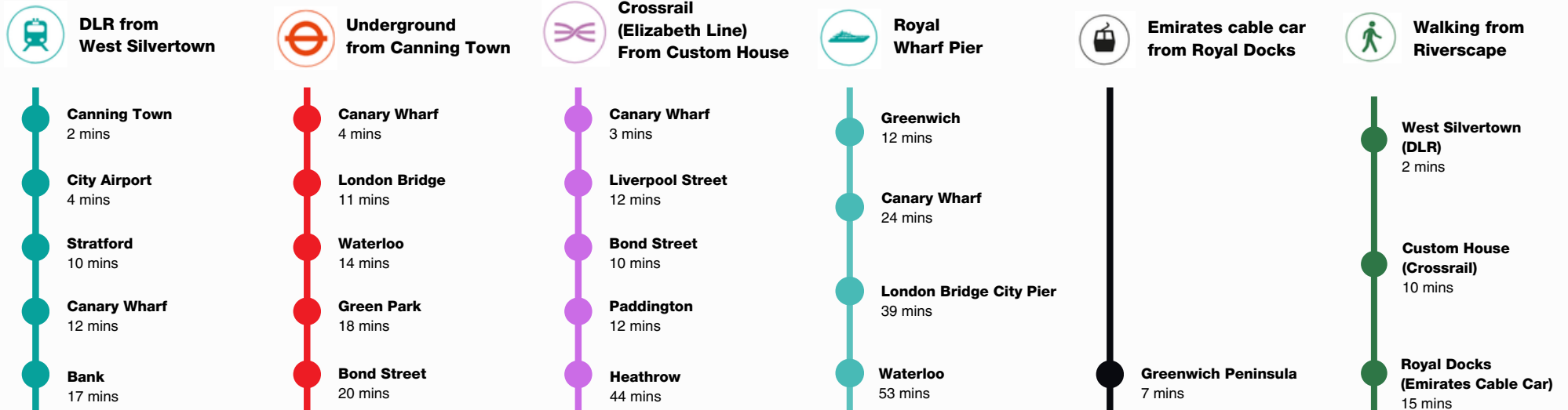
Royal Wharf is in the Docklands area of the London Borough of Newham on the North side of the River Thames, adjacent to London City Airport, Canning Town and The Thames Barrier.

Public Transport - The Docklands Light Railway (DLR) parallel to the north side of the development offering two stations close by: Pontoon Dock; and West Silvertown. Furthermore Crossrail's arrival at Custom House has put Liverpool Street just 12 minutes away, Tottenham Court Road just 15 minutes away and London Paddington 21 minutes away.

Road - By Road, the development sits only 1.3 miles from the A13 dual carriage way offering access to The city of London only 5.8 miles west and to the M25 (J31) 13.1 miles east. Canning Town is located 1.2 miles to the north, with Canary Wharf 2.3 miles west.

Air - Royal Wharf is located only 1.2 miles (4 mins on DLR) from London City Airport. This airport serves domestic and European destinations, with a focus on short haul flights.

River - Royal Wharf Pier offers river access via the Uber Boat by Thames Clipper west to 20 other piers as far as Putney and 2 piers east towards Barking Riverside. London Bridge can be accessed in 40 minutes.



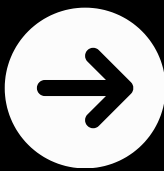


➔ THE DEVELOPER

Ballymore remains a family business, but one with an international reputation for innovative projects that push boundaries and energise cities. 'We believe we are selling more than just a place to live. We refer to our developments as 'resorts' because we understand that the experience outside your front door, is just as important as the home you live in.'



Over 10,000 sq ft of commercial space



ROYAL WHARF

North Woolwich Road, Silvertown, London E16 2PG

→ DESCRIPTION

The units were completed on a phased basis, first completion was in 2016 with the final phase following in 2018. The portfolio consists on 21 units ranging from 990 to 2,239 sq ft with varying ceiling heights of 3-7m. The developer completed the units to a shell and core specification, each unit was in turn fit out by the tenant to suit their needs, specification was agreed with the freeholder. The estate benefits from 30 minutes free on street parking with further parking available at cost

- Traditional masonry cavity wall construction
- Standard range of services (electricity, gas, fibre etc)

→ TENURE

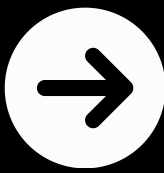
A new virtual freehold interested (999 years) the Freeholder is Oxley Wharf Property Limited

→ TENANCY / AMENITY MIX

Royal Wharf's main square and high street offer shops and amenities that provide both convenience and a wide array of services within clean and modern commercial space.

Retailers and services within the scheme include national retailers / franchisees such as Sainsbury's, Starbucks Coffee, Creams as well a dentist, pharmacy, hairdressers and a vast array of restaurants, cafes and bars.





ROYAL WHARF

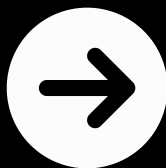
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→ SITE

Investment sale available Under Offer Vacant Available Unavailable



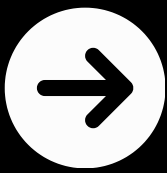
Unit	Tenant
1.01	Tattoo Bar Limited t/a Tattoo Bar
1.03	Rydon Maintenance Limited t/a Rydon Maintenance
2.01	Johns & Co Real Estate (Services) Limited t/a Johns & Co
2.02	Oxley Deanston Wharf Ltd t/a Riverscape Marketing Suite
3.04	Life at Parliament View Limited t/a Life Residential
3.06	Garcia Hair Lounge Limited
5.01	Little Hudson Limited t/a Hudson's Burger
5.01a	Silverclip Limited t/a Silverclip Hairdressers
5.03a	Erza Food Limited t/a Azuolas
5.03b	Royal Wharf Fish & Chips Ltd t/a Royal Wharf Fish & Chips
6.01	Elite Coffee Limited t/a Starbucks
6.02	PK Wang Ltd t/a Jiamart
8.02	Pearlcon Retail Service Limited t/a Creams
12.01	W HASHOKU LTD t/a Whashoku Sushi & Bar
14.01	Singer Beverages Limited t/a Triple Two
18.01	Hestia Education Limited t/a The Nest Nursery
20.04	Three Six Pilates Ltd t/a Pilates Studio
21.01	Itsa Oriental Foods Ltd t/a Chinese Supermarket
22.03	Think Gourment Limited t/a Kaboom Chichouse & Beats Burger
22.05	Children Soft Play t/a Mac Penguin
22.06	Hestia Education Limited t/a The Nest Nursery



→ TENANCY & PRICING SCHEDULE

Unit	Tenant	Area (ft2)	Lease Commencement	Lease Expiry	Break Date	Rent Review Date	Rent Passing	Rent Passing (psf)	Price (Excludes VAT)	Net Initial Yield	Reversionary Yield *	Cap Val psf	Comments
1.01	Tattoo Bar Limited t/a Tattoo Bar	1,679	27-Dec-23	26-Dec-38	27-Jun-32	27-Dec-28	£35,000	£20.85	£527,000	6.33%	6.99%	£314	Sui Generis user class
1.03	Rydon Maintenance Limited t/a Rydon Maintenance	990	18-Nov-19	17-Nov-29	18-Nov-24	18-Nov-25	£14,850	£15.00	£300,000	4.79%	7.35%	£303	
2.01	Johns & Co Real Estate (Services) Limited t/a Johns & Co	1,719	07-Oct-19	06-Oct-34	07-Oct-29	07-Oct-24	£39,526	£22.99	£748,000	5.01%	5.01%	£435	
2.02	Oxley Deanston Wharf Ltd t/a Riverscape Marketing Suite	1,998	01-Mar-21	28-Feb-26		None	£24,975	£12.50	£640,000	3.71%	6.83%	£320	Sui Generis user class
3.04	Life at Parliament View Limited t/a Life Residential	1,804	05-Jun-20	04-Jun-30	05-Jun-25	05-Jun-25	£41,492	£23.00	£706,000	5.58%	5.58%	£391	
3.06	Garcia Hair Lounge Limited	1,037	28-Mar-24	28-Mar-34	28-Mar-29	28-Mar-29	£26,962	£26.00	£396,000	6.53%	6.53%	£382	
5.01	Little Hudson Limited t/a Hudson's Burger	1,000	07-May-20	06-May-40	07-May-25	07-May-25	£17,000	£17.00	£322,000	5.10%	6.90%	£322	
5.01a	Silverclip Limited t/a Silverclip Hairdressers	1,516	21-May-20	20-May-35	09-Sep-27	21-May-25	£28,118	£18.55	£479,000	5.61%	6.96%	£316	
5.03a	Erza Food Limited t/a Azuolas	1,580	14-Sep-22	13-Sep-32	14-Sep-26	14-Sep-27	£31,020	£19.63	£538,000	5.50%	6.44%	£341	
5.03b	Royal Wharf Fish & Chips Ltd t/a Royal Wharf Fish & Chips	1,146	04-Mar-22	03-Mar-47		04-Mar-27	£20,055	£17.50	£342,000	5.65%	7.43%	£298	
6.01	Elite Coffee Limited t/a Starbucks	1,750	15-Mar-18	14-Mar-38	15-Mar-28	15-Mar-23	£36,750	£21.00	£695,000	5.02%	5.50%	£397	
6.02	PK Wang Ltd t/a Jiamart	1,800	31-Mar-21	30-Mar-46		31-Mar-26	£34,200	£19.00	£684,000	4.75%	5.75%	£380	
8.02	Pearlcon Retail Service Limited t/a Creams	1,706	24-Aug-21	23-Aug-36	24-Aug-26	24-Aug-26	£30,701	£18.00	£587,000	4.98%	6.36%	£344	
12.01	W HASHOKU LTD t/a Whashoku Sushi & Bar	1,345	24-Feb-22	23-Feb-52		24-Feb-27	£26,900	£20.00	£459,000	5.61%	6.45%	£341	
14.01	Singer Beverages Limited t/a Triple Two	1,808	26-Jul-19	25-Jul-34	26-Jul-29	08-Nov-24	£32,544	£18.00	£561,000	5.53%	7.06%	£310	
18.01	Hestia Education Limited t/a The Nest Nursery	2,073	18-Sep-19	17-Sep-39	17-Oct-29	18-Sep-24	£41,460	£20.00	£629,000	6.27%	7.21%	£303	D1 user class
20.04	Three Six Pilates Ltd t/a Pilates Studio	1,032	18-Jun-24	18-Jun-34	18-Jun-29	18-Jun-29	£21,000	£20.35	£323,000	6.28%	7.10%	£313	Rent Commencement 18th June 2025
21.01	Itsa Oriental Foods Ltd t/a Chinese Supermarket	2,185	30-Jan-23	29-Jan-43	20-Jan-28	30-Jan-28	£48,070	£22.00	£748,000	6.10%	6.37%	£342	
22.03	Think Gourment Limited t/a Kaboom Chichouse & Beats Burger	2,239	31-Mar-21	30-Mar-41	31-Mar-26	31-Mar-26	£47,000	£20.99	£800,000	5.57%	6.10%	£357	
22.05	Children Soft Play t/a Mac Penguin	1,711	28-Jul-21	27-Jul-31	27-Jul-26	28-Jul-26	£30,798	£18.00	£499,000	5.89%	7.53%	£292	
22.06	Hestia Education Limited t/a The Nest Nursery	1,646	18-Sep-19	17-Sep-39	17-Oct-29	18-Sep-24	£29,682	£18.03	£455,000	6.24%	7.96%	£276	D1 user class
		33,764					£658,103						

* Assumed ERV of £23.00 psf



ROYAL WHARF

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→ VAT

We understand the property has been elected for VAT by the vendor and is anticipated to be undertaken as a transfer of a going concern (TOGC).

→ EPC

The Energy Performance Certificate ratings range from A to C Further information is available upon request.

→ PROPOSAL

Offers are invited for either individual units or a portfolio of units

Pricing for individual units is available within tenancy schedule.

→ CONTACT

For further information, or to arrange a viewing please contact:

Glenny LLP

Philip Colman

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p.colman@glenny.co.uk

Glenny LLP

Sam Sandell

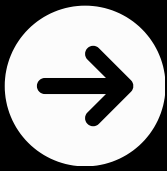
07586 627 705

s.sandell@glenny.co.uk



SUBJECT TO CONTRACT
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August 2024



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22.03 Kaboom



22.03 Kaboom - Internal



8.02 Creams



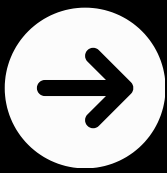
5.03b Royal Wharf Fish & Chips



6.01 Starbucks



1.03 Rydon Maintenance



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5.03a Azuolas



5.03a Internal Azuolas



3.04 Life Residential



22.06 The Nest Nursery



14.01 Triple Two



22.05 Mac Penguin