

36,143 sq ft development of five innovative and best-in-class industrial & logistics units with a size range of 4,835 - 17,821 sq ft

**Available Now**

# Bloom Greenwich



# Prime industrial space in a prime location

Bloom Greenwich offers five high-specification units ranging from 4,835 sq ft to 11,638 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 36,143 sq ft







# Innovation 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.

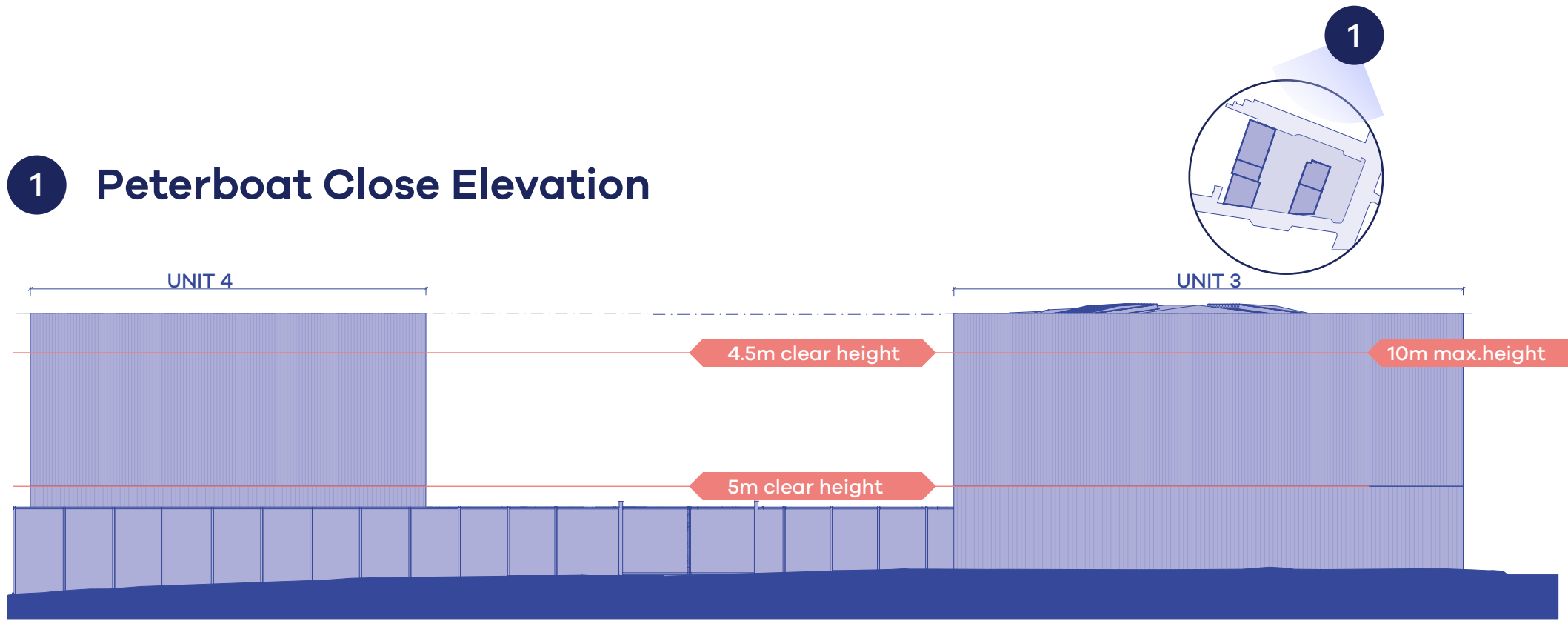
| Unit   | Ground floor (sq ft) | First floor (sq ft) | Total (sq ft) |
|--------|----------------------|---------------------|---------------|
| Unit 1 | 5,904                | 2,484               | 8,388         |
| Unit 2 | 4,005                | 2,178               | 6,183         |
| Unit 3 | 7,585                | 4,053               | 11,638        |
| Unit 4 | 2,870                | 1,965               | 4,835         |
| Unit 5 | 2,820                | 2,279               | 5,099         |



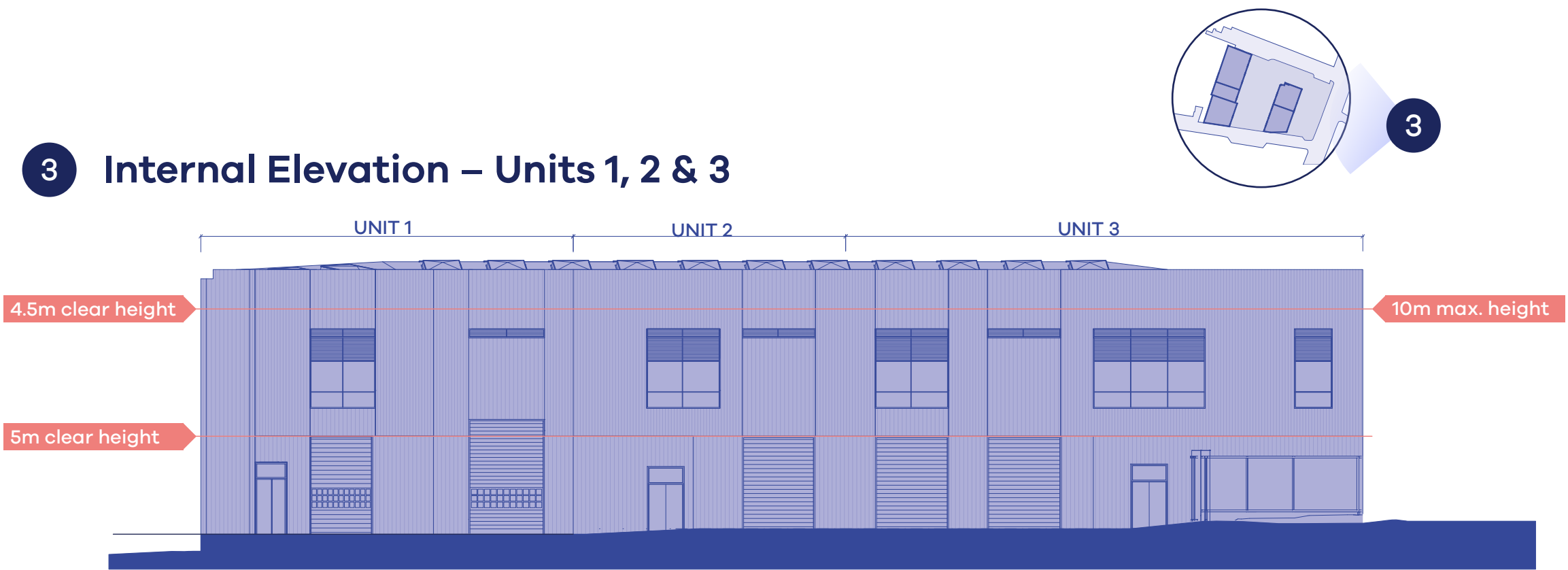
**165 Tunnel Avenue, SE10 0PW**

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

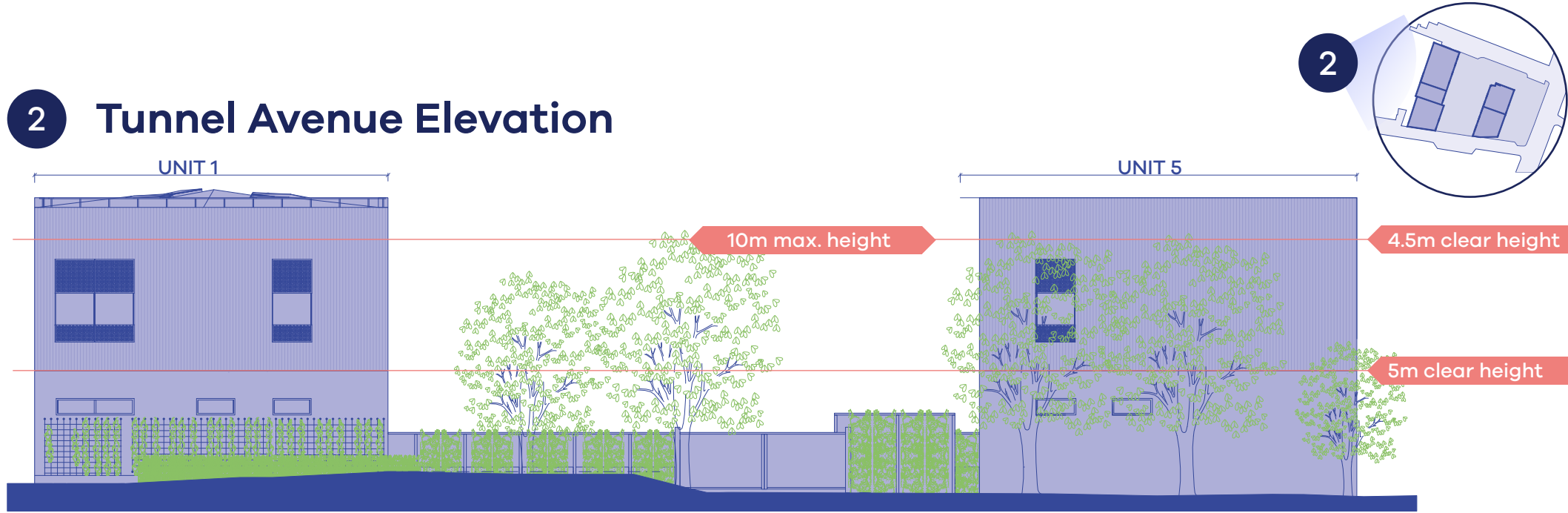
**1 Peterboat Close Elevation**



**3 Internal Elevation – Units 1, 2 & 3**



**2 Tunnel Avenue Elevation**



**4 Internal Elevation – Units 4 & 5**





# Space designed to help your business grow



24-hour operational capabilities



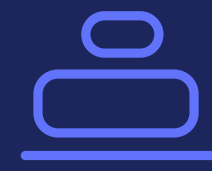
2,000kg goods lift



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



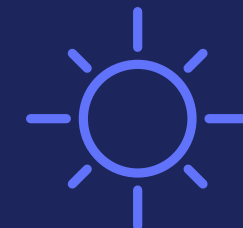
EPC:  
A+ targeted



BREEAM:  
'Excellent'



Power capabilities:  
1MVA



PV roof panelling



EV charging points









# 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
- 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






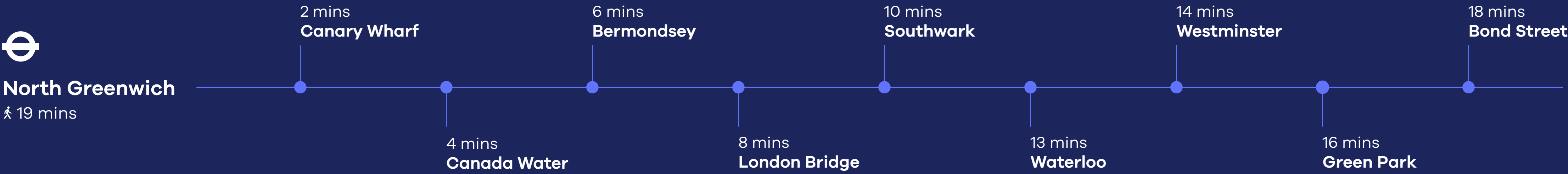


# London Connectivity

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





# Local insight

3 mile radius

**1.95m**      **316,592**

Population projection by 2025

Households by 2025

**1.45m**      **£33k**

Potential employees  
projected by 2025

Average household income  
projected by 2025



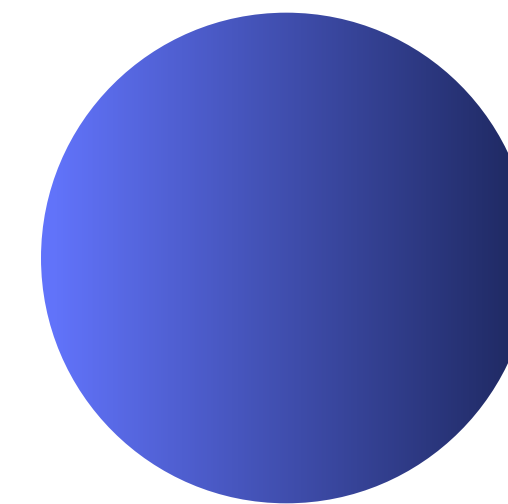


# In the heart of Greenwich

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.

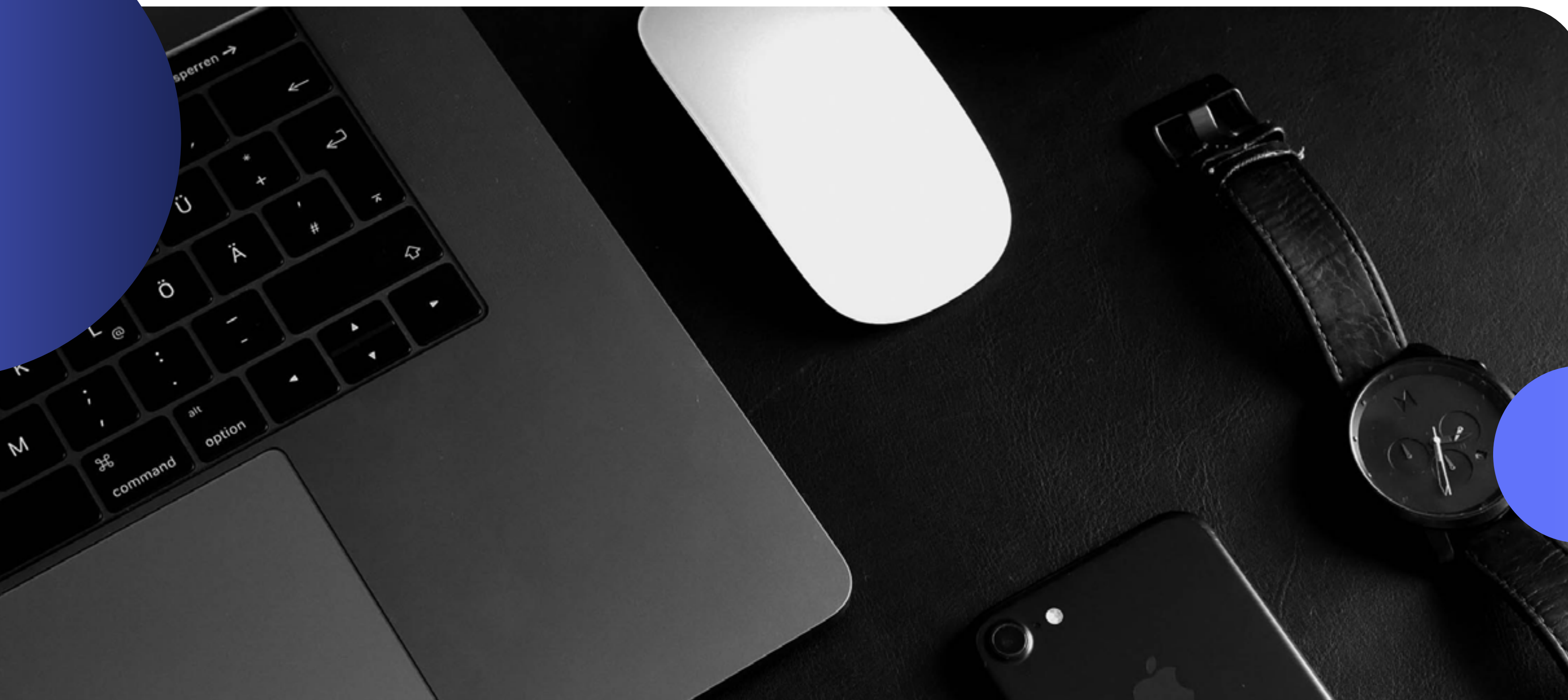






# The perfect fit

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

## URBAN WAREHOUSES

### For more information:

**visit:** [bloom-urban.com](https://bloom-urban.com)

**email:** [enquiries@bloom-urban.com](mailto:enquiries@bloom-urban.com)

### For letting enquiries:

## NEWMARK

**Freddie John**

[freddie.john@nmrk.com](mailto:freddie.john@nmrk.com)

07788 394 341

**Emily Pearson**

[epearson@nmrk.com](mailto:epearson@nmrk.com)

07387 134 126

## CBRE

**Richard Seton Clements**

[richard.setonclements@cbre.com](mailto:richard.setonclements@cbre.com)

07710 319 574

**Nathan Boyle**

[nathan.boyle@cbre.com](mailto:nathan.boyle@cbre.com)

07554 779 939

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 and computer generated images are for illustrative purpose only. February 2025.



# Our Portfolio