

Est. 1955

Tarn &Tarn

ROYAL WHARF
NORTH WOOLWICH
ROAD
SILVERTOWN
E16 2RE

NEWLY BUILT SHELL
& CORE E-CLASS
UNITS

795 – 3,561 FT²



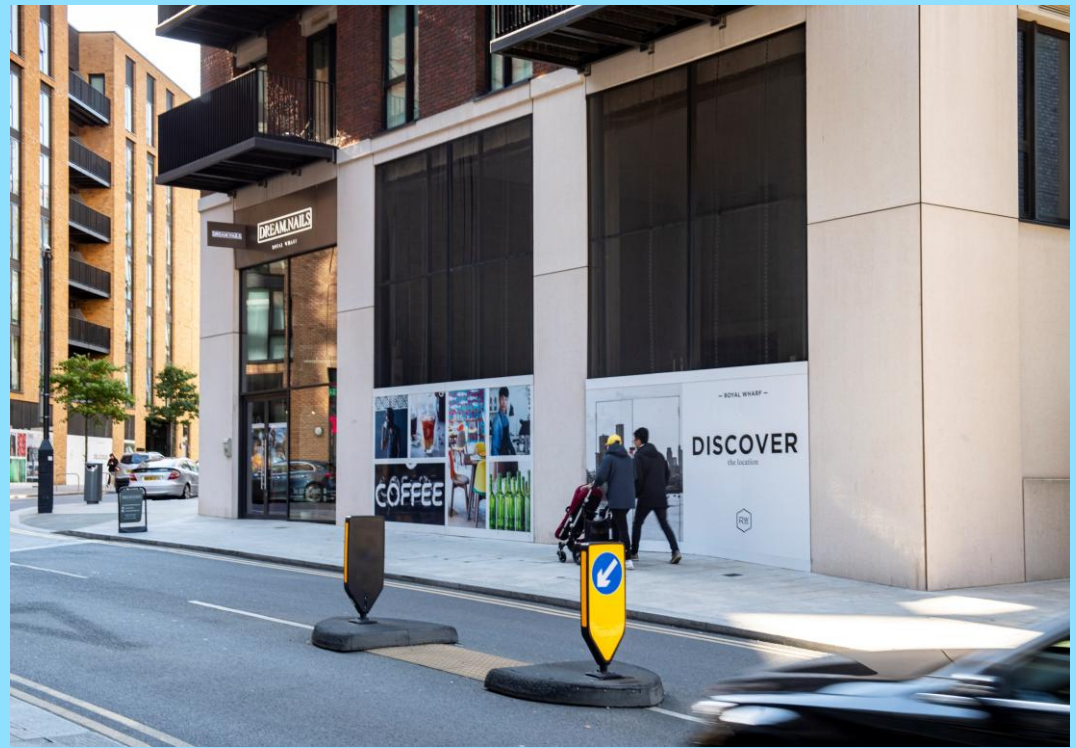
DESCRIPTION

Developed by Ballymore and Oxley, Royal Wharf is a mixed-use development offering 3,385 luxury residential units and over 11,150 sqm of retail and commercial space. With options for double shop frontage and mezzanine levels, each unit will be delivered in shell and core condition, providing great flexibility and a blank canvas for a variety of businesses to establish their identity within this vibrant development. The development boasts stunning views, a strong sense of community, and convenient access to essential amenities, including a school, medical centre, shops, restaurants, and cafes. Residents can also enjoy green spaces, the scenic Thames Path, and top-tier leisure facilities, including gyms. This development presents a great opportunity for investors looking for income-producing commercial units in a modern development. Additionally, it is ideal for businesses seeking to purchase an E-Class unit to establish a distinctive identity within this vibrant neighborhood.

AMENITIES

- Excellent Transport Links
- Great Ceiling Heights
- Large Frontage
- Excellent Natural Light
- Concrete Floors
- Parking Available via Separate Arrangement

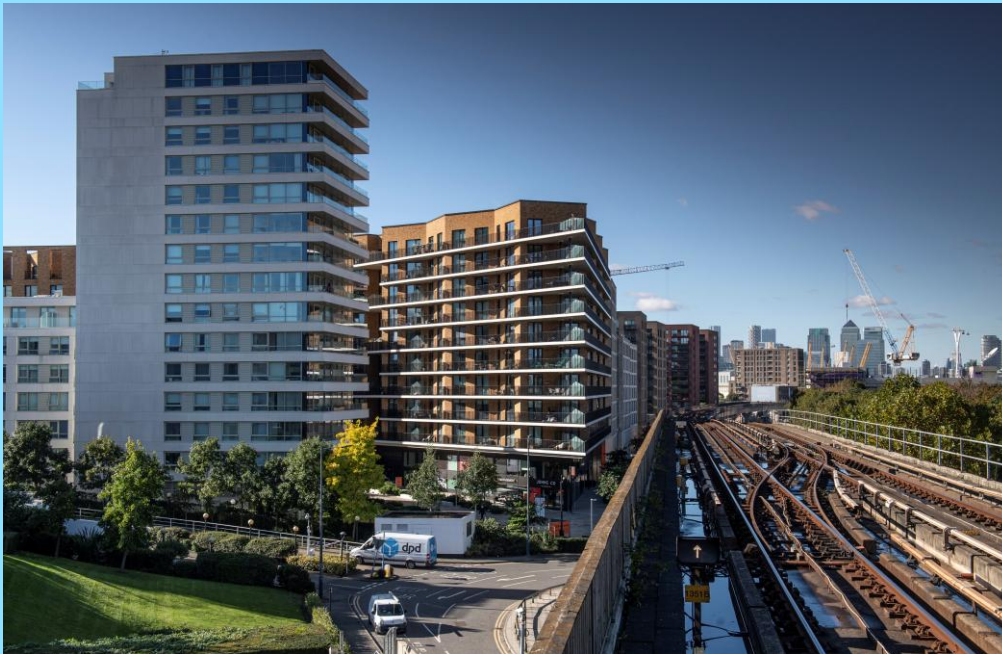







LOCATION

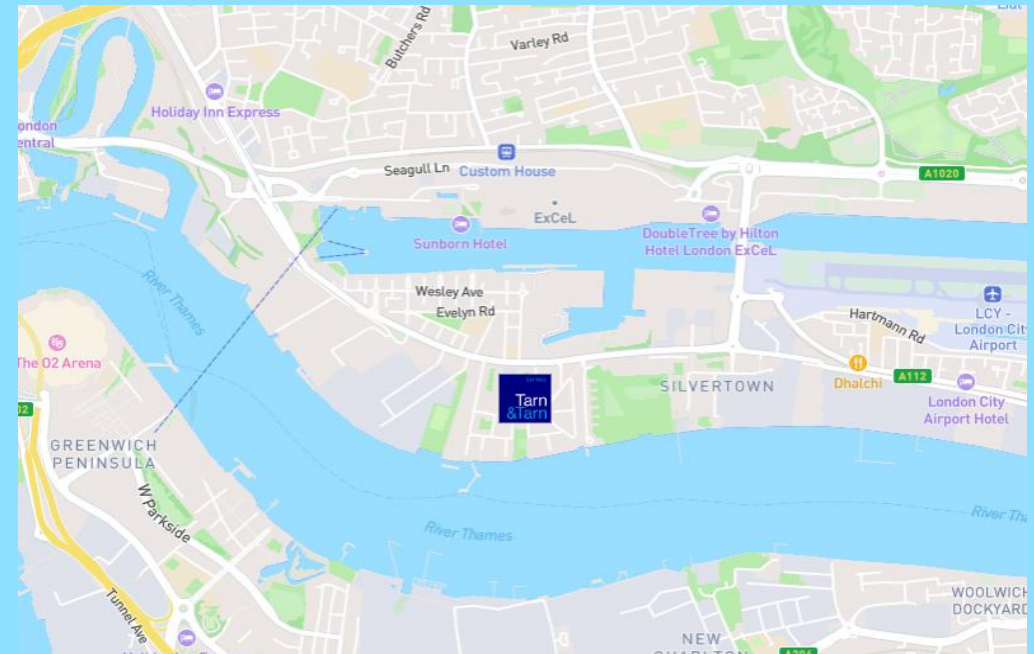
THE AREA

Enjoy excellent access to central London via the Underground, DLR, and Crossrail. From West Silvertown Station, it's just a 12-minute ride to Canary Wharf and 20 minutes to The City via DLR. Pontoon Dock DLR Station is only 0.2 miles away, a quick 5-minute walk, providing fast access to London City Airport in just 4 minutes. You'll also be close to some of London's top leisure destinations and amenities, including the O2 Arena, ExCeL London, Thames Barrier, University of East London, University of Greenwich, and many more. Additionally, a new tunnel directly linking this area to Greenwich Peninsula is currently in development and expected to be completed by 2025.



TRANSPORT

-  Pontoon Dock (5-minute walk) – DLR Line
-  West Silvertown (10-minute walk) – DLR Line
-  Custom House (23-minute walk) – DLR & Elizabeth Line



ACCOMMODATION



AVAILABLE INCOME PRODUCING UNITS

Unit	Tenant	Area (ft ²)	Price (Excludes VAT)	PSF	Rental Yield	Annual Rent
Tenanted						
1.03	Rydon Maintenance (Rydon Maintenance Limited)	990	£375,000	£379	4.0%	£ 14,850
2.01	Johns & Co [Johns & Co Real Estate (Services) Limited]	1,719	£879,000	£511	4.5%	£ 39,526
2.02	Riverscape Marketing Suite (Oxley Deanston Wharf Ltd)	1,998	£800,000	£400	3.1%	£ 24,975
3.03	Life Residential (Life at Parliament View Limited)	1,804	£830,000	£460	5.0%	£ 41,492
3.04	Life Residential (Life at Parliament View Limited)	1,804	£830,000	£460	5.0%	£ 41,492
5.01	Hudson's Burger (Little Hudson Limited)	1,000	£378,000	£378	4.5%	£ 17,000
5.01a	Silverclip Hairdressers (Silverclip Limited)	1,516	£563,000	£371	5.0%	£ 28,118
5.02b	Ash Optical (Optician)	1,198	£528,000	£441	5.2%	£ 27,554
5.03a	Erza Food Limited	1,580	£632,000	£400	4.9%	£ 31,020
5.03b	Royal Wharf Fish & Chips	1,146	£402,000	£351	5.0%	£ 20,055
6.01	Starbucks (Elite Coffee Limited)	1,750	£817,000	£467	4.5%	£ 36,750
6.02	Yifang	1,800	£855,000	£475	4.0%	£ 34,200
8.02	Creams (Pearlcon Retail Service Limited)	1,706	£690,000	£405	4.4%	£ 30,701
12.01	Sushi Bar (WHASHOKU LTD)	1,345	£540,000	£401	5.0%	£ 26,900
14.01	Triple Two (Singer Beverages Limited)	1,808	£660,000	£365	4.9%	£ 32,544
17.02	Howe & Co Quality Fish & Chips	1,258	£528,000	£420	5.4%	£ 28,305
18.01	The Nest Nursery (Hestia Education Limited)	2,073	£740,000	£357	5.6%	£ 41,460
20.03	Kings Restaurant & Bakery (Mimilake Limited)	1,209	£488,000	£404	5.2%	£ 25,389
21.01	Chinese Supermarket (Asian Market)	2,185	£880,000	£403	5.5%	£ 48,070
22.03	Kaboom Chichouse & Beats Burger (Think Gourment Limite)	2,239	£941,000	£420	5.0%	£ 47,000
22.05	Mac Penguin (Children Soft Play)	1,711	£588,000	£344	5.2%	£ 30,798
22.06	The Nest Nursery (Hestia Education Limited)	1,646	£540,000	£328	5.5%	£ 29,682

VAT

Applicable

LEGAL COSTS

Each party to bear their own legal costs.

TERMS

Virtual Freehold – 999 Year Lease

LOCAL AUTHORITY

London Borough of Newham

VACANT SHELL & CORE UNITS

Unit	Tenant	Area (ft ²)	Price (Excludes VAT)	PSF
Available				
9.01	AVAILABLE	3,509	£1,268,000	£361
13.01	AVAILABLE	1,587	£560,000	£353
16.01	AVAILABLE	2,722	£1,100,000	£404
20.01	AVAILABLE	2,470	£820,000	£332
20.01a	AVAILABLE	3,164	£1,048,000	£331
21.02	AVAILABLE	1,625	£570,000	£351
21.03	AVAILABLE	3,336	£1,180,000	£354
24.01	AVAILABLE	1,495	£525,000	£351
24.02	AVAILABLE	1,173	£420,000	£358
22.09	AVAILABLE	3,561	£1,200,000	£337



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.