

# RIVERLIGHT

## Commercial

The future of London riverfront living

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# RIVERLIGHT COMMERCIAL BROCHURE

Riverlight occupies a prime riverfront location in one of the UK's largest regeneration areas, a brand new district in the heart of Central London.

Spanning 481 acres, an area more than four times the size of London's Canary Wharf, the scale of this project will redefine the geography of London, combining a major residential development with new cultural, commercial, retail, health, education and community facilities.

Riverlight is an architectural classic of the future, created by world-renowned architects Rogers Stirk Harbour + Partners. Six modern and elegant pavilions specifically designed to maximise the sunlight within and optimise the views out with landscaped gardens, riverfront walks, bars and restaurants – al fresco places to relax in and enjoy, with a range of commercial opportunities.

This is the future of London riverfront living.

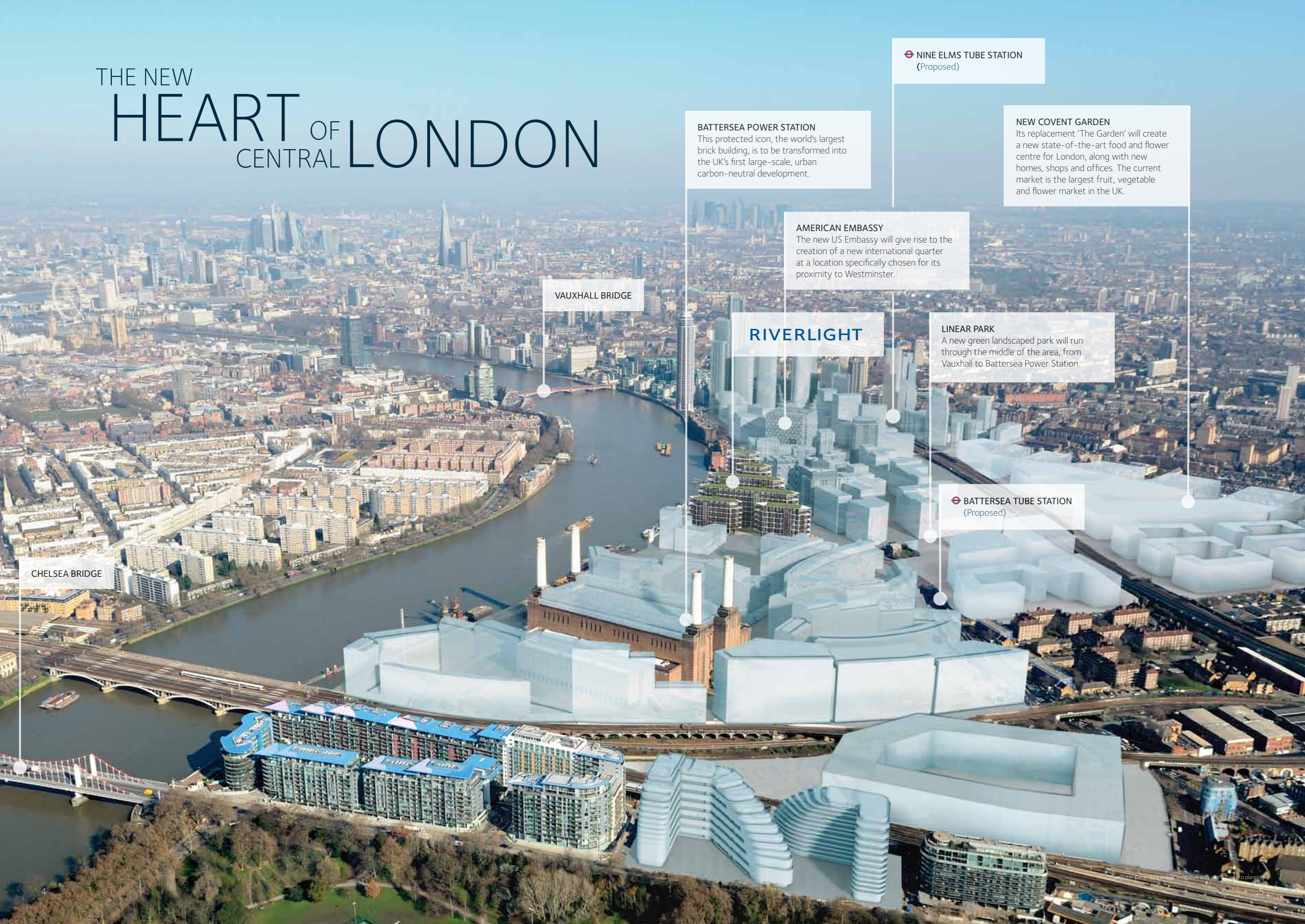
This is Riverlight.




RIVERFRONT LOCATION

Riverlight offers an exclusive opportunity to acquire a commercial property in this extraordinary new district, less than a mile from the Houses of Parliament and across the water from Chelsea.

# THE NEW HEART OF CENTRAL LONDON



 **NINE ELMS TUBE STATION**  
(Proposed)

**BATTERSEA POWER STATION**  
This protected icon, the world's largest brick building, is to be transformed into the UK's first large-scale, urban carbon-neutral development.


**NEW COVENT GARDEN**  
Its replacement 'The Garden' will create a new state-of-the-art food and flower centre for London, along with new homes, shops and offices. The current market is the largest fruit, vegetable and flower market in the UK.

**AMERICAN EMBASSY**  
The new US Embassy will give rise to the creation of a new international quarter at a location specifically chosen for its proximity to Westminster.

**VAUXHALL BRIDGE**

**RIVERLIGHT**

**LINEAR PARK**  
A new green landscaped park will run through the middle of the area, from Vauxhall to Battersea Power Station.

 **BATTERSEA TUBE STATION**  
(Proposed)

**CHELSEA BRIDGE**

## FLOOR PLANS

## SPECIFICATION

The units will be provided to a shell and core finish with capped off services.

Unit	Ground Floor (sqft)	Mezzanine (sqft)	Total Floor Area (GIA)	Use
Riverlight One	Sea Island Coffee	-	-	Café
Riverlight Two	Karamna	-	-	A3 – Restaurant
Riverlight Three North	Young's Pub	-	-	A4 – Public House
Riverlight Four North	1,367	603	1,970	A3 – Café/Restaurant
Riverlight Four South	Jones Lang LaSalle	-	-	Estate Agent
Riverlight Five North	2,799	1,841	4,640	A3 – Restaurant
Riverlight Five South	2,174	3,261	5,435	D1 – Crèche
Riverlight Six North	1,636	1,615	3,251	D1 – Medical Use
Riverlight Six South	Sainsbury's	-	-	Convenience Store



## TRANSPORT & TRAFFIC



The 3km extension of the Northern Line will create two new London Underground stations at Nine Elms and Battersea, joining the existing station at Kennington, and is key to supporting the growth of the area. From the consultation of 40,000 households and businesses in the local area completed by Transport for London, 61% of respondents stated that this route was their preference over the alternative options.

Transport for London is currently working to progress the plans for the extension which, when complete, will shorten journey times from Battersea to the West End of the City to less than 15 minutes. Completion of the first privately funded extension of the Underground system in Central London is predicted for 2019.



### Average Annual Day Traffic



Nine Elms Lane  
**32,767**



Notting Hill Gate  
**28,216**



King's Road (western end)  
**19,830**

Source: Average Annual Day Traffic 2011, Department for Transport website



Riverlight will have over 11,000 households within a 5 minute walking distance and over 54,000 in a 15 minute walking distance. This increases the available Comparison Spend within 15 minutes from £157 million as it currently stands to over £205 million.

There are 13 proposed developments within a 10 minute walk time of Riverlight and within the South Bank Regeneration area 16,000 new homes will be built. The number of households in the area is similar to that of Portobello Road and exceeds the number in Islington, Clapham and Canary Wharf.

All of the 9 proposed developments have been ACORN coded and fall into ACORN group E: Educated Urbanites as these developments are typically blocks of flats aimed at young professionals with large disposable incomes. The average comparison spend of this group is low at £3,443 p.a. but they spend high amounts on leisure and catering.

**UNDER CONSTRUCTION**

- 1 Riverlight
- 2 Vauxhall Tower
- 3 Merano
- 4 The Corniche
- 5 Battersea Power Station
- 6 Embassy Gardens
- 7 Vista
- 8 US Embassy
- 9 Sainsbury's Nine Elms

**APPLICATION APPROVED**

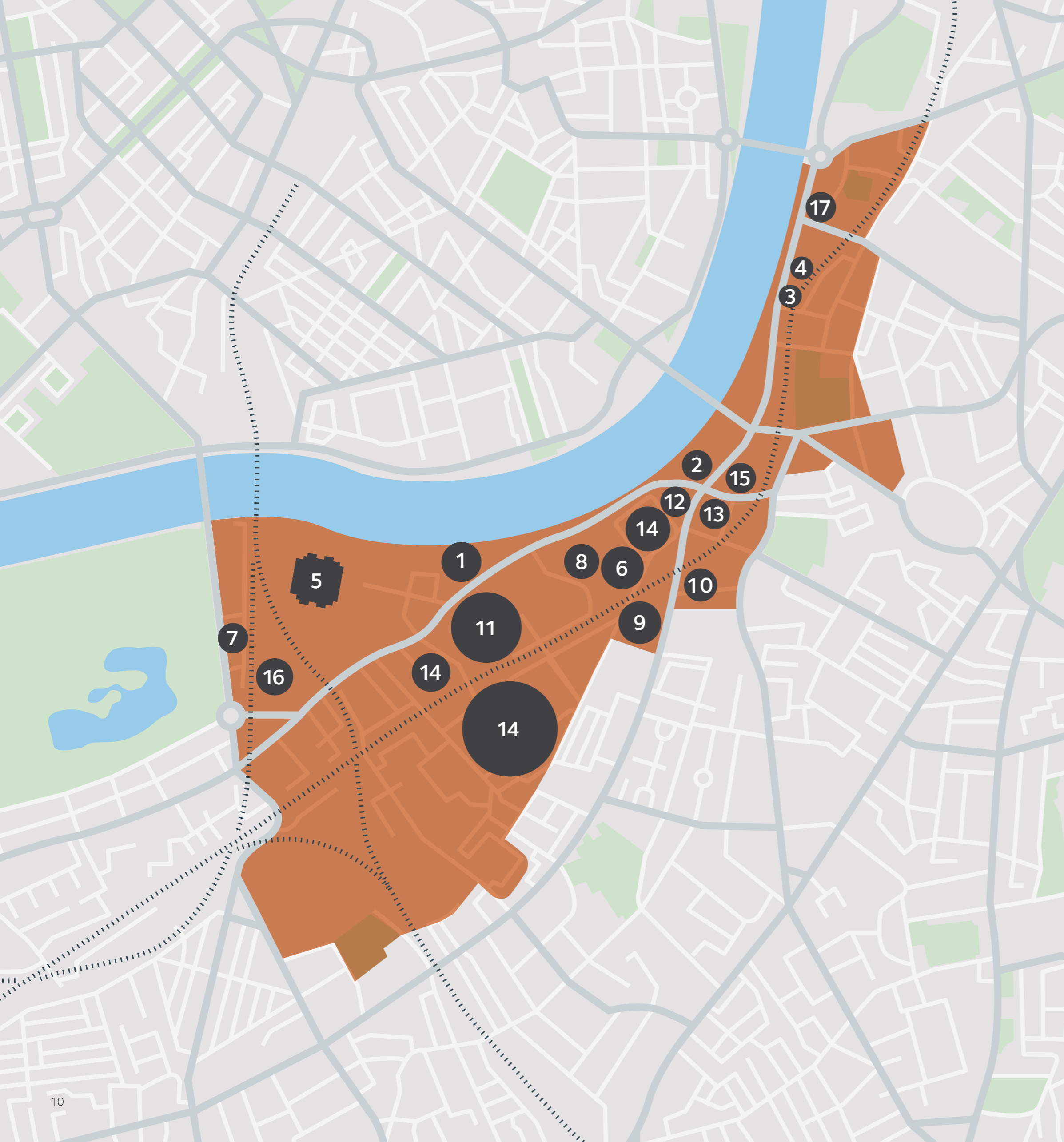
- 10 Sky Gardens
- 11 Nine Elms Parkside
- 12 One Nine Elms
- 13 Vauxhall Square

**APPLICATION SUBMITTED**

- 14 New Covent Garden Market
- 15 Vauxhall Island Site

**PRE DEVELOPMENT**

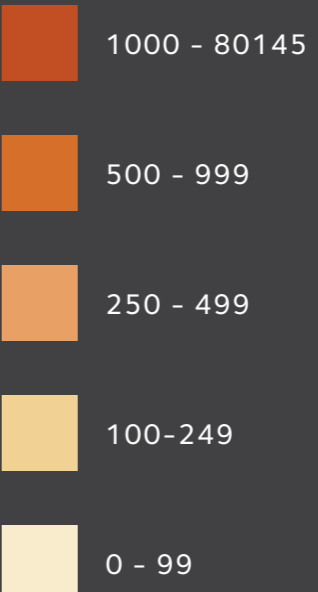
- 16 Battersea Gasholders
- 17 London Fire Brigade HQ



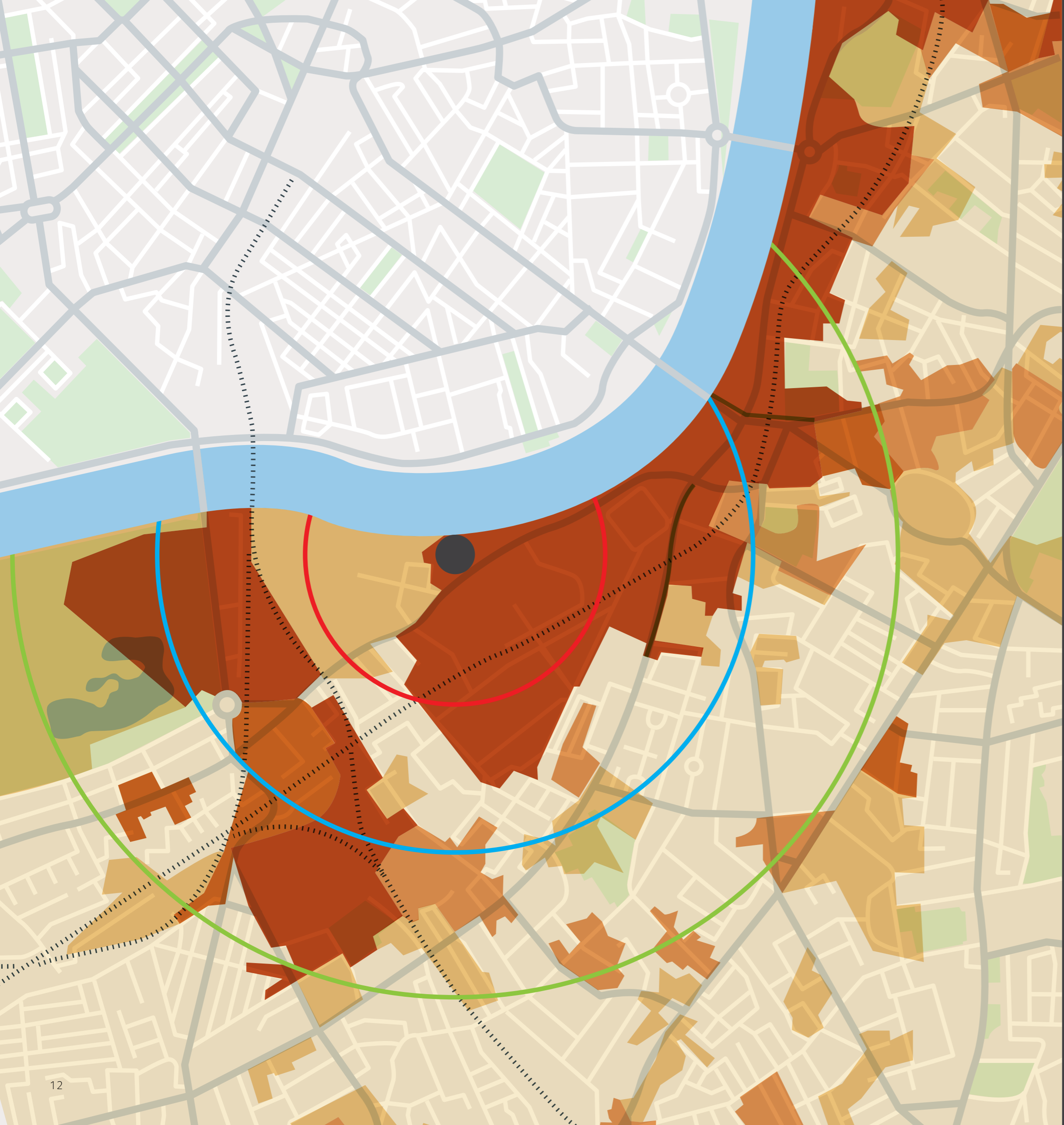
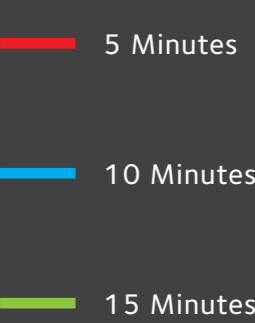
COMMERCIAL

The 9 proposed developments within a 10 minute walk of Riverlight offer an additional 2,593,890 sq ft of office space, increasing the local workforce by over 16,000 people. Based on an average annual spend per worker of £732 the additional work spend equates to £11.6 million per annum.

WORKERS



WALKING DISTANCE





RETAIL



The US Embassy is relocating from Mayfair to Nine Elms and bringing with it an estimated 1,500 visitors each working day. Combined with the redevelopment of New Covent Garden Market into a new centre for food in London there is significant additional leisure spend coming to the area.

It is anticipated that there will be over £80 million catering spend per annum within 15 minutes walking distance of Riverlight which is the second highest available catering spend of all 4 benchmark centres.

Rf centre	Catering spend per annum	Number of households
Riverlight Pre Development	£62,029,553	40,498
Portobello Road	£85,995,710	53,170
Islington	£70,404,896	42,956
Marylebone	£69,927,823	37,745
Clapham	£66,561,500	34,586
Riverlight Post Development	£83,362,647	54,426

# RIVERLIGHT SCHEME LAYOUT

## COMMERCIAL UNITS†

- A Creche
- B Medical use
- C Convenience store
- D Estate Agent
- E Café
- F Public House
- G Restaurant

## RESIDENTIAL SCHEME†

- 1 Riverside walk
- 2 Private gardens
- 3 Water feature
- 4 Reflection pools
- 5 Riverside park
- 6 Piazza
- 7 Concierge
- 8 Cinema & digital games room
- 9 Swimming pool
- 10 Spa
- 11 Fitness suite
- 12 Library & lounge
- 13 Cycle Hire scheme
- 14 Cafe/Restaurant
- 15 Basement car park entrance
- 16 Water feature walls
- 17 Taxi drop-off, visitor parking & Car Club



- Hard landscaping
- Timber decking
- Lawned areas
- Water features
- River Thames

† Approximate location subject to change



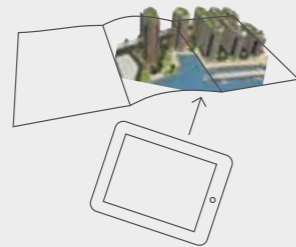
# EXPERIENCE RIVERLIGHT IN 3D

To view a 3D interactive model of Riverlight follow these two steps

1 Download the free **Riverlight 3D** app to your iPad from the Apple App Store.



2 Activate the model by opening the app and pointing the iPad at the 3D sensor.



## WEBSITE

[www.riverlightlondon.co.uk](http://www.riverlightlondon.co.uk)

 <b>RESTAURANT PROPERTY</b> <small>NATIONWIDE LEISURE SPECIALISTS</small> <b>020 7935 2222</b> <a href="http://www.restaurant-property.co.uk">www.restaurant-property.co.uk</a>	 <b>020 7629 8171</b> <a href="http://KnightFrank.co.uk">KnightFrank.co.uk</a>
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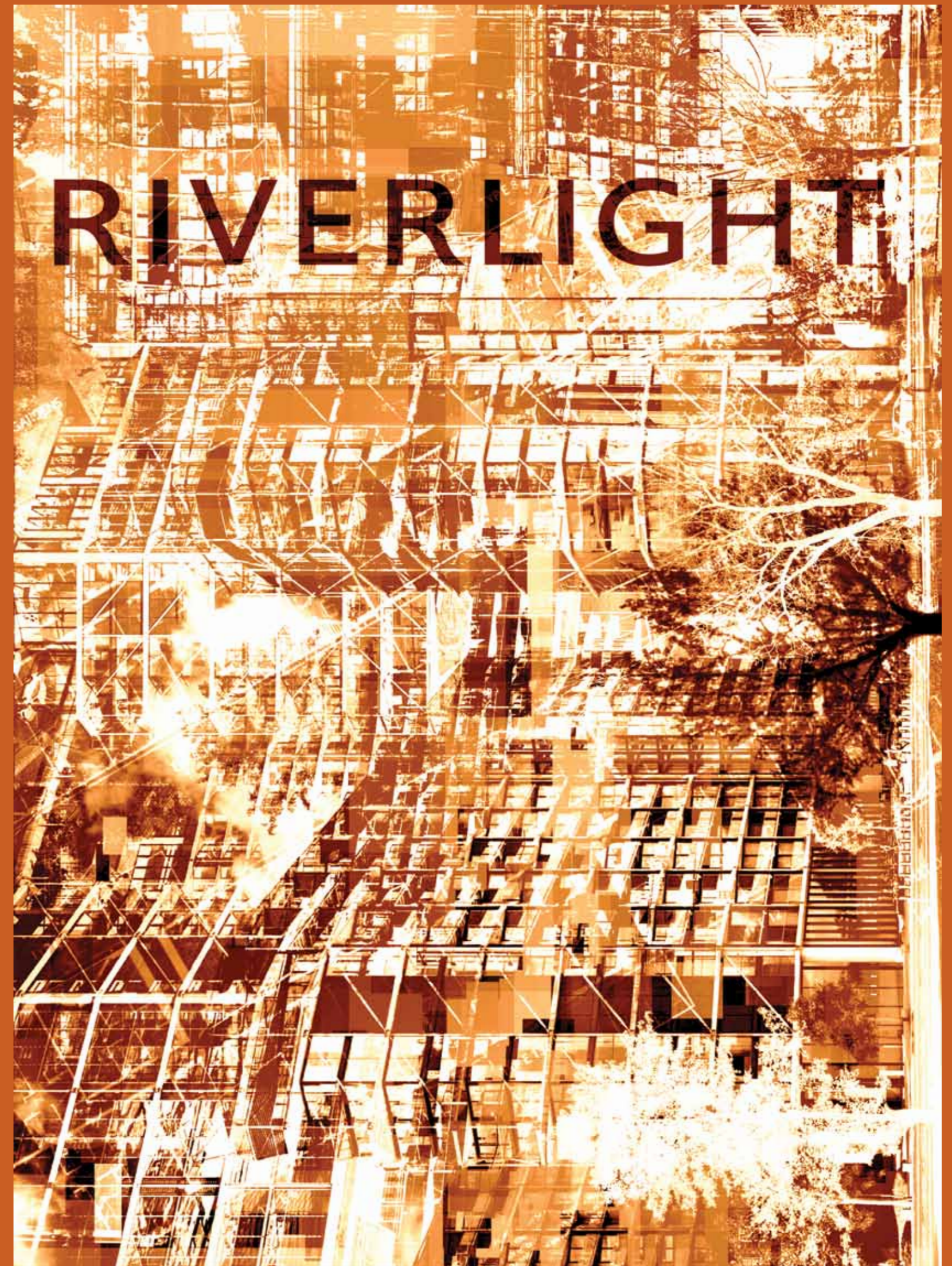


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