

# Building 10

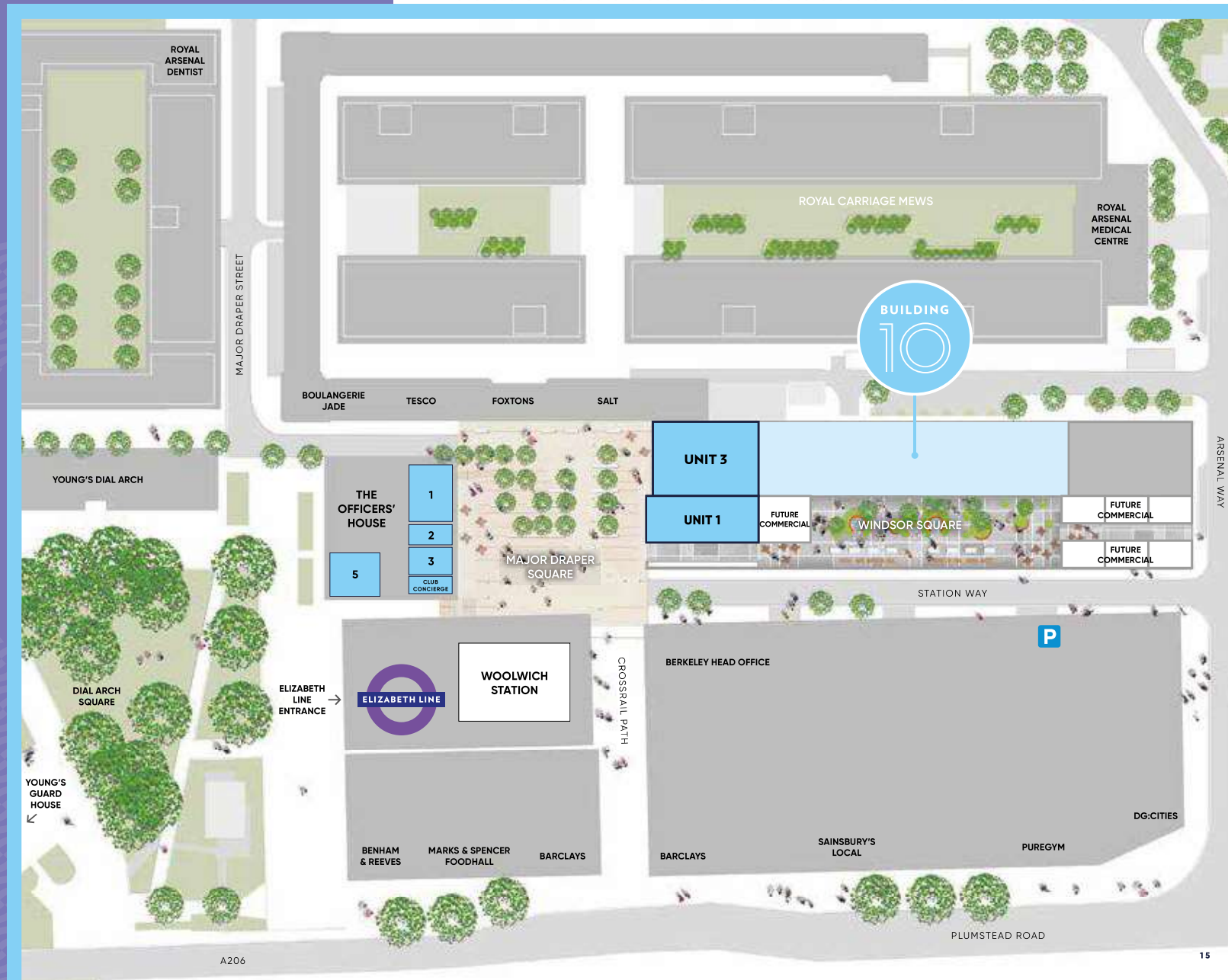
Building 10 is adjacent to Major Draper Square, which is already surrounded on all sides by a host of blue chip and independent businesses, eateries, bars and shops. Already well-established are places such as the Dial Arch Pub with its classic British fare, Boulangerie Jade serving up coffee and fresh pastries or PureGym.

The opportunity for retailers, especially for food and drink-related businesses, is unprecedented, and with so many businesses already thriving, you will be in good company. Dedicated spaces with huge potential for passing customers, the units in Building 10 offer exceptional potential for sustained, long-term commercial success. On a practical level, both units include mezzanine levels, as well as kitchen extract flues installed to the roof, but it is the heritage features and the sheer size of the spaces that give these units the wow-factor.



Photography of Building 10 at Royal Arsenal Riverside.

The site plan is indicative only, subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.





Both commercial units open out onto Major Draper Square, which provides half an acre of central public realm, with access to nearby commercial tenants such as Salt and M&S, attracting high footfall at all times of the day.

BUILDING

10

## Available units

Berkeley currently have two commercial units available, which fall under classes: A1, A2, A3, A4, B1, D1 & D2, ideally suited for a range of uses including food and beverage, retail or gym. These two new commercial units will compliment the already existing businesses at Royal Arsenal Riverside.

## UNIT 1

MEASURES APPROXIMATELY

GROUND – 1,722 SQFT  
MEZZANINE – 1,076 SQFT  
TOTAL – 2,798 SQFT

## UNIT 3

MEASURES APPROXIMATELY

GROUND – 2,939 SQFT  
MEZZANINE – 1,894 SQFT  
TOTAL – 4,833 SQFT



Photography of Dial Arch (Young's)



Photography of SALT (Ossett Brewery)



Photography of Building 10 Windsor Square

