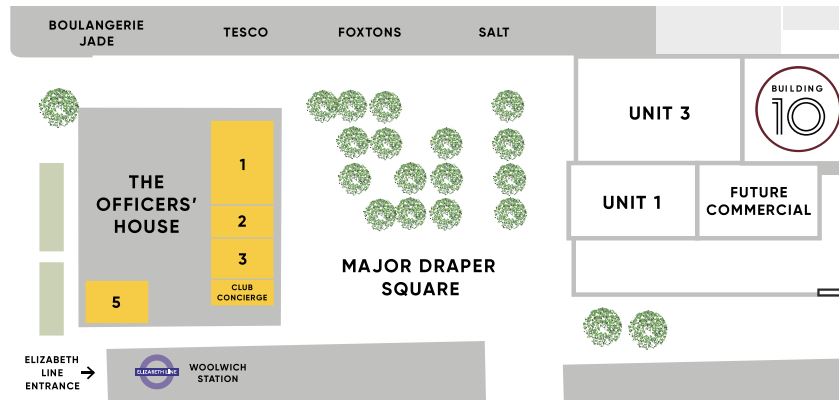


The Officers' House

The Officers' House borders Major Draper Square, a pedestrianised amenity space in the heart of Royal Arsenal Riverside's rapidly growing community. Part Grade II listed and part new build, The Officer's House is a beautiful, one of a kind, piece of architecture. Its position, in the social hub of Royal Arsenal Riverside, and adjacent to the on-site Elizabeth Line station, makes it a prime spot for any business. With established commercial occupiers around the public square, This is an ideal location for high footfall traffic.



Computer enhanced photography is indicative only



UNIT	BLOCK	SQ FT	SQ M
1	B	1,475	137
1 & 2	B	2,067	192
2	B	592	55
2 & 3	B	1,313	122
3	B	721	67
1, 2 & 3	B	2,788	259
5	A	700	65

All areas stated are gross internal areas and will need to be verified.



Available Space

The Officers' House is split into two blocks. Block A, which is Grade II listed and Block B, which is new build. Within the two blocks are five retail units ranging from 592 sq ft up to 2,788 sq ft.

With generous frontages and the possibility for outdoor seating, there are opportunities for every business to maximise customer engagement.

THE OFFICERS' HOUSE

ROYAL ARSENAL RIVERSIDE

Unit Plans



ROYAL ARSENAL RIVERSIDE

LEASE	The premises are held on a new effectively full repairing and insuring lease for a term of 10 or 15 years with rent reviews every 5 years
RENT	Available on request
AVAILABILITY	Available on request
RATES	The premises are rated based on 2020. Interested parties are advised to make their own investigation with the local authority
SERVICE CHARGE	£ 1.45 per sq ft PA
INSURANCE	The landlord will insure the premises with the costs being recovered through the service charge
LEGAL COSTS	Each party is to be responsible for their own legal costs incurred in connection with this letting
EPC	Available on request



MAJOR DRAPER SQUARE

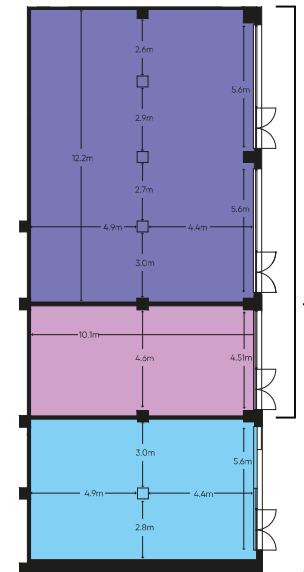
UNIT 1
1,475 sq ft // 137 sq m

UNIT 2
592 sq ft // 55 sq m

UNIT 3
721 sq ft // 67 sq m

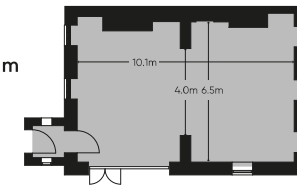
UNIT 1, 2 & 3
2,788 sq ft // 259 sq m

UNIT 5
700 sq ft // 65 sq m



UNIT 1 & 2
2,067 sq ft // 192 sq m

UNIT 2 & 3
1,313 sq ft // 122 sq m



Plans are for indicative purposes only