

# OLD CARRIAGE YARD

ROYAL ARSENAL RIVERSIDE, LONDON, SE18



ROYAL ARSENAL RIVERSIDE  
Royal Borough of Greenwich, London

**Berkeley**  
Designed for life



# Welcome to Old Carriage Yard

Up to 8,000 Sq Ft of truly remarkable, characterful warehouse office space, moments from the Elizabeth Line.





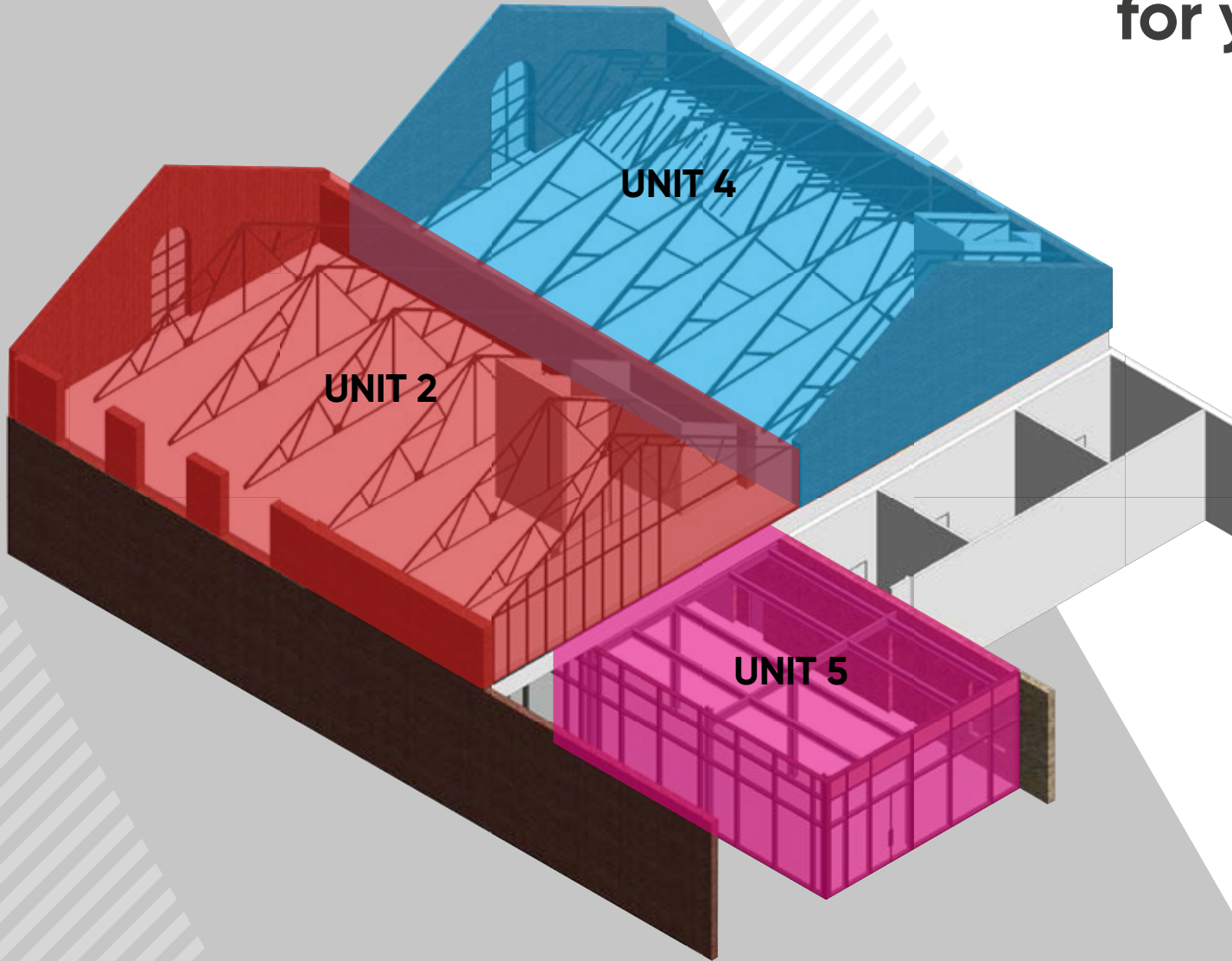


## A workspace that leaves a lasting impression

What sets Old Carriage Yard apart is its unique character and charm. The warehouse boasts beautiful brickwork, abundant natural light, and high ceilings, creating a visually stunning and inspiring workspace.

# Workspace designed for your needs

We have a variety of workspaces to choose from, whether you're looking for a distinctive HQ opportunity or a standalone office.



Units	Sq Ft	Sq M
1st Floor (unit 4)	2,970	276
1st Floor (Unit 2) + Private Terrace	3,422	318
Ground Floor (Unit 5)	1,367	127
<b>Total</b>	<b>7,759</b>	<b>721</b>

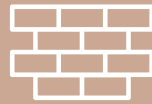
3D axonometric sketch of the existing building.

# Building Features

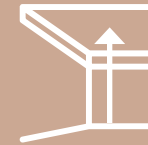
## Specification



**Unique Warehouse  
Property**



**Original features  
– brick walls and  
concrete floors**



**Enhanced floor  
to ceiling heights**



**Communal  
courtyard**



**Private terrace  
on 1st Floor**



**Abundance of  
natural light**

**Shell & Core condition with different  
Landlord fit out packages available,  
subject to contract**



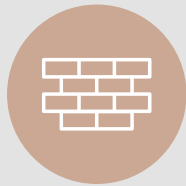


Indicative CGI of tenant Cat B  
Ground Floor Unit

# Ground Floor Plan & Specification



Enhanced floor to ceiling height



Exposed warehouse features



Dedicated self-contained entrance



Direct access to communal courtyard



Shell & Core condition with different Landlord fit out packages available, subject to contract







Indicative CGI of tenant Cat B  
First Floor Unit



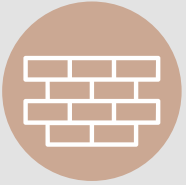
# First Floor Plan & Specification



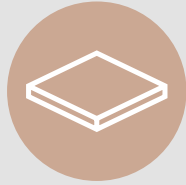
Enhanced floor to ceiling height



Light-filled space



Exposed warehouse features



Concrete floors



Pitched roof with exposed beams and skylight



Private roof terrace



Shell & Core condition with different Landlord fit out packages available, subject to contract







Indicative CGI of tenant Cat B  
First Floor Unit



punchdrunk

THE  
BURNT  
CITY



## A landscaped cultural hub

**Royal Arsenal Riverside is where the worlds of everyday culture, arts and entertainment come together.**

The parks, open spaces and riverside location are the settings for major celebrations and seasonal events – from the annual Greenwich Docklands and International Festival or the summer party to the bi-weekly farmers' market.

Nearby Woolwich Works, is home to world-class art, drama, dance, music, festivals and exhibitions – it's also home to the internationally acclaimed immersive theatre company, Punchdrunk.



# Within easy reach of central London

Royal Arsenal Riverside provides access to multiple transport links in and around London as well as to destinations beyond, making Old Carrige Yard a prime spot for commercial opportunities.

Old Carrige Yard is a stone's throw from the new on-site Elizabeth Line, with high speed connections right across London, making it easily accessible and convenient for those coming and going to the area.

**30,000**  
PASSENGERS TRAVEL  
THROUGH WOOLWICH  
ARSENAL EVERY DAY



## Elizabeth line\*

From Woolwich Arsenal

**Canary Wharf** 08 mins  
**Liverpool Street** 15 mins  
**Farringdon** 17 mins  
**Bond Street** 20 mins  
**Paddington** 26 mins  
**Heathrow** 41 mins



## Boat\*

From Woolwich Arsenal Pier

**QE2 Pier/The O2** 06 mins  
**Greenwich** 15 mins  
**Canary Wharf** 20 mins  
**London Bridge** 30 mins  
**Embankment** 45 mins



## DLR\*

From Woolwich Arsenal

**London City Airport** 05 mins  
**Canning Town** 12 mins  
**Stratford** 18 mins  
**Canary Wharf** 19 mins  
**Bank** 27 mins



## Aeroplane\*

From London City Airport

**Frankfurt** 1hr 30 mins  
**Geneva** 1hr 35 mins  
**Paris Orly** 1hr 35 mins  
**Zurich** 1hr 35 mins  
**Venice** 2hrs 00 mins  
**Barcelona** 2hrs 10 mins



## Rail\*

From Woolwich Arsenal Station

**Blackheath** 11 mins  
**Greenwich** 13 mins  
**London Bridge** 21 mins  
**Waterloo East** 31 mins  
**Cannon Street** 32 mins  
**Charing Cross** 35 mins



## Drive\*

From Royal Arsenal Riverside

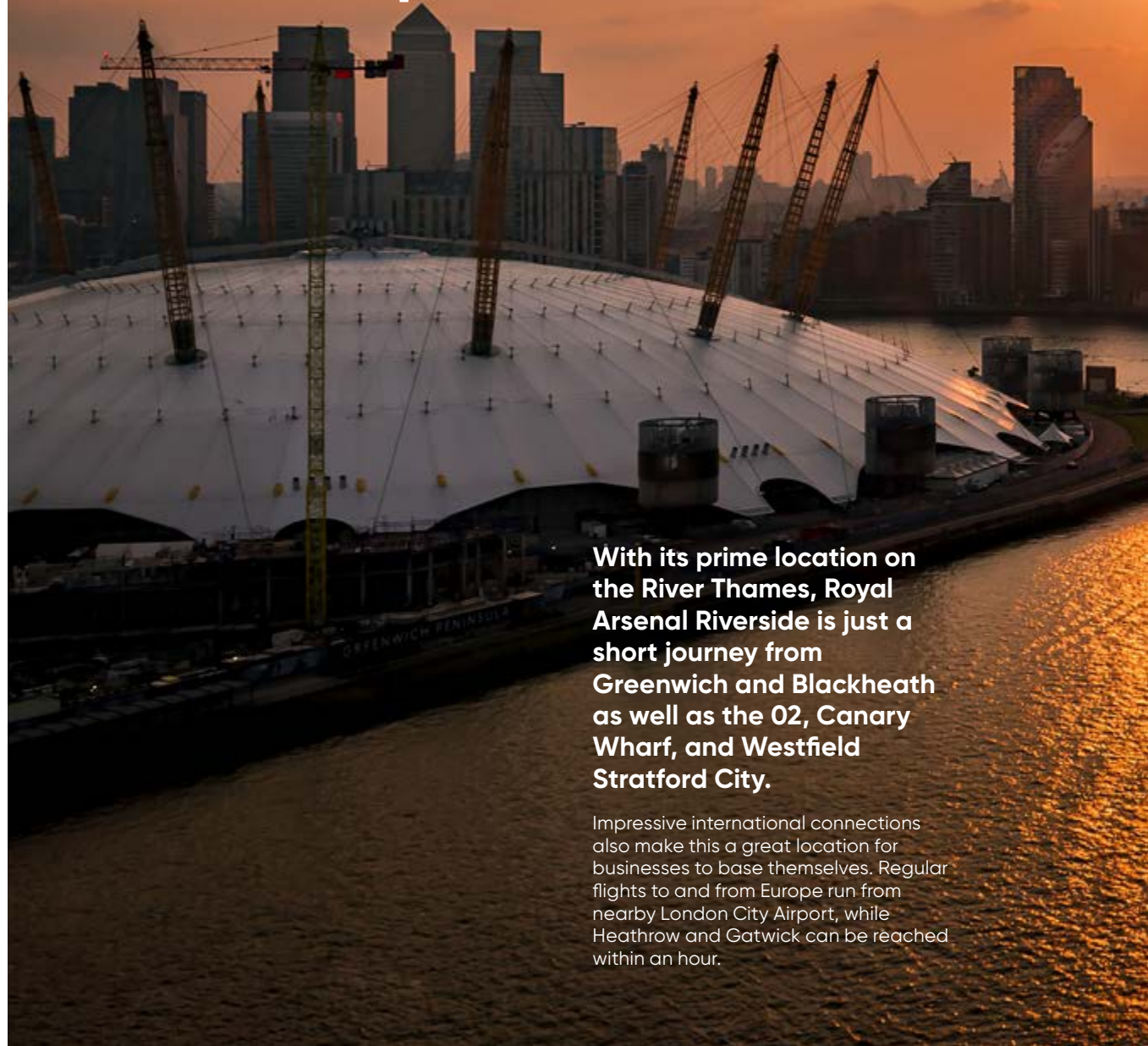
**M25** 24 mins  
**London City Airport** 32 mins  
**Bond Street** 36 mins  
**Gatwick Airport** 1hr 4 mins  
**Euro Tunnel** 1hr 20 mins

Timings are approximate, correct at time of print and do not include walking/transfer times.  
Sources: [www.crossrail.co.uk](http://www.crossrail.co.uk) [www.tfl.gov.uk](http://www.tfl.gov.uk) [www.thamesclippers.com](http://www.thamesclippers.com) [www.londoncityairport.com](http://www.londoncityairport.com) and [www.google.co.uk/](http://www.google.co.uk/)  
\*On-site Crossrail station at Royal Arsenal Riverside.





## A well connected prime location



**With its prime location on the River Thames, Royal Arsenal Riverside is just a short journey from Greenwich and Blackheath as well as the O2, Canary Wharf, and Westfield Stratford City.**

Impressive international connections also make this a great location for businesses to base themselves. Regular flights to and from Europe run from nearby London City Airport, while Heathrow and Gatwick can be reached within an hour.



# Sustainability at Royal Arsenal Riverside

## People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Royal Arsenal Riverside.

## Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to creating a net biodiversity gain on our developments. Within and around Royal Arsenal Riverside, we have created natural habitats that encourage wildlife to flourish. We are working with London Wildlife Trust & HTA Design Ltd to engage residents in the natural landscapes that we have created.

## Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting and kitchen appliances are low energy.

## Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Royal Arsenal Riverside we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.



## Sustainable transport

We provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

## Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the managing agent and residents to ensure the development remains in pristine condition.

## Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



## Contact



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