

1-4 Beresford Square

WOOLWICH

LONDON • SE18 6BB

VALUE ADD / REDEVELOPMENT OPPORTUNITY IN ONE OF LONDON'S
MOST EXCITING REGENERATION AREAS





Premier Inn

Royal Arsenal Riverside
by Berkley Group

New 13 storey 298 bedroom
PBSA scheme under construction

 Woolwich
Crossrail Station

Reshape: Electric Works
Co-Liv / PBSA / Community

BERESFORD SQUARE

1-4 Beresford Square

Woolwich 
Arsenal Station



1-4 Beresford Square

1-4 Beresford Square, Woolwich

- Value-add / redevelopment opportunity situated in one of the most exciting regeneration areas in London.
- A prominent corner building comprising 27,000 sq ft (GIA) on a site of 0.4 acres.
- The property is located diagonally opposite Woolwich Arsenal Station (National Rail & DLR) and under 500ft from the Elizabeth Line Crossrail entrance.
- Freehold.
- Full vacant possession achievable during 2026 which ties in with the overall flexibility of the property.
- The property is currently let to 3 tenants producing £100,000 per annum.
- Given the scale of the Woolwich regeneration project the property will undoubtedly benefit from the various developments which surround it, as well as providing precedence of additional massing and height.
- New build residential values exceed £700 per sq ft.

We are instructed to seek unconditional offers in excess of £4,000,000 (Four Million Pounds), subject to contract.

A purchase at the asking price reflects a highly attractive Capital Value of only £147 per sq ft.



1-4 Beresford Square



General Gordon Square

WOOLWICH

Woolwich

Woolwich is a district of South East London located on south side of the River Thames, to the north of Royal Greenwich.

Woolwich's intensive regeneration is one of Greater London's most exciting transformation projects, involving significant development, investment and infrastructure upgrades in living, transport, retail, and leisure.

The opening of the Elizabeth Line has hugely enhanced Woolwich's accessibility, placing it within just a few minutes of London's most important commercial districts and busiest transport interchanges including Canary Wharf, the City of London and the West End.

Canary Wharf	8 minutes
Liverpool Street	15 minutes
Bond Street	23 minutes
Heathrow	57 minutes

In addition, the area has unrivalled international connectivity being situated just 1.5 miles from London City Airport which provides regular daily flights to a multitude of international destinations.

Eight major universities are within 40 minutes including the University of Greenwich, UCL, the London School of Economics, King's College London, as well as a host of international schools, colleges and universities.

The town is designated as a Major Centre in London and has been identified as an "opportunity area" for sustainable development in the London Plan and will consequently evolve into a Metropolitan Centre.

The number of new and ongoing development projects mean that Woolwich's appeal as an aspirational, exciting and well-connected location will only enhance further.

Connectivity

Woolwich is widely considered as one of London's best connected districts:



The Property is located just 456 ft (138 metres) from the entrance to the Elizabeth Line. Journey times to Canary Wharf (8 mins), Liverpool Street (15 mins), Bond Street (23 mins) and Heathrow (57 mins).



Woolwich Arsenal Station is located diagonally opposite from the Property. National Rail and DLR provide frequent services across London and the South East.

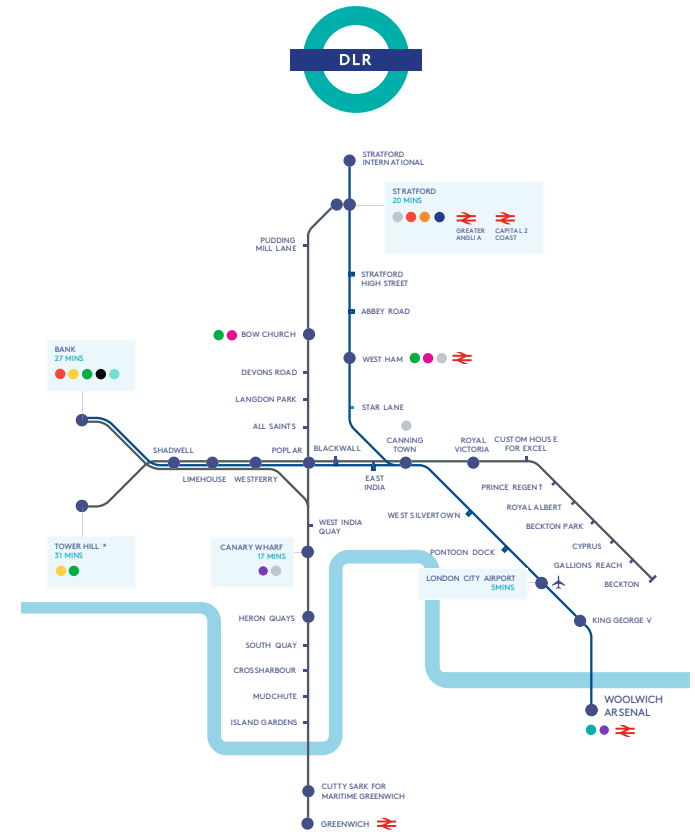
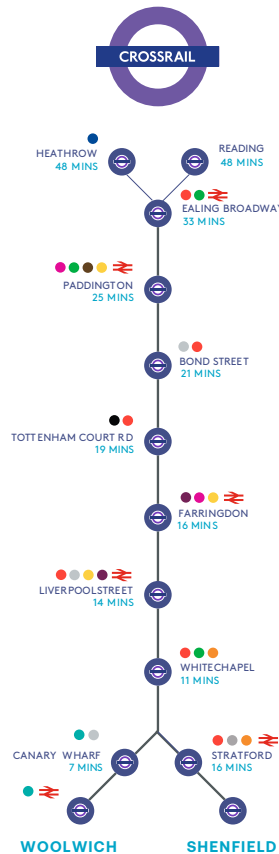


London City Airport is accessed within 6 minutes via the DLR, and provides regular services to over 30 destinations worldwide.



The Woolwich Ferry is a free service linking Woolwich and North Woolwich and accommodates pedestrians, cyclists, and vehicles. The Ferry handles over 1 million vehicles and 2.6 million passengers annually.

1-4 Beresford Square WOOLWICH



* BY WAY OF WALKING LINK FROM TOWER GATEWAY
** BY WAY OF A WALKING LINK TO ST PAUL'S.

Situation

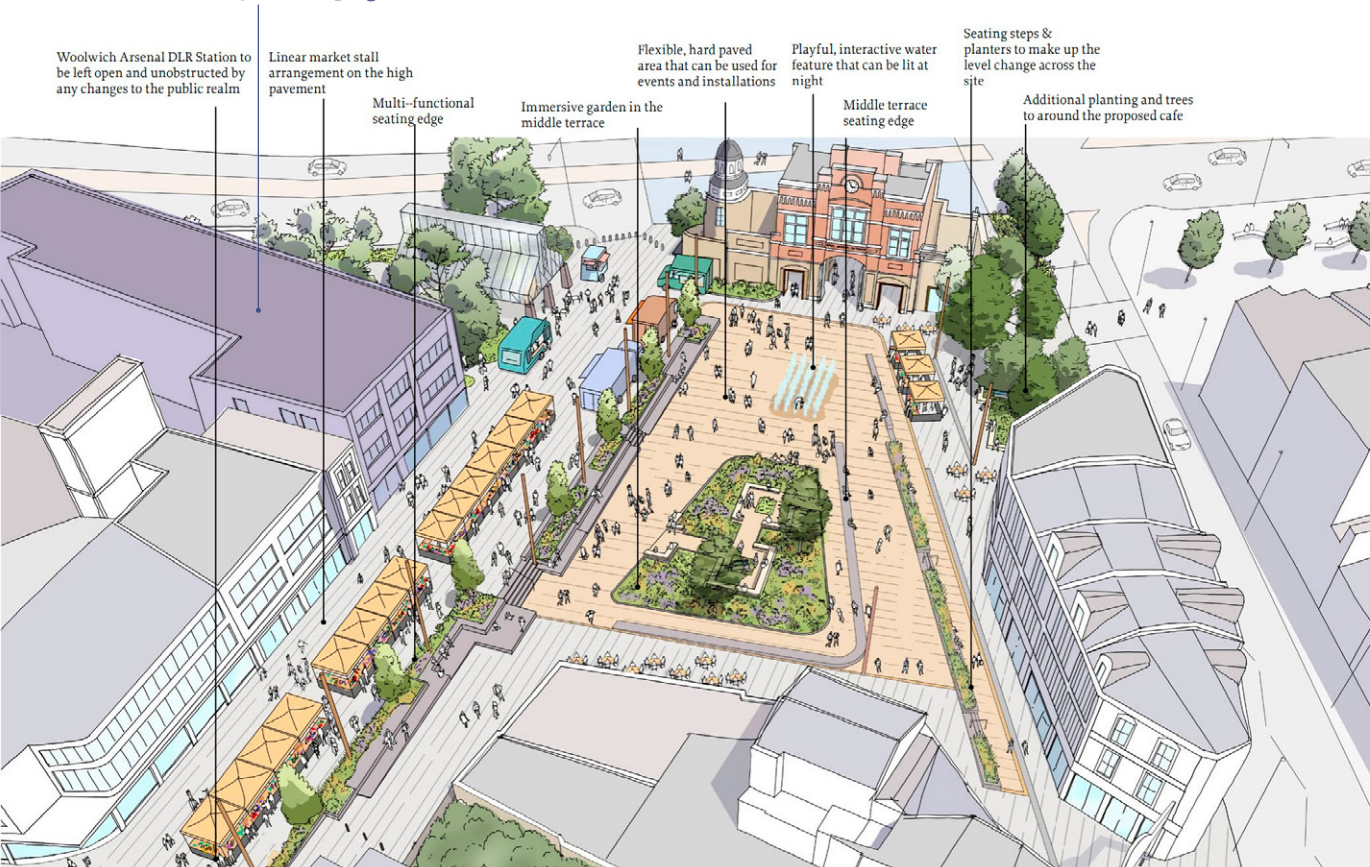
The subject property occupies a highly prominent and strategic location fronting Beresford Square, with return frontage to Beresford Street (A206), which directly faces the Royal Arsenal Riverside scheme developed by Berkeley Group. In addition, the property is diagonally opposite the site of the former Woolwich Catholic Club where construction has begun on a new 13 storey PBSA scheme for 298 beds.

Works have commenced to improve the public realm in Woolwich town centre which encompasses Beresford Square, Powis Street, Market Pavillion, General Gordon Square and Royal Arsenal Gatehouse. Circa £25m of funding has been awarded for the project. A new state of the art sports and leisure centre facing General Gordon Square on Woolwich New Road is due to open in Autumn 2025.

Woolwich's prime pedestrianised retail thoroughfare of Powis Street runs parallel to the property plus the Elizabeth Line entrance is less than 500m on the opposite side of Beresford Road where there is also Gail's, Starbucks, M&S Simply Food and Puregym.

ARTIST'S IMPRESSION OF BERESFORD SQUARE

1-4 Beresford Square



1-4 Beresford Square

WOOLWICH

Description

The property occupies a corner site of approximately 0.4 acres (0.16 hectares) benefitting from prominent frontages facing onto Beresford Square and Beresford Street (A206).

The existing three-storey building comprises a total Gross Internal Area (GIA) of 26,999.74 sq ft (2,508.36 sq m).

The property benefits from a self-contained car park, accessed via Beresford Street (A206).

Site

0.4 acres (0.16 hectares) equating to a site cover in the order of 60%.

Accommodation

The property provides the following Gross Internal Floor Areas (GIA):

Description	Sq M	Sq Ft
Ground Floor	814.53	8,767.52
First Floor	846.21	9,108.52
Second Floor	847.62	9,123.70
Total	2,508.36	26,999.74

Floor plans are available upon request

Canary Wharf

The O2

London City Airport

Woolwich Ferry

BERESFORD ST (A206)

Reshape: Electric Works
Co-Liv / PBSA / Community

POWIS STREET

1-4 Beresford Square

GREENS END

General Gordon Square

BERESFORD SQUARE

WOOLWICH



Tenancy Schedule

1-4 Beresford Square
WOOLWICH

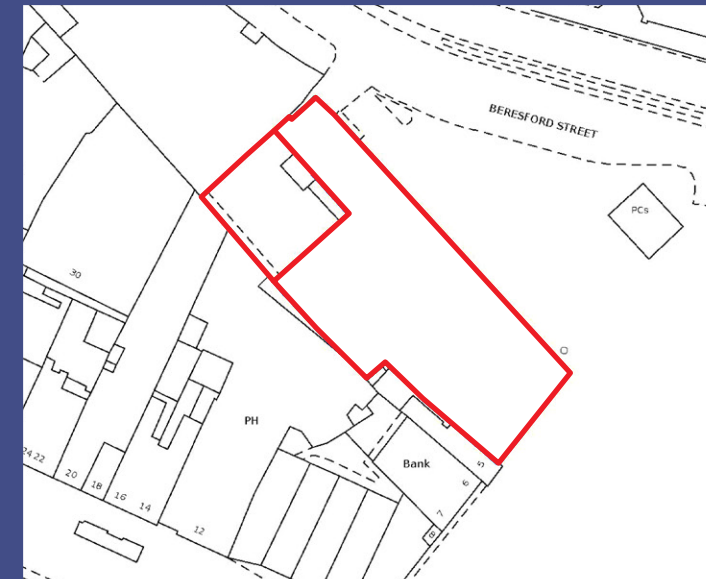
The Property is let in accordance with the below tenancy schedule:

TENANT	DEMISE	NIA SQ FT	LEASE START	LEASE EXPIRY	BREAK DATE	BREAK OPTION	CURRENT RENT £ PA	CURRENT RENT £ PSF	COMMENTS
Poundstretcher Ltd	Part Ground and Part First Floor	8,026	28/03/2023	27/03/2026	12/08/2024	LL Rolling	£48,000	£5.98	Lease Outside the L+T Act 1954 Landlord rolling break on 6 months notice
New Look Beauty Salon Ltd	Part Ground, First and Second Floor	1,519	29/06/2020	28/06/2025	12/08/2024	Mutual Rolling	£29,000	£19.09	Lease Outside the L+T Act 1954 Mutual rolling break on 6 months notice
Vacant	Part First Floor	6,800				-	£0	£0.00	
Global Educational Professionals Ltd	Part Second Floor	7,546	23/11/2023	06/07/2026		-	£23,000	£3.05	Lease outside L+T Act 1954
TOTALS		23,891					£100,000	£4.19	



Tenure

The property is held freehold under Title Numbers SGL112776 and SGL419175.

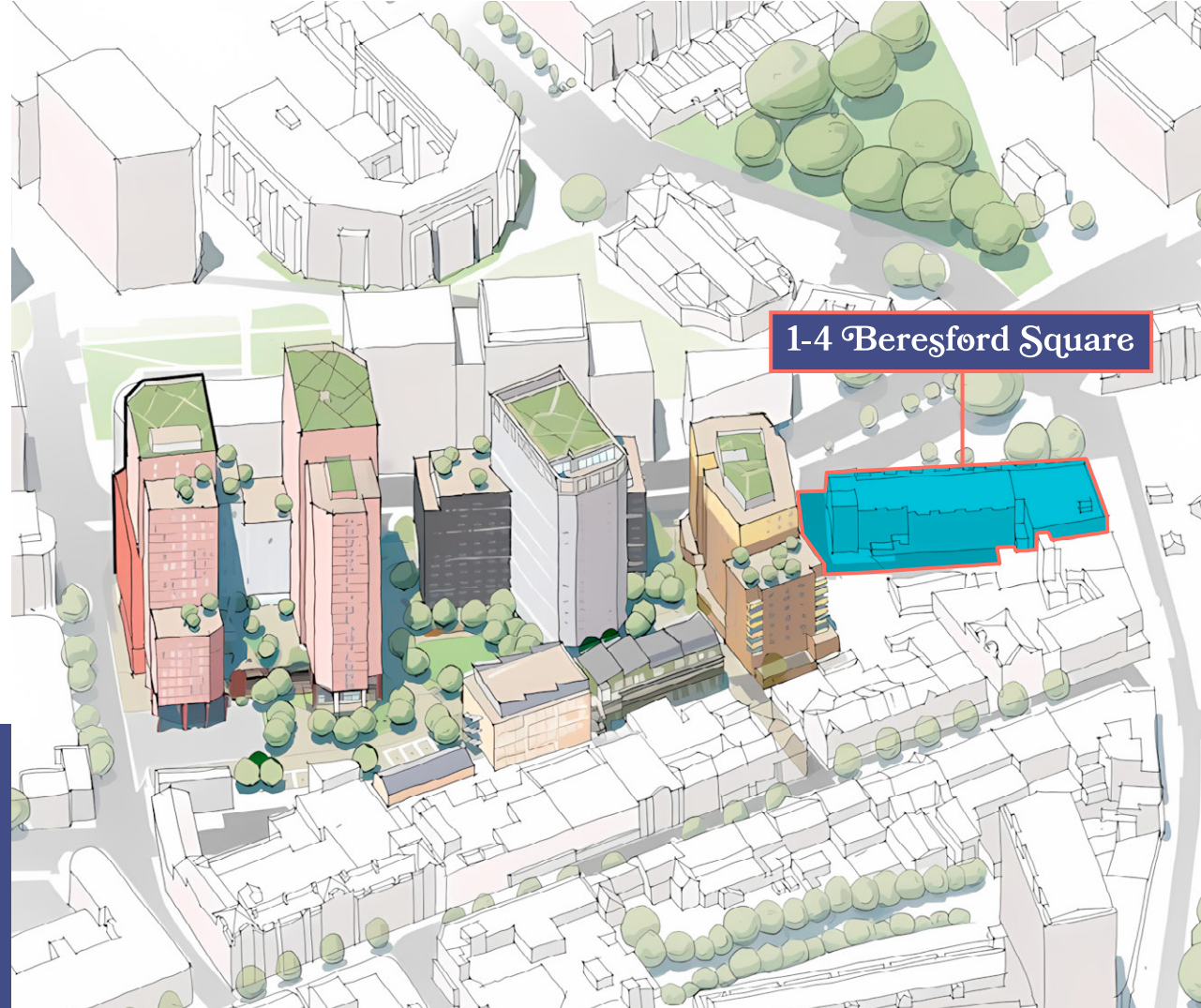


Redevelopment Opportunities

The subject property offers an excellent short-term opportunity to reposition and enhance value (STPP).

The Property's low existing height compared to surrounding buildings offers significant development potential. Proposals have been approved and also submitted by developers to the Royal Borough of Greenwich for schemes of in excess of 20 storeys in height.

We are therefore of the opinion that there is genuine scope to obtain additional massing and height on the existing site, subject to planning permission.



1-4 Beresford Square



Love Lane – Woolwich Central mixed-use development

Re:shape - Electric Work.s A major mixed-use development. Planning due to be submitted during Q4 2024.

Comparable residential sales in the immediate area have achieved in excess of £700 per sq ft. Further information available upon request.

The immediate area is set to benefit from improvements to Beresford Square. British Land's purchase of the Woolwich Estate will lead to future development / improvements on Powis Street as well as public realm improvements too.

Therefore, undoubtedly this would further improve footfall to the square and its aesthetic.

Rear Car Park to depict the extent of the site and potential massing opportunities

1-4 Beresford Square WOOLWICH

VAT

The Property is elected for VAT which will therefore be payable on the purchase price. It is envisaged that the sale will be treated as a Transfer Of a Going Concern (TOGC).

EPC

The EPCs are available upon request.

Proposal

We are instructed to seek unconditional offers in excess of **£4,000,000** (Four Million Pounds) subject to contract and exclusive of VAT.

A purchase at this level reflects a **highly attractive Capital Value of only £147 per sq ft.**

Further Information

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