ROYAL ARSENAL RIVERSIDE
Royal Borough of Greenwich, London

LONG LEASEHOLD NURSERY INVESTMENT

ZEEBA DAYCARE

UNIT H1, BUILDING 10,
ROYAL ARSENAL RIVERSIDE, LONDON SE18



Berkeley
Designed for life

Lifestyle photography of Royal Arsenal Riverside is indicative only.

COMMERCIAL OPPORTUNITIES AT ROYAL ARSENAL RIVERSIDE

INVESTMENT SUMMARY

- Entire property let to Zeeba Woolwich Ltd on a lease from 20 December 2013 to 19 December 2038
- Passing rent of £137,000 per annum
- Reviewed five yearly to the greater of RPI (collared at 1% and capped at 3% per annum, compounded) or open market value
- Long leasehold, 999 years (less one day) from and including 1 February 2001, registered under title number TGL392746, offered for the residue of the term less one further day
- Planning Use Class E(f)
- Ground floor 5,135 sq ft, mezzanine 1,346 sq ft and outdoor play area 2,234 sq ft (NIA)
- VAT is payable on the purchase price

Offers are invited in the region of £1,830,000, subject to contract and exclusive of VAT, reflecting a Net Initial Yield of 7.0%, assuming standard purchaser's costs.



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A THRIVING LONDON NEIGHBOURHOOD ON THE THAMES, WHERE HISTORY MEETS MODERN CITY LIVING.

Royal Arsenal Riverside is one of London's most vibrant riverside communities, where beautifully restored historical buildings sit alongside contemporary new homes and a lively mix of shops, cafés and restaurants.

More than **3,975 homes** have been delivered to date, with over **10,000 residents** now calling the neighbourhood home. Once complete, the masterplan will deliver **480,000 sq ft of retail, leisure and workspace**. This growing, family-orientated population, combined with the Government's expansion of funded childcare to 30 hours per week, underpins strong and sustained demand for nursery places within the development.

At the heart of the development, Woolwich Elizabeth Line station provides outstanding connectivity with **Canary Wharf only 8 minutes away and central London under 20.*** The station recorded 13.2 million passenger journeys for the period from April 2023 to March 2024†, creating exceptional footfall and underpinning the strong demand for commercial opportunities. Royal Arsenal Riverside presents an unmatched proposition for businesses to thrive at the centre of an established and evolving destination.

*Timings are approximate, correct at time of print and do not include walking/transfer times.
Source: www.tfl.gov.uk †Office of Rail and Road's "Estimates of Station Usage" report 2024

INVESTMENT CONSIDERATIONS



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TENANT ENTITY

Zeeba Woolwich Ltd

ADDRESS

Unit H1, Building 10, Royal Arsenal Riverside, London SE18

FLOOR AREAS

Ground floor area of 5,135 sq ft NIA
Mezzanine area of 1,346 sq ft NIA
Outdoor play area 2,234 sq ft NIA

POSITION

The property occupies a highly visible position within the heart of Royal Arsenal Riverside. The unit is currently operated as Zeeba Daycare, benefiting from its close proximity to a large and growing family population within the development.

PRICING & YIELD

7.0% NIY with offers in the region of £1.83m, subject to contract and exclusive of VAT

LEASE START DATE

20th December 2013

LEASE END DATE

19th December 2038

CURRENT RENT

£137,000 pa

RENT REVIEW DATES

Every 5 years

RENT REVIEW MECHANISM

Higher of RPI or OMV

VAT

The building has been elected for VAT

ENERGY RATING

EPC Rating B

PLANNING PERMISSIONS

E(f)

RATING ASSESSMENTS

Interested parties are advised to confirm the rateable value with the local authority.

SERVICE CHARGE

£1.67 psf for year ending March 2026

TENURE

Long leasehold. 999 years (less one day) from and including 1 February 2001, registered under title number TGL392746, currently held by Berkeley Homes (East Thames) Limited. Offered for the residue of the term less one further day.



Woolwich Elizabeth Line station entrance

Stock image is indicative only.

LATEST FINANCIAL RESULTS FOR ZEEBA DAYCARE ROYAL ARSENAL



Stock image is indicative only.


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SALES

2024: £2,270,298
2023: £2,085,027

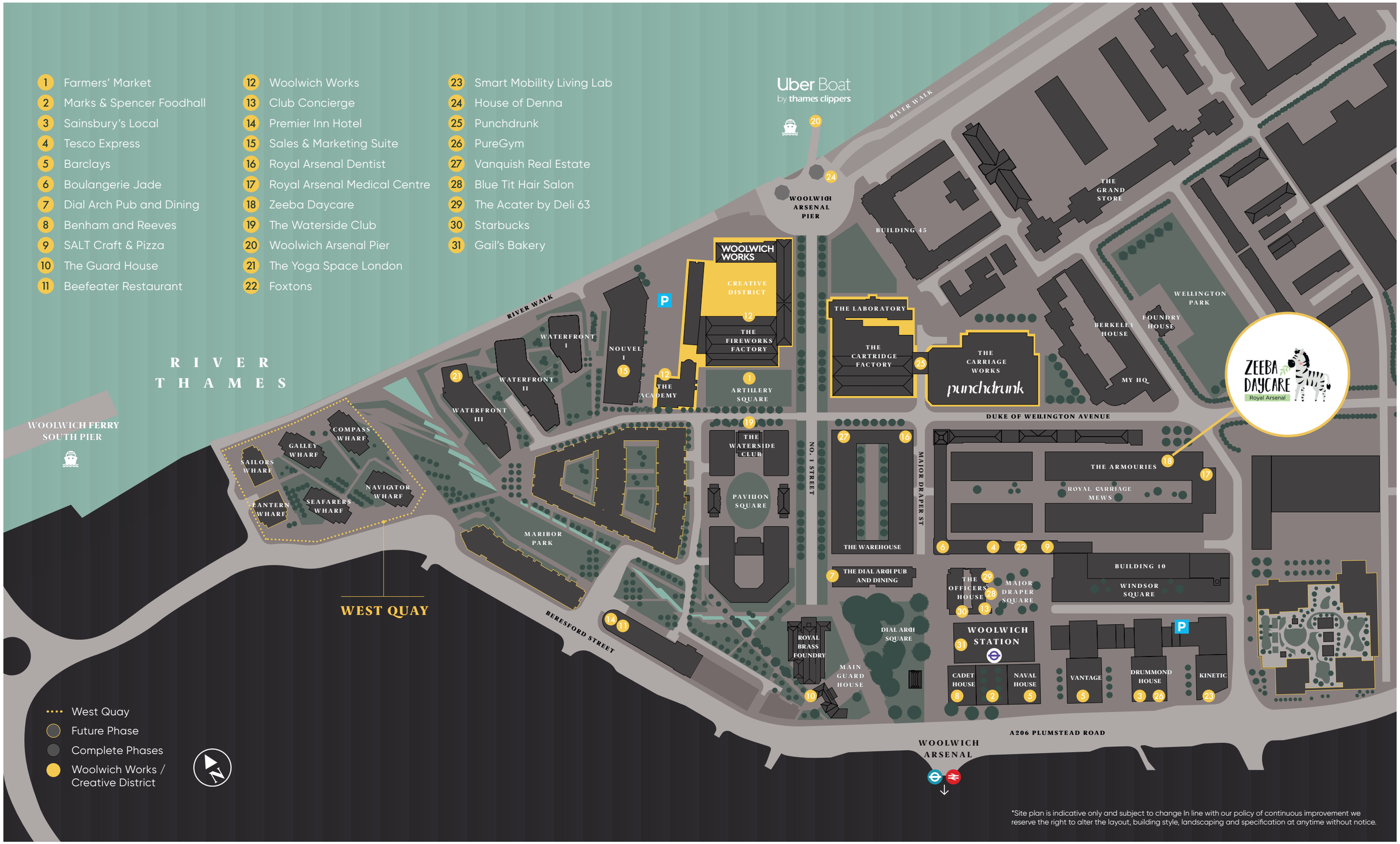
OPERATING PROFIT

2024: £934,958
2023: £821,715

PROFIT BEFORE TAX

2024: £935,274
2023: £821,715

LOCATION



*Site plan is indicative only and subject to change 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.



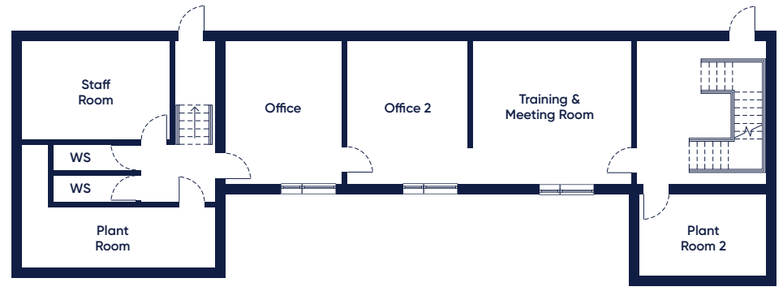
Photography of Zeeba Daycare is indicative only.

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



Layouts provide approximate measurements and are indicative only. Floorplans have been scaled individually to fit the page.

OFFERS ARE INVITED IN THE REGION OF £1,830,000, SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT, REFLECTING A NET INITIAL YIELD OF 7.0%.

FOR MORE INFORMATION

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Berkeley Group

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These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Interested parties should not rely on these particulars but should satisfy themselves by inspection of the property. These particulars do not form part of any contract, and any contract will only be entered into by way of an exchange of correspondence between solicitors acting for the vendor and the purchaser. Subject to contract. August 2026.

Anti-Money Laundering: in order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. These will be confirmed and requested at the relevant time.

Legal Costs: each party will be responsible for its own legal costs incurred in connection with any transaction.