

# SOUTHMERE

**Retail, leisure & workspace opportunities  
in South Thamesmead, London SE2**

**Totalling 22,700 sq ft**

**Sizes from 710 sq ft – 2,390 sq ft**

**6 of 15 units currently available**





Be a part of London's  
**NEW TOWN**



At the heart  
of a growing  
community

# Southmere – a thriving new local centre in Thamesmead

Over £9 billion is being invested in Thamesmead, making it one of the biggest regeneration projects in the UK.

A brand new neighbourhood at Southmere of 534 new homes has completed, with a further 2,279 planned in future phases.

South Thamesmead is home to a diverse and closely knit existing community and will become home to many more looking for easy access to central London but with more space to breathe or to grow a family.

Southmere will have excellent commuter access due to the new Elizabeth Line, making it an excellent place for people to work, visit and call home.





# Cygnets Square



Cygnets Square is a new civic square in the centre of this development for the whole of South Thamesmead, offering space for people to meet, sit next to Southmere Lake and enjoy the local landscape.

The square will include shops, cafés, playable fountains and The Nest, which will house Thamesmead's new library and a community space upstairs. It directly overlooks Southmere Lake offering a space for relaxation or meeting friends.

Our culture programme in

Thamesmead includes a wide range of events and projects, from small-scale workshops and annual festivals to international art commissions to raise the profile of Thamesmead and create a vibrant and thriving neighbourhood.

A local artist has been appointed to develop the first artwork for Cygnets Square which will form the first step in activating this new public space.

## What else is on offer?

The Lakeside Centre Artist Studios - A thriving hub of affordable studio space, with a cafe and nursery

A New Boating and Sailing Club reintroducing recreational watersports on Southmere Lake

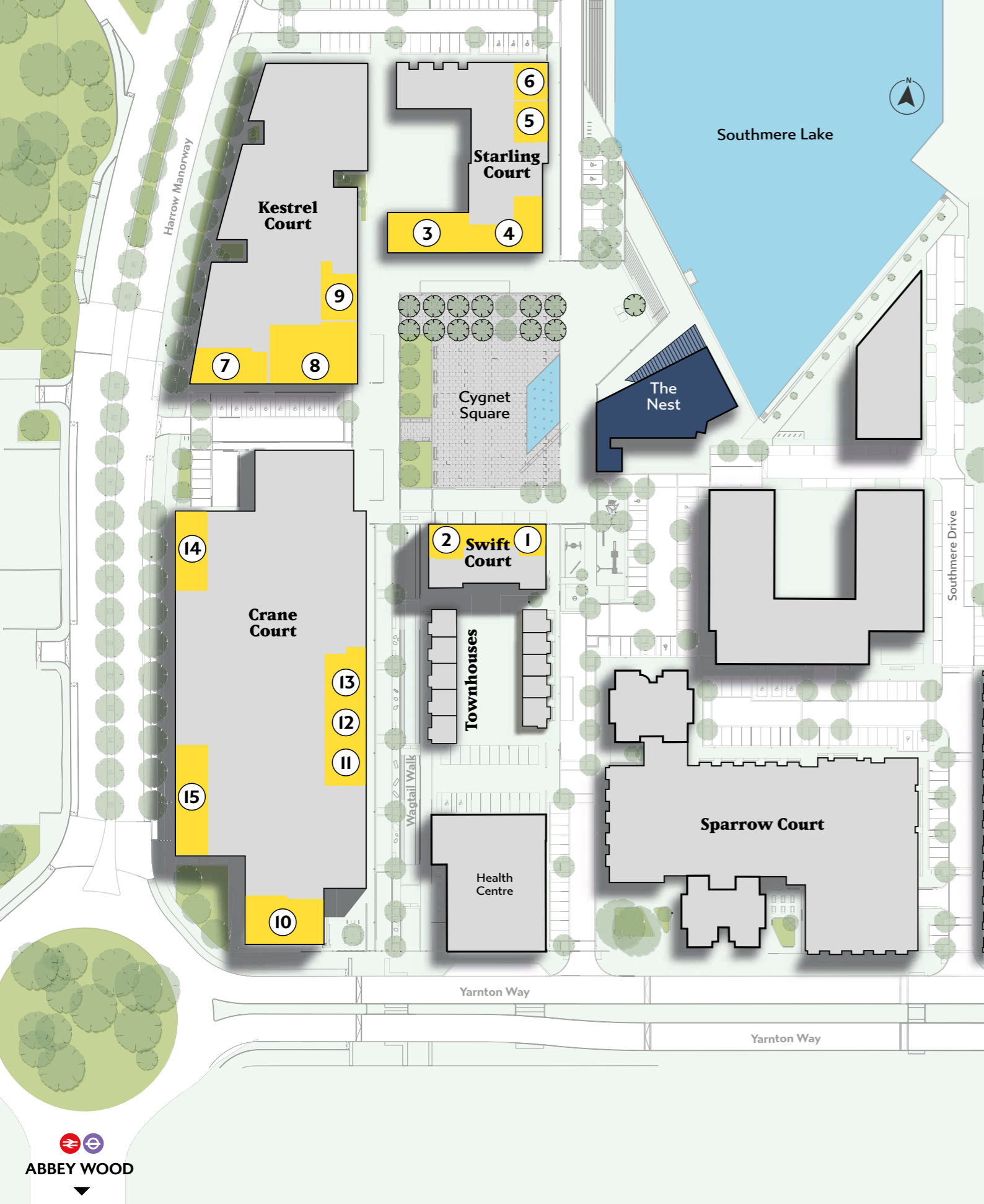
A beautiful, biodiverse lake that has recently seen £10m of improvements including planted floating islands, reed beds and new fishing platforms

A vibrant new public square showcasing local arts and culture and hosting an engaging programme of curated events led by local people

# New retail and leisure hub by the lake



# Commercial Opportunities



Unit Ref.	Sq M	Sq Ft	Use	Specification
1			TACO! Gallery, Broadcast studio and coffee shop	
2	91	980	AI-A3	Whitebox
3			UNDER OFFER - Exciting Taproom and Microbrewery	
4			UNDER OFFER - Multinational coffeehouse	
5*	74	797	AI-A3	Whitebox
6*	66	710	AI-A3	Whitebox
7 & 8			Anytime Fitness - Gym	
9	109	1,173	AI-A3	Whitebox
10			Southern Co-Op - Supermarket	
11			UNDER OFFER - Chemist	
12*	III	1,195	AI-A3	Shell & Core
13*	III	1,195	AI-A3	Shell & Core
14			Brighter Futures - Specialist skills hub	
15			UNDER OFFER - Dentist	

\*Adjacent units may be merged

# A stone's throw from city centre amenities

Abbey Wood Station to...	Travel Time
Custom House (Docklands)	7 mins
Canary Wharf	11 mins
Liverpool Street Station	17 mins
Tottenham Court Road	23 mins
Paddington Station	28 mins
Heathrow Airport	51 mins

Canary Wharf

Woolwich Arsenal

Docklands & City Airport

Lesnes  
1,950 new homes

Southmere Phase 1  
534 new homes

Southmere Phase 2  
329 new homes

ELIZABETH LINE

Abbey Wood Station  
Elizabeth Line

Willowbank  
Primary School

Lakeside Centre  
& Boating Club



# Within walking distance...

- |   |  |
|---|--|
| 1 Lakeside Medical Practice               | 12 Thamesmead Arts & Culture Office (TACO!)    |
| 2 Nest Community & Library Building       | 13 The Birchwood Public House                  |
| 3 Willow Bank Primary School              | 14 Thamesmead Leisure Centre                   |
| 4 Sainsbury's Superstore                  | 15 Thamesmead Town Centre / Cannon Retail Park |
| 5 Thamesmead Gym                          | 16 St Pauls-emy                                |
| 6 The Link - youth and community centre   | 17 Abbey Arms Public House                     |
| 7 Lakeside Centre                         | 18 Wilton Road shops and market                |
| 8 New Boating and Sailing Club            | 19 Harris Garrard Academy                      |
| 9 Ridgeway - cycling and walking footpath | 20 Yarnton Way Nursery                         |
| 10 Crossway Tennis Courts                 | 21 Parkway Primary Academy                     |
| 11 Sports Club Thamesmead                 | 22 Thamesmead Ecology Study Area               |

Map not to scale. Walking and cycling times are approximate only.



Peabody creates great places where people want to live, adding value through long-term, patient investment. This historic organisation is known for upholding high design standards to create homes in great locations which are safe, easy to maintain and long-lasting.



### Building history

Peabody has over 158 years of experience and expertise in managing property in London. Founded by the American financier and philanthropist George Peabody in 1862, the organisation now manages over 66,000 homes. Peabody is well-placed to build thousands more top quality, well-maintained homes each year.



### Customer focus

Peabody creates and invests in great places where people want to live. Placing customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. Over 90% of customers said they would recommend Peabody. Its ambition is to create communities that are healthier, wealthier and happier.



### Social heart

In line with the social purpose of its founder, the organisation re-invests its surpluses to provide more homes and services. Last year it generated a surplus of £197m, investing £313m in building new homes, and £113m in maintaining existing homes. It also runs a community foundation, helping to create prosperity and success for people in London and the south-east of the UK.



### Quality, sustainability & innovative design

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. Peabody has a long and proud history of providing well-designed, sustainable homes.



### Financial strengths

Peabody delivers long-term returns on investment. It has a strong balance sheet with low gearing and a modest debt burden. Astute business planning, together with robust governance, and an asset base of £8bn, means that Peabody is well placed to build thousands more top quality, well-maintained homes each year.



### Award winning

Since 2017 Peabody has been recognised and awarded more than 55 prestigious awards, including the 2017 Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning architects and partners to deliver our high-quality design standards, creating homes in great locations which are safe, easy to maintain and long-lasting.



## Track record of urban regeneration

Here are just a few examples of where we have recently delivered award-winning urban regeneration in London.

### Wharf Road Islington, N1 (pictured)

In the heart of north London's most diverse district is Wharf Road, a distinctive boutique collection of 98 homes overlooking the tranquil City Road Basin on the Regents Canal.

### Fish Island Village Hackney Wick, E3

A vibrant canalside community of 580 new homes, just moments from the Olympic Park. This thriving, cultural creative hub is a truly inspiring place with unique spaces to live and work.

### Merchants Walk Bow, E3

Ideally positioned between Canary Wharf and Stratford, this stunning collection of 413 well-designed new homes delivers uncompromising quality at an affordable price.

## Enquiries

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Find out more about Peabody's Plan for

**THAMESMEAD** 

 Peabody