

P-THREE[®]



GREENWICH PENINSULA, PADEL COURT OPPORTUNITY

GREENWICH PENINSULA, PADEL COURT OPPORTUNITY,
269 TUNNEL AVENUE, LONDON, SE10 0ZQ

NEW LEASE

DESCRIPTION

This unique and confidential opportunity (staff unaware) offers a total site area of 30,951 sq ft, ideally positioned next to the popular Greenwich Peninsula Golf Range. The site comprises two existing buildings: a 7,985 sq ft unit forming the main structure on the site, and a 2,424 sq ft building that could be adapted for a variety of complementary uses such as reception, changing facilities or a clubhouse.

There is also potential to construct additional structures to accommodate further courts or alternative leisure uses. The client is open to a range of operators and is not limited to padel-specific concepts.

To the north, a new pickleball court is currently being developed, strengthening the area's reputation as a growing multi-sport destination. With its scale, location and established leisure setting, the site presents an exceptional opportunity to create a high-profile sports and leisure facility at the heart of London's active lifestyle landscape.

LOCATION

Situated on the Greenwich Peninsula, the property enjoys an exceptional location surrounded by sports, entertainment, and lifestyle amenities. Just a 5-minute walk from North Greenwich Station (Jubilee Line), the site offers easy access to Canary Wharf (2 mins), London Bridge (8 mins), and Bond Street (15 mins).

The nearby O2 Arena, Design District, and IFS cable car attract high footfall year-round, positioning this site perfectly for a vibrant sports and leisure offering within one of London's most dynamic neighbourhoods.

RENT

We are marketing as an expressions of interest, closing 12th December.

ENERGY PERFORMANCE CERTIFICATE

On Application.

POSSESSION COMMENT

Plot is available from October 26

LEASE LENGTH COMMENT

9-year lease with rolling breaks after year 4

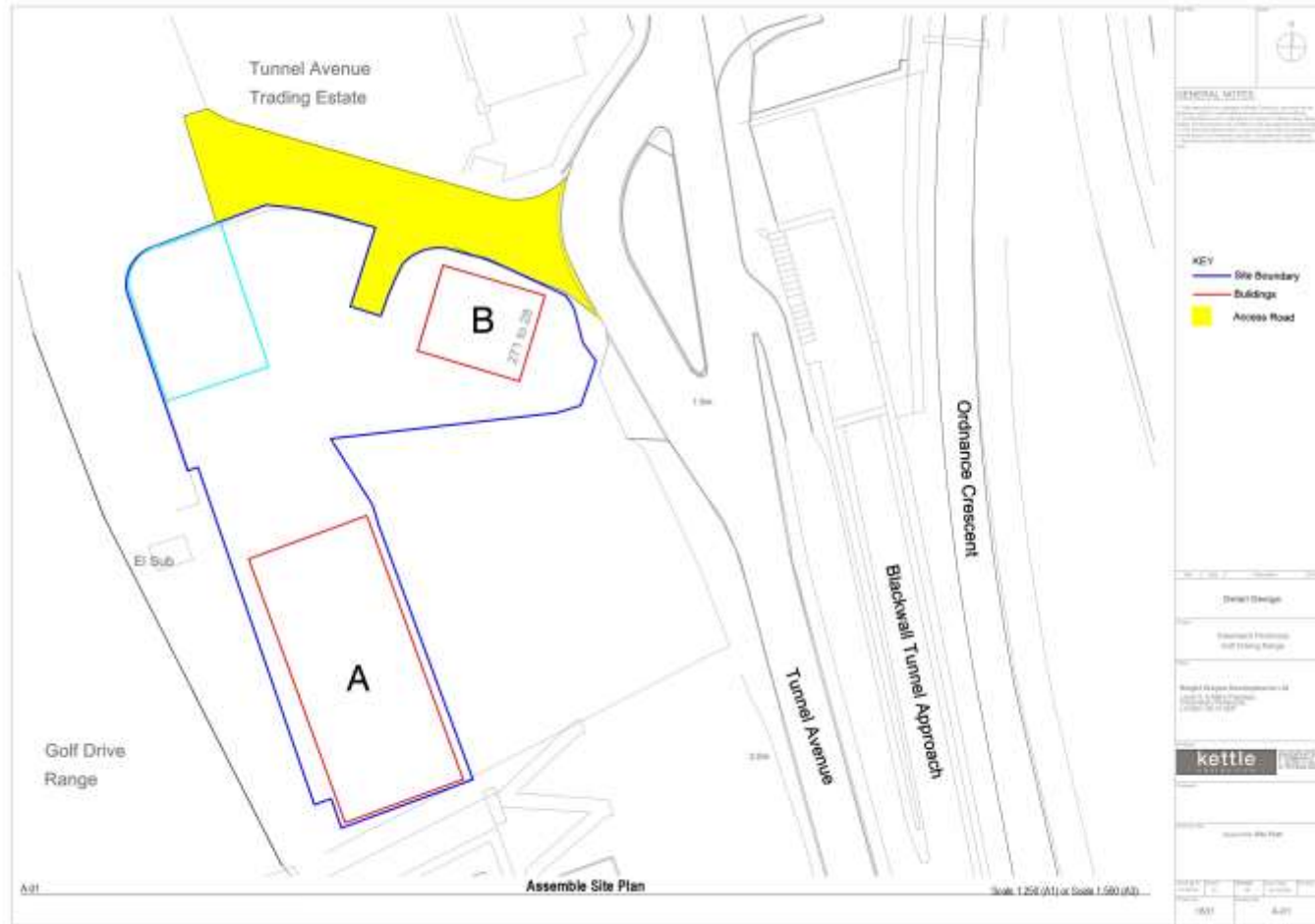
AREA

The accommodation comprises the following areas:

Unit - Building A	741.69 sq m / 7,983.50 sq ft
Unit - Building B	225.19 sq m / 2,423.90 sq ft
Total	966.88 sq m / 10,407.40 sq ft

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Assemble Plot Site Plan

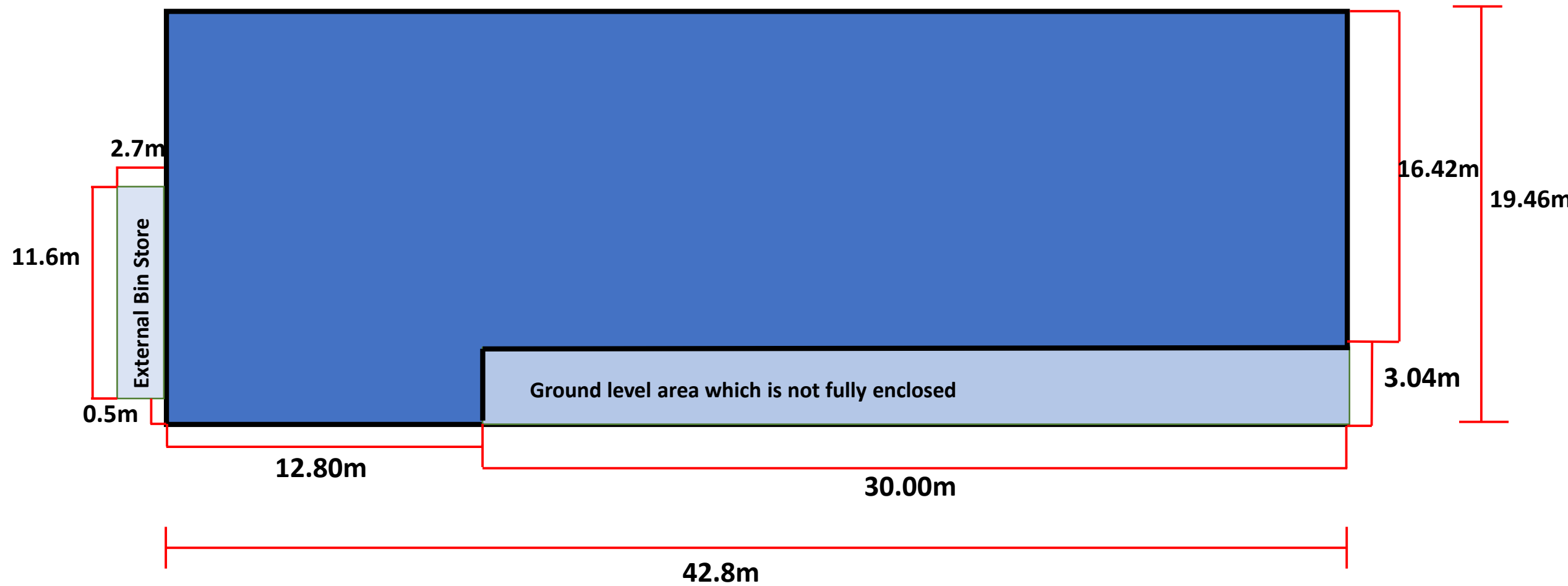


The blue line indicates the demise & the red lines indicate the external outline of buildings A & B. Buildings A & B are the only two buildings within the demise.

Building A

GEA: 741.69 m2, *Note: External bin stores and ground level areas which are not fully enclosed should be excluded from GEA according to IMPS 1.*

Area Calculation= (19.46 x 42.8)-(3.04x30.00)
OR(16.42*42.8)+(12.8 * 3.04) =741.69



Building B

GEA: 225.19m²

Area Calculation= 16.57 x 13.59

