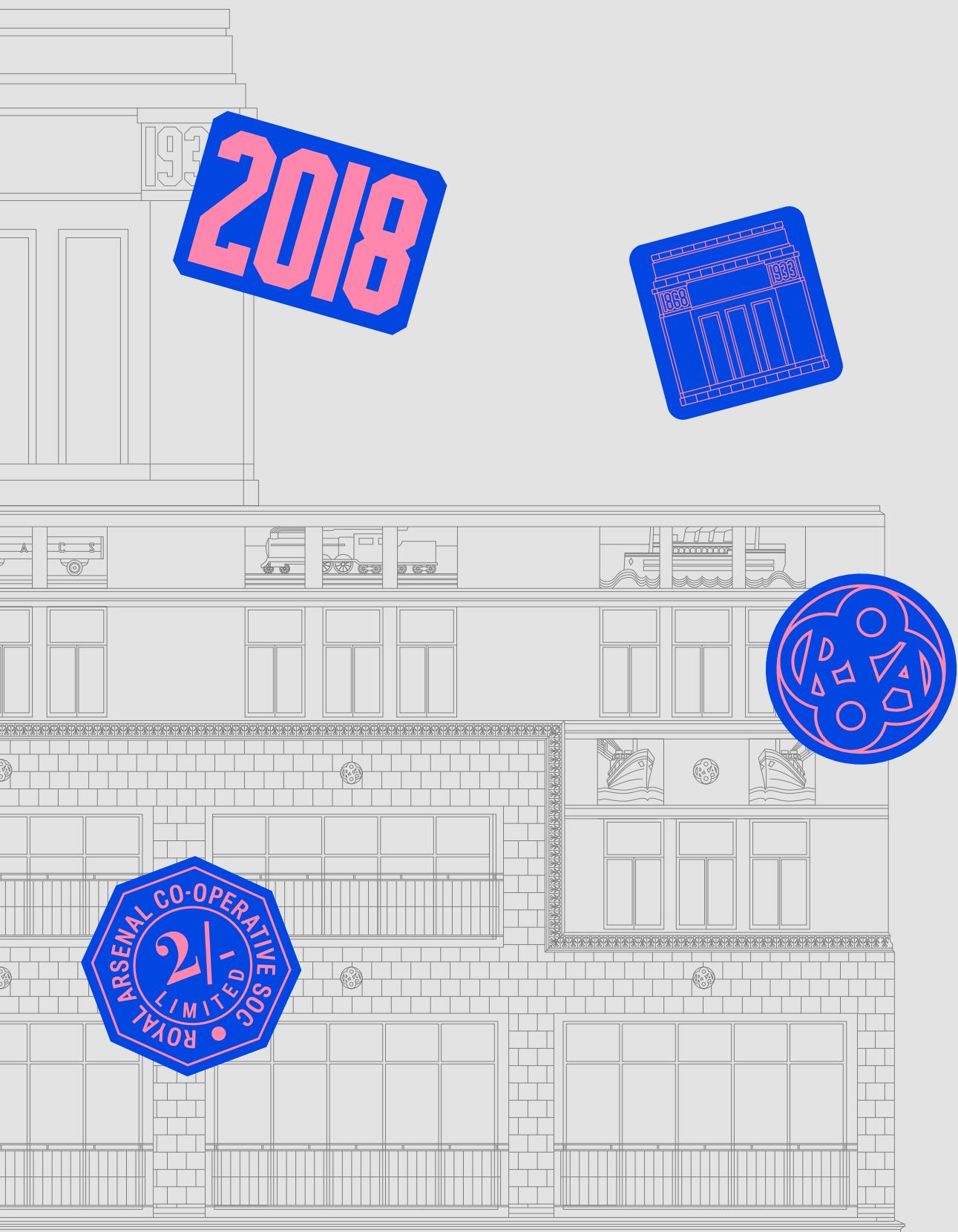


Tower House



**A historic drama
ready for its next
chapter**

Built in 1933, Tower House is an iconic art deco building in the midst of a radical transformation.
A former department store, Tower House is being redeveloped into 22,000sqft of innovative retail and creative workspace.
A five minute walk from Lewisham station, Tower House is connected, iconic and illustrious; ready for the next chapter of its story.

The New Emporium



Completed in 1933. Taking its name from the neighbouring Lewisham Clock Tower. Finished with iconography of industry. Tower House was intended to be and subsequently became an icon of mutual success.

Designed with large open spaces to accommodate over 70 different retailers. These included an ornate hairdressing salon and a travel agency. Tower House was built in the spirit of collaboration: as much a place to socialise and be seen, as a place to shop. A community.

The façade arcs with the ancient path of the River Quaggy. Its Art Deco design was common at the time for prominent central emporiums. Its façade being the true differentiator. A demonstration of intent. A statement that Tower House was a building with aspiration. Embossed on the columns, The Ocean Liners, The Trains, The Lorries were reflective of Tower House as "ground zero" for the delivery of goods from afar.

1. The iconic turret of Tower House proudly showing two defining dates: 1868, the establishment of the RACS, and 1933, when Tower House was completed.
2. The Clock Tower in the early 1900s, which still sits directly opposite Tower House.
3. A detail of the building's façade, showing the RACS monogram and ocean liner motif, which represent goods being brought far and wide to the store.
4. Tower House on Lewisham High St circa 1935.



**The next chapter
starts here**

**Tower House is being
redeveloped and
reinvented as a 21st
century icon for the
industrious. A new
idea for innovative,
ground floor retail and
first floor creative
workspace centred
around the principles
of space, volume and
light. Tower House
seeks to once again
be the epicentre of
Lewisham's commercial
market place.**



Ground Floor: Retail for the modern shopper

Tower House is an opportunity for the retailer of the modern era, for the modern shopper. Overwhelming demographic shifts. 4.5m ceiling heights. 10,000sqft of opportunity. The new age of retail is here and Lewisham's residents are calling for it.

A ten minute catchment of 50,656 people of which 43% have gross incomes of over £60,000 per year. Lewisham has purchasing power. Lewisham is visited 19 million times a year across national rail and DLR. Lewisham is young: a plurality of residents being under 35. Lewisham is free: the majority of homes being apartments and an average household size of 2.





First Floor: Workspace for those seeking inspiration, creativity and modernity

The workspace at Tower House comprises an open 12,600sqft floor. A space for work, collaboration and creation. The newly installed full height windows provide natural light from multiple aspects and 4.5m ceiling heights provide space for thought. Tower House is an opportunity for a business to put their finish alongside exceptional fabric.

Entered through a 600sqft reception, left raw but finished with exposed brick, a polished floor and illustrious lighting, the sense of arrival is unavoidable. Visually pleasing yet eminently practical. Workspace at Tower House embodies its ideals, drawing from the past but looking anew.

OPPOSITE PAGE

1. Stairway to the workspace.

FOLLOWING PAGES

2. Office reception on the ground floor at Tower House.
3. First floor proposed break out and collaboration space.
4. First floor proposed desk space.







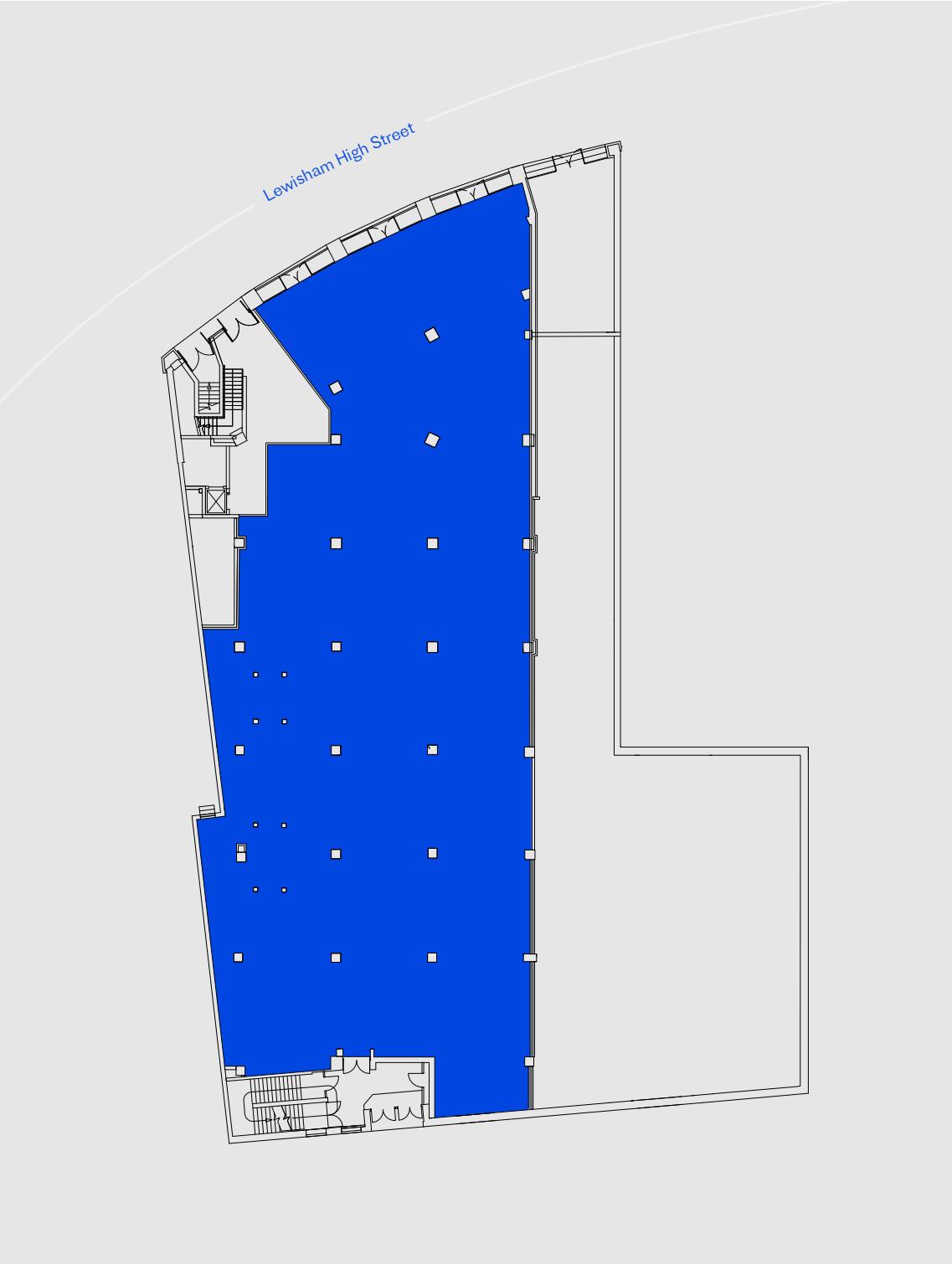
3.



4.

Retail Space

Ground Floor: 9,942sqft

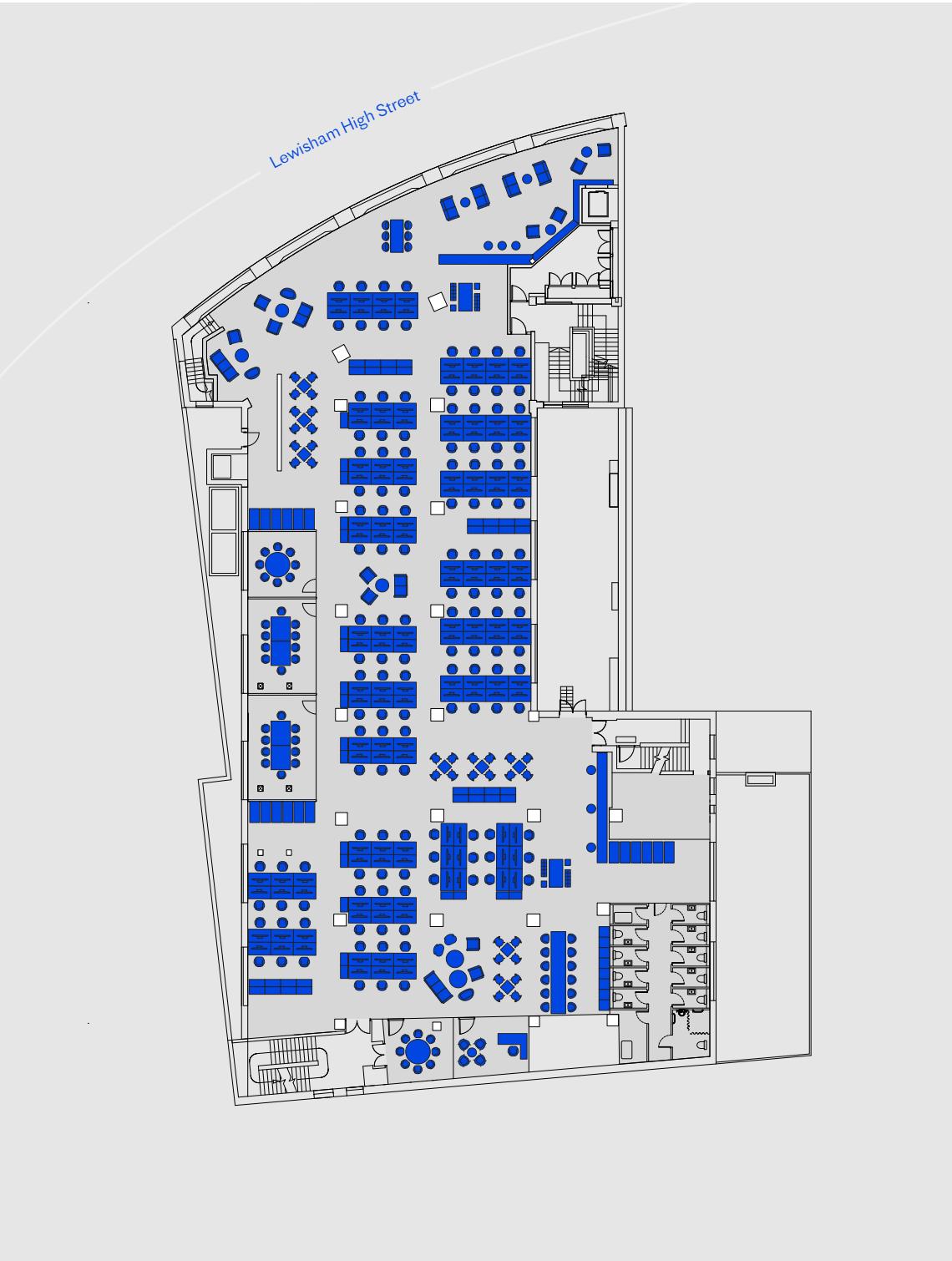


Office Space

First Floor: 12,600sqft



Where You Work



First Floor: Proposed Specification

We are delivering the first floor office space as a self-contained shell with reception and new windows. We have given considerable thought to how a business could use the space. Detailed in the CQIs and on the floor plan on the previous page. Further information regarding detailed visuals, design and costing is available upon request.

SPECIFICATION
One Disabled WC
Eight WCs
Fully accessed raised floors
Contemporary design office floor with high level finishes throughout
DDA Lift
Striking, raw office reception
Shower facilities
New air conditioning system
New lighting system
Newly installed front and side windows

OCCUPANCY	
Floor Space	1.8m ²
Internal Climate	1.8m ²
Sanitary Provision	1.8m ²

FLOOR TO CEILING HEIGHT	
Slab to Slab	4500mm
Raised Floor	220mm
Office Floor to Exposed Ceiling	4280mm

MECHANICAL & ELECTRICAL SERVICES	
2 pipe heating & cooling system 4-way blow cassettes totaling 134kw capacity	

LOADING	
Ground & First Floor	5kNm ²

Lewisham

A new age for Lewisham. Recent residential developments have encouraged the opening of new retail and leisure experiences. Ever connected, Lewisham is accessible to reach; the arrival and experience whilst there, transformed.

The Location

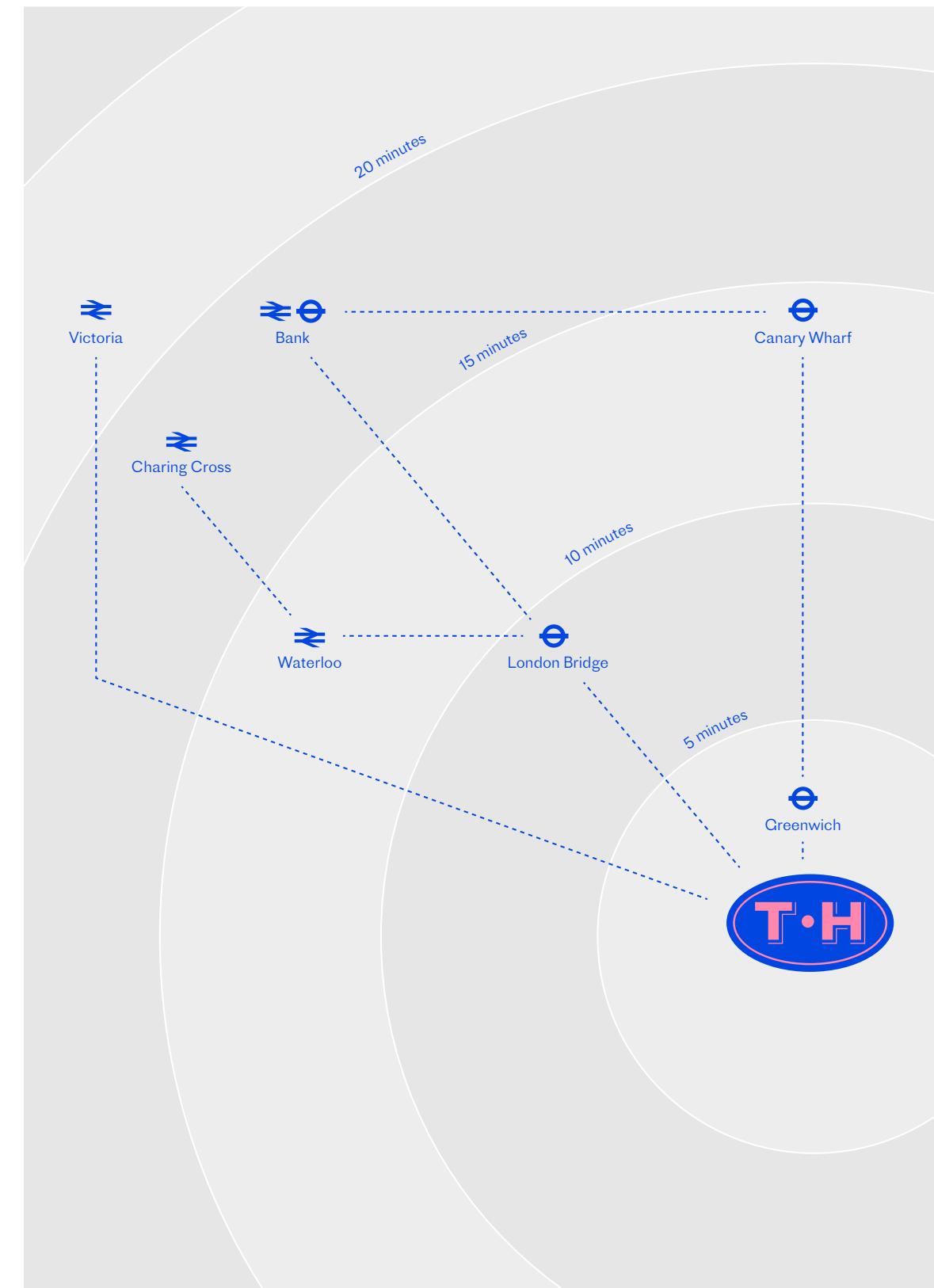


Trade is now executed at desktops in London Bridge (8 min), Canary Wharf (15 min) and the City (12 min).

Greenspace remains in the surrounding Blackheath (3 min), Greenwich (5 min) and Ravensbourne Parks.

Lewisham today offers its office and residential occupiers the same access with the DLR and National Rail station less than 5 minutes walk to Tower House.

1. View of the City from One Tree Hill, Honor Oak Park.
2. Bookshop in nearby Blackheath.
3. The DLR connecting Lewisham with Canary Wharf and Bank.



New Age Population



Lewisham town centre is in the midst of a broad sweeping reinvention. This has been led by Muse Developments' Lewisham Gateway. The largest regeneration project in the south east. A 15 year project that is shifting the perception of Lewisham to residents, retailers and occupiers.

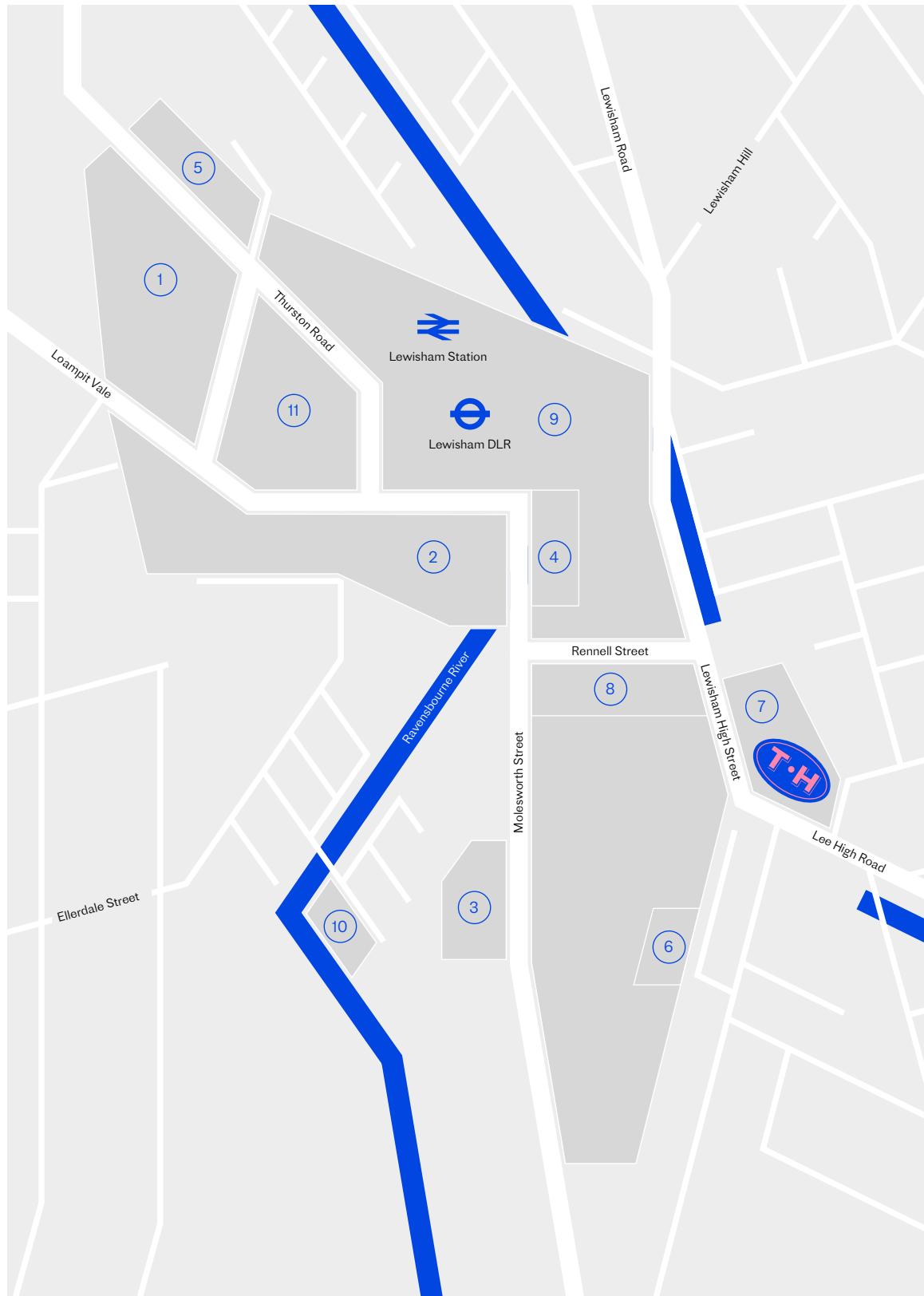
Lewisham Gateway has begotten further development. Fizzy Living, Barratt Homes, Calliard Homes, Chapter Students. 3,783 new homes have been delivered or planned since 2010. Lewisham is reverting to its roots whilst looking anew. A village for the modern trader, a suburb for the contemporary merchant, a neighbourhood of professionals.

THIS PAGE

1. Transformative development at Lewisham Gateway.

OPPOSITE PAGE DEVELOPMENT

1. Thurston Point Central	406 units
2. Renaissance	788 units
3. Riverdale House	173 units
4. Fizzy Living	136 units
5. Chapter Students	611 units
6. Regus	Serviced Office
7. Tower House	56 units
8. Citi Tower	260 units
9. Lewisham Gateway	664 units
10. Axion House	153 units
11. Matalan Site	536 units



The Neighbourhood



THIS PAGE
 1. Street food market; Model Market.
 2. Sunday at Brockley Market.
 3. Fruit vendors on Lewisham High St.

OPPOSITE PAGE

FOOD

1. Something Fishy
2. The Sausage Man
3. Lewisham Market
4. Sparrow
5. Bella Roma
6. Klos Deli
7. Nandos
8. The Love Shack
9. Bento
10. Café Inn
11. Model Market
12. Starbucks

RETAIL

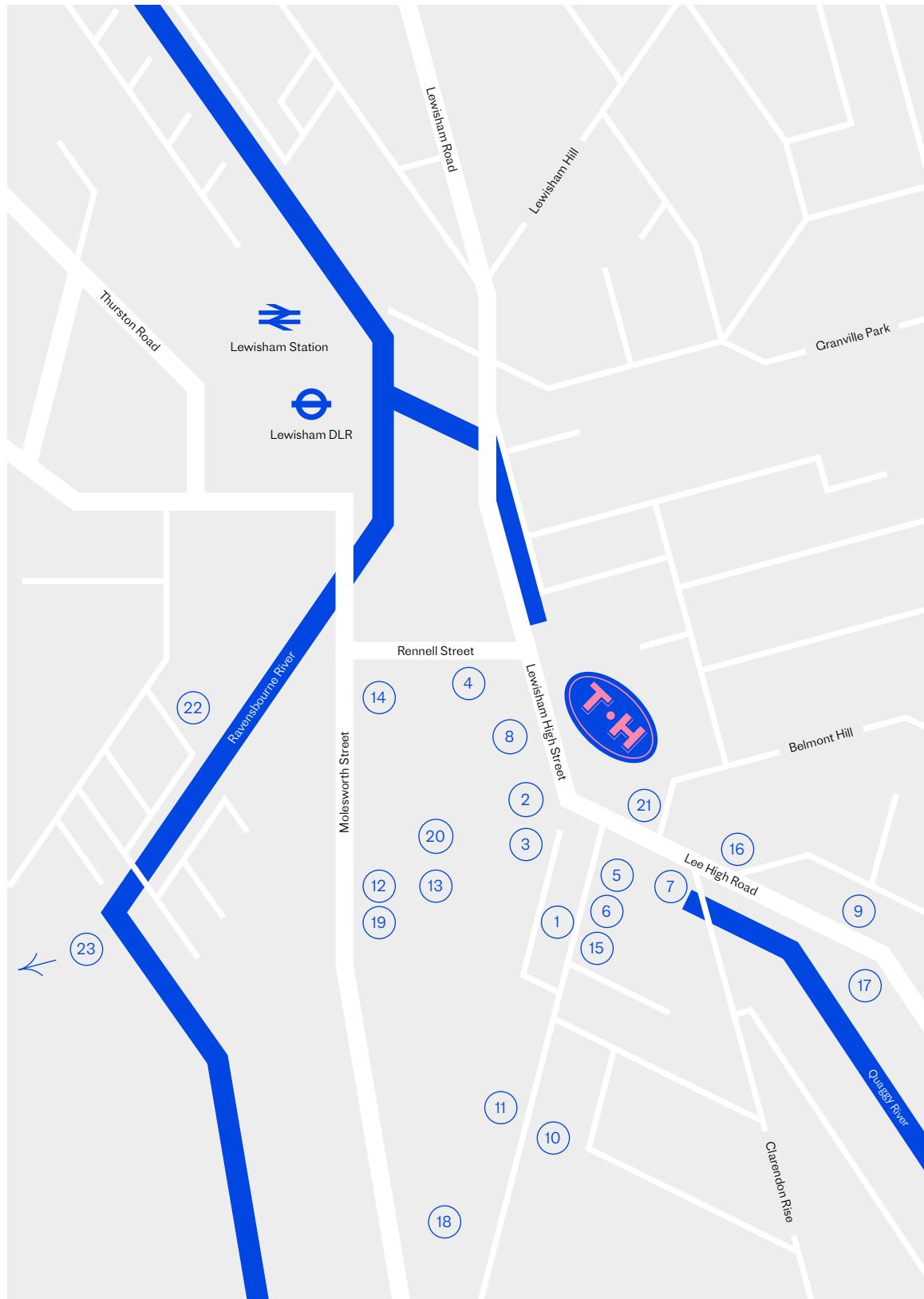
13. Shopping Centre
14. Toy Library
15. Gennaro Deli
16. The Grey Shop
17. Records
18. Lewisham Library
19. Crep Select
20. Circle Collective

LEISURE

21. Soho Gyms
22. Commil Gardens
23. Hilly Fields

Lewisham has much more to offer than just great transport links. Some consider it the trendiest place to live in the South, the "next Hackney" according to others. It has an aspirational ratio of high street shops and independent retailers; of coffee stands, bars and restaurants including the Michelin listed Sparrow.

Places to have a workout, places to caffeinate. A timeless street market selling fruit and vegetables. The Model Market tenders craft beer and courgette fritters; proving the perfect venue for after work drinks or an office party. Further afield, the beautiful areas of Greenwich, Blackheath and Catford provide green space for walks in the park.



TERMS

Available upon application.

PLEASE NOTE

All computer-generated images (CGLs) and photography images are indicative only.

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Lewisham

