



## Design shops at Gabriel's Wharf

THREE UNITS AVAILABLE FROM SEPTEMBER 2017

Subsidised rent from £33 per square foot (based on 192 sq.ft unit). Application cut-off date 21.07.17

**Gabriel's Wharf is located by the river just a minute's walk from Oxo Tower Wharf on London's vibrant South Bank.**

Gabriel's Wharf is home to thirteen independent design and art shops plus restaurants, cafés and bars in a relaxed riverside setting. The design shops are exclusively run by small businesses who design and manufacture their own products with beautiful jewellery, fashion, accessories fine art and home accessories all available to buy direct from the designer-maker. Working in a wide range of disciplines ranging from fashion, textiles and jewellery to glass, ceramics and interior design, visitors get to see designers at work transforming their materials into finished products.

Situated between the London Eye and Tate Modern the area attracts large numbers of visitors throughout the year.

We seek applications from high quality artists and designers who will complement the mix of designer-makers already based at Gabriel's Wharf.

**For more information contact Coin Street Community Builders on 020 7021 1650 or email [lettings@coinstreet.org](mailto:lettings@coinstreet.org)**

Plan showing Gabriel's Wharf & immediate surroundings.



## **UNIT AND LEASE DETAILS**

Electricity consumption and business rates are the responsibility of the incoming tenant and are paid directly to the appropriate authority. **All prices are subject to contract.**

As the units have been previously occupied there may be some fixtures and fittings left from the previous tenant; units to be taken as seen.

### **Leases**

All offered workshop leases are running to March 2018 and are subject to exclusion from the security of tenure provisions of The Tenant and Landlord Act 1954.

### **Tenant's obligations**

In any commercial lease, the Tenant is required to undertake certain obligations. A summary of these principal obligations are as follows:

- To pay rent.
- To pay VAT on rent.
- To repay to the landlord costs incurred in operating Gabriel's Wharf (the service charge).
- To repair and decorate the demised unit.
- To stay open for trade from 11am-6pm Tuesday to Sunday each week.
- To comply with the Landlord's estate rules.
- To allow the Landlord to enter on reasonable notice.
- To use the premises only for the design, manufacture and sale of original applied art and design.
- Not to display any notices or posters outside the premises.
- To keep the premises insured against public liability claims by third parties.
- Not to underlet.
- To provide three months' notice on terminating the lease.

### **Landlord's obligations**

It is also important that the Landlord respects the Tenant's rights and observes the following obligations in the interests of continued good Landlord and Tenant relations.

- To permit the tenant to peaceably hold and enjoy and use the premises without interruption.
- To provide estate services where reasonably possible.
- To repair, maintain and decorate structures.
- To insure the premises and the estate.

### **Service charges**

The Landlord incurs costs in running Gabriel's Wharf and these are recovered by Service Charges. These costs relate to insurance, cleaning, waste removal, security, and maintenance of common parts etc. Some advertising and promotion is also covered by the service charges and the management team organises occasional events during the year. The level of service charges will be dependent on the level of services provided. Although the Landlord reserves discretion on the matter, the tenants are consulted.

Each Tenant's contribution will depend on the size of the unit as measured in squared feet. In this way it is ensured that each tenant makes a fair contribution towards the costs of the services provided.

### Site security

Two security guards are present on the site (based at Oxo Tower Wharf) 24 hours seven days a week. CCTV cameras are also located around.

### Parking

This area is managed by the security personnel. Parking is not available on site and on street parking is limited in the area. Gabriel's Wharf has excellent public transport links to Bakerloo, Northern and Jubilee underground and national rail from Waterloo station, Jubilee line from Southwark station and District, Circle and national rail links from Blackfriars. In addition to rail Gabriel's Wharf has excellent bus and boat connections. A 24-hour secure underground car park is located in nearby Cornwall Road.

### Use

The units are let for use as retail/workshop/design studios and preference is given to work which is currently not fully represented on the site. In particular, the Landlord is looking to have interesting activities being undertaken from the workshop so as to add more variety and interest to the visiting public.

### Viewing

If you are interested in applying for a workshop, please contact us to arrange an appointment to view the available studios. At that time, should you wish to be considered for a unit, you will be given an application form. All applications are reviewed by a selection committee and you may be invited to attend an interview.

### AUDIENCE AND FOOTFALL

Residents	9,000
Employees	55,000
In transit – via Waterloo	1.1 million

### NUMBER OF VISITS ANNUALLY

Riverside Walkway 25 million per year  
Tate Modern 4 million per year  
London Eye 3.7 million per year  
Southbank Centre 3 million per year  
BFI IMAX 380,000 per year  
Old Vic Theatre 300,000 per year  
gallery@oxo 9,000 per month



Figures quoted were last updated in August 2011.

### Community

Please visit <http://coinstreet.org/Shop-venues/gabriels-wharf/> for an overview of the existing community of designer makers at Gabriel's Wharf.

### Contact

For further details and an application form please contact Belinda Moore, Coin Street Community Builders, Coin Street neighbourhood centre, 108 Stamford Street, South Bank, London SE1 9NH. Telephone: 020 7021 1650 Email: [lettings@coinstreet.org](mailto:lettings@coinstreet.org)