

**GABRIEL'S  
WHARF**



## Design shops at Gabriel's Wharf

**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.

In addition to the designer-maker units, there is a range of bars, cafés and restaurants with both indoor and outdoor seating. A perfect spot for lunch, pre or post theatre dining or grabbing a snack on the way to one of the many South Bank attractions. Situated between the London Eye and Tate Modern the area attracts large numbers of visitors throughout the year.

Most of our units are let, but occasionally spaces become available for designers wishing to base their business in central London, working and selling from their premises. 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)**

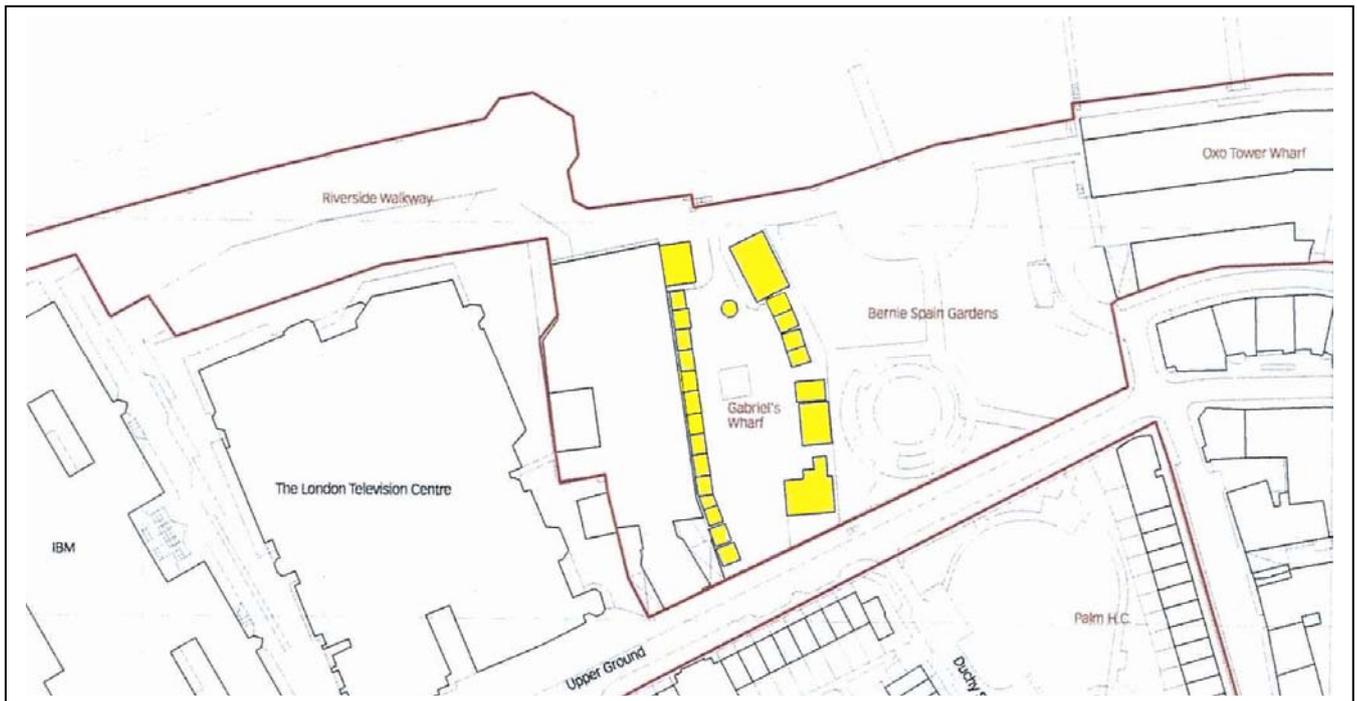




## Retail units

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.



Plan showing Gabriel's Wharf & immediate surroundings



## Who visits the South Bank?

### Audiences & footfall (all venues within 10 minute walk)

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

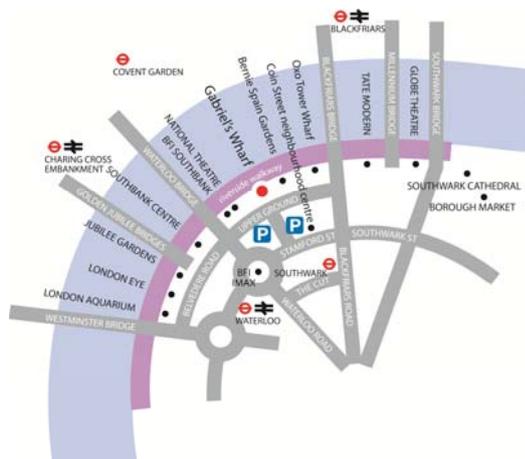
### Current visitors

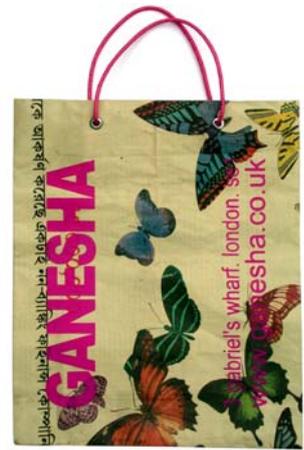
### Number of visits annually (unless otherwise stated)

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

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 Employees 55,000  
 In transit (via Waterloo) 1.1 million

Figures quoted were last updated in August 2011.





## Lease and landlord information

### Leases

All offered workshop leases are running to March 2015 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**

Tenants may pull on site into the service yard to load and unload. 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.

### **Contact**

If you have any questions at this stage please contact  
Lauren Sharp, 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)

### **Property Misdescriptions Act 1991 / Misrepresentation Act 1967**

Coin Street Community Builders give notice that these particulars do not form any part of any offer or contract: the statements contained herein are issued without responsibility on the part of the firm and therefore are not to be relied upon as statements made herein.



## Gabriel's Wharf – a brief history

The opening of Gabriel's Wharf in 1988 brought commercial and public life to an area that had long been derelict and signalled the 'rebirth' of the South Bank.

Gabriel's Wharf has become highly popular with local workers, residents and visitors. The units are actually old garages with shop-fronts added but they make excellent retail design studios. Restaurants and cafes, some overlooking the river, offer local employees a chance to escape from their offices. The blank wall of the London Studios was painted to provide an imaginative backdrop.

Gabriel's Wharf is a mixed development and a refreshingly unique destination. The workshops house an eclectic mix of designers who can often be seen at work in their studios, designing and producing products by hand. In addition there is a bike hire company. The temporary nature of the architecture gives an informal and relaxed ambience to the Wharf.

**Coin Street Community Builders** (CSCB) is a development trust and social enterprise which seeks to make the South Bank a better place in which to live, to work and to visit. Since 1984 CSCB has transformed a largely derelict site into a thriving mixed-use neighbourhood. It has overseen the completion of the South Bank riverside walkway; the creation of Bernie Spain Gardens and Gabriel's Wharf; the refurbishment of Oxo Tower Wharf and the building of 220 new homes for people in housing need. CSCB provides a diverse range of arts and events in Bargehouse, gallery@oxo, and through an annual Coin Street Festival. From its new Coin Street neighbourhood centre on Stamford Street, CSCB provides an integrated range of programmes for families, older people, young people, and children, including a 80-place nursery and out of school activities. The centre also provides meeting and conference venues, access to training and employment opportunities, and business and social enterprise support. A major mixed development including a public swimming and indoor leisure centre is being planned for a site adjacent to the National Theatre.