

# COIN STREET

## Lettings Opportunities



Oxo Tower Wharf &  
Gabriel's Wharf

Coin Street 

# THE COIN STREET SITE

# SPACE FOR CREATIVE BUSINESSES

# FACTS AND FIGURES

Coin Street are a social enterprise working in Waterloo and North Southwark, managing a 13-acre site including Oxo Tower Wharf and Gabriel's Wharf. From a derelict site in 1984, we have created a thriving, diverse, vibrant and welcoming place for people to live, work and play.

**As a social enterprise, we generate income to invest in our neighbourhood.** We promote enterprise, creativity and lifelong learning, whether that's through providing employment, volunteering opportunities, nurturing enterprise or delivering programmes and activities. Across our site you'll find homes, parks and gardens, shops and design studios, galleries, restaurants, a family and children's centre, sports pitches, and a range of community programmes and activities.



Many prominent design based businesses have either started their business or upscaled while based at Oxo Tower Wharf or Gabriels Wharf. These locations have given them access to a proactive design community and the opportunity to work, retail and showcase from the same space.

“ We've been based in Oxo Tower Wharf for over 15 years. It's amazing. People think it must be an expensive place to have a shop. They don't know there's a social enterprise behind it, who help make it affordable for designer-makers and small creative startups.

Because of that, you've got this great mix of businesses, including jewellers, fashion designers, ceramicists, graphic designers and artists, which makes an amazing creative community. Over the time we've been here, Coin Street have helped make the South Bank a destination for Londoners and tourists. And that's naturally helped designermakers like us.

In fact, we've grown so much we're moving on to bigger premises. Coin Street have played a huge part in our success, and we're really sorry to say goodbye. ”

**Dan Black, Co-founder and Lead Designer of Black + Blum**

South Bank is not only the world-renowned stretch of cultural venues, attractions and restaurants along the River Thames, but a district rich in its offering of arts, hospitality, research and learning, healthcare, business and commerce. It has a diverse residential, employee and student community and covers a wide area – from Lambeth Bridge to Blackfriars Bridge, and down to St George's Circus.

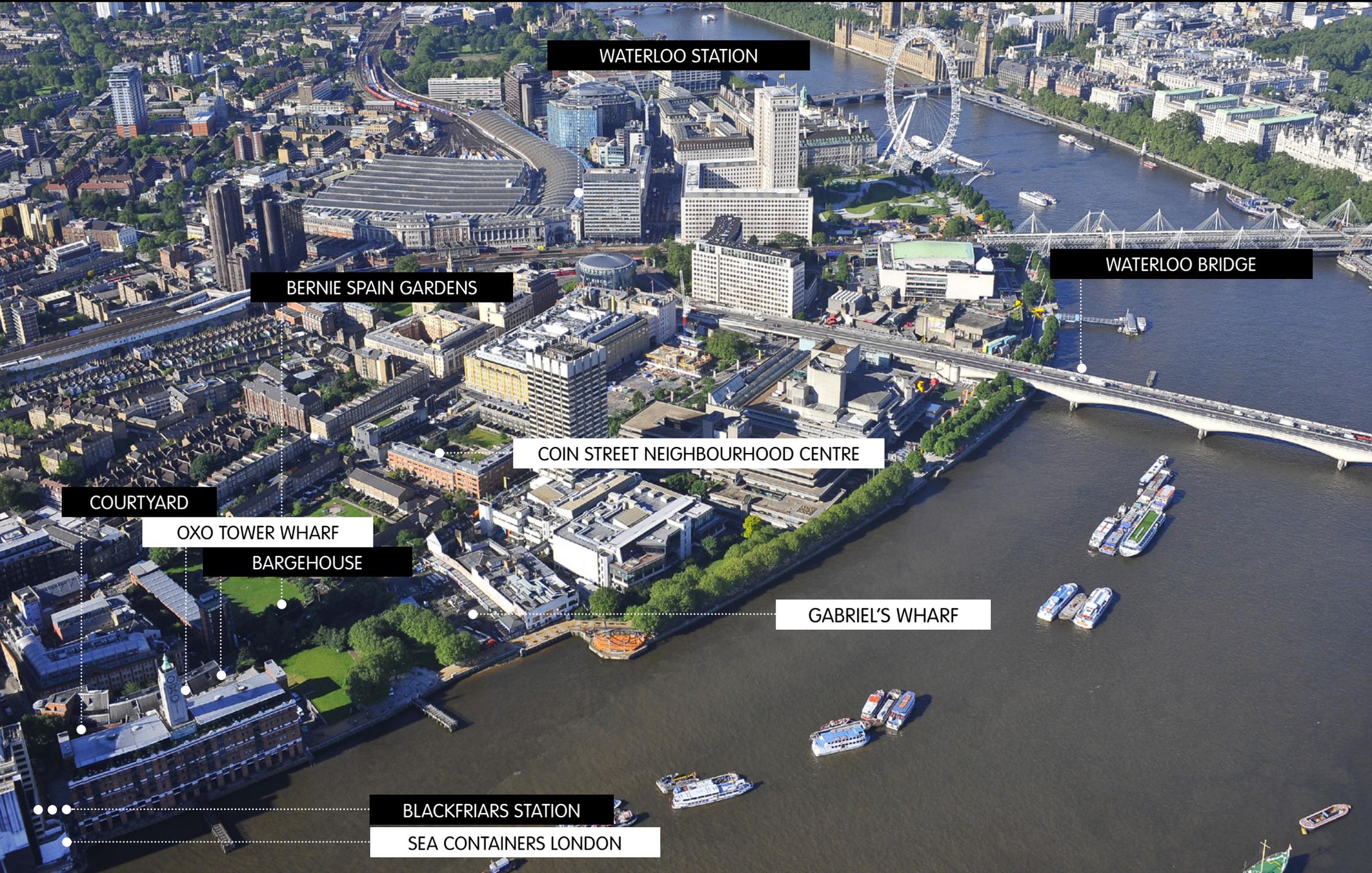
- Residents: **15,000**
- Employees: **60,000**
- Students: **50,000**
- Visitors: **25-30m annually**
- Businesses: **1,500**

**Development**  
**15,000** new jobs by 2025  
**100m** passenger journeys each year through London Waterloo station expected to rise to **130m by 2040**

**Transport:**  
**Blackfriars** 5 minute walk  
**Waterloo** 10 minutes walk  
**Southwark** 10 minutes walk

Coin Street are also members of the **South Bank Marketing and Employers Groups**, which have been promoting South Bank as a workplace and visitor destination on a global scale for the past 23 years.

# THE AREA



WATERLOO STATION

WATERLOO BRIDGE

BERNIE SPAIN GARDENS

COIN STREET NEIGHBOURHOOD CENTRE

COURTYARD

OXO TOWER WHARF

BARGEHOUSE

GABRIEL'S WHARF

BLACKFRIARS STATION

SEA CONTAINERS LONDON

# AVAILABLE SPACES - OXO TOWER WHARF

**Oxo Tower Wharf** is an award-winning, landmark building situated on the riverside walkway of London's fast moving South Bank and Bankside areas. Oxo Tower Wharf is home to some of the UK's most innovative and internationally renowned contemporary designers and creative businesses.

## WORKSPACE AND RETAIL UNITS

Located on the first and second floor of Oxo's riverside building, our units are subsidised to give small or independent traders a platform to launch a sustainable business and our aim is to foster a varied community of creatives and to provide a platform for them to showcase their work.

**Size:** 254 to 720 sq. ft (double units also available)  
**Rent:** from £26.00 per sq. ft.  
**Service charge:** £8.50 per sq. ft.  
Shared tenant bathroom facilities

## WORKSPACE AND/OR LIGHT MANUFACTURING SPACE WITH STORAGE - BARGEHOUSE

Raw and industrial Bargehouse sits across the courtyard at Oxo Tower Wharf.

Newly available ground floor unit, semi-split into two rooms with self contained kitchenette and accessible bathroom.

**Size:** 2749 sq. ft  
**Rent:** from £45,000 pa inclusive of service charge.  
Negotiable depending on lease length and use.

## SHORT TERM AND POP UP OPPORTUNITIES ARE ALSO AVAILABLE



# JOIN THE CREATIVE COMMUNITY

## GET IN TOUCH NOW

# AVAILABLE SPACES - GABRIEL'S WHARF

**Gabriels Wharf** is often referred to as the UK's first pop-up retail location. What started as a 5 year experiment to enable local designers to sell their products is still going strong 25 years later. This arty enclave offers design-led shopping, from unique jewellery and vegan accessories, to fair-trade furnishings and affordable artwork.

## Retail units and Workshop Spaces

**Size:** from 185 to 384 sq. ft

**Rent:** from £35.00 per sq. ft.

**Service charge:** £8.50 per sq. ft.

Shared tenant bathroom facilities

## POP UP OPPORTUNITIES ALSO AVAILABLE

## CATERING UNITS

Existing catering traders offer a wide range of cuisine from delicious vegan salads, gourmet pizzas, colourful Caribbean lunches and hearty toasted sandwiches. We aim to provide something for everyone in this unique pocket on the South Bank.

**Use:** A1

**Size:** from 185 to 384 sq. ft

**Rent:** from £75.00 per sq. ft.

**Service charge:** £14.41 per sq. ft.



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