

# ◇ TheYard Greenwich

The Yard,  
Greenwich,  
SE28 0AX



35,640  
Sq Ft



Powering  
Property,  
Places and  
People



Targeting  
BREEAM  
Excellent  
and EPC A+



15 minutes to the  
Blackwall Tunnel,  
20 minutes to M25

## Welcome to Greenwich



High-quality self-contained property/  
site with 10m clear internal height  
and premium office space



# A highly sustainable business destination in the heart of Greenwich

Delivering 35,640 sq ft of high-quality new warehouse and logistics space, The Yard Greenwich is a modern, self-contained facility designed for today's occupiers. The scheme offers flexible accommodation with a 10m clear internal height, quality offices and future-ready power, while targeting BREEAM Excellent and EPC A+ for strong sustainability and long-term efficiency.



# Positioned for people, powered by growth

Greenwich offers access to a diverse and growing workforce, with the local population set to reach 1.95 million by 2025. Strong transport links and long-term growth make The Yard well placed for occupiers seeking both talent and connectivity.



# Designed for efficiency and flexibility

The Yard combines quality construction with practical features for modern industrial and logistics use. With dedicated yard access, sustainable credentials and forward-thinking design, every detail supports safety, efficiency and performance.



Four level access doors



10m clear internal height



26 car parking spaces



12% office space



550 kVA power



Separate car / HGV access



35m yard depth



25m turning circle

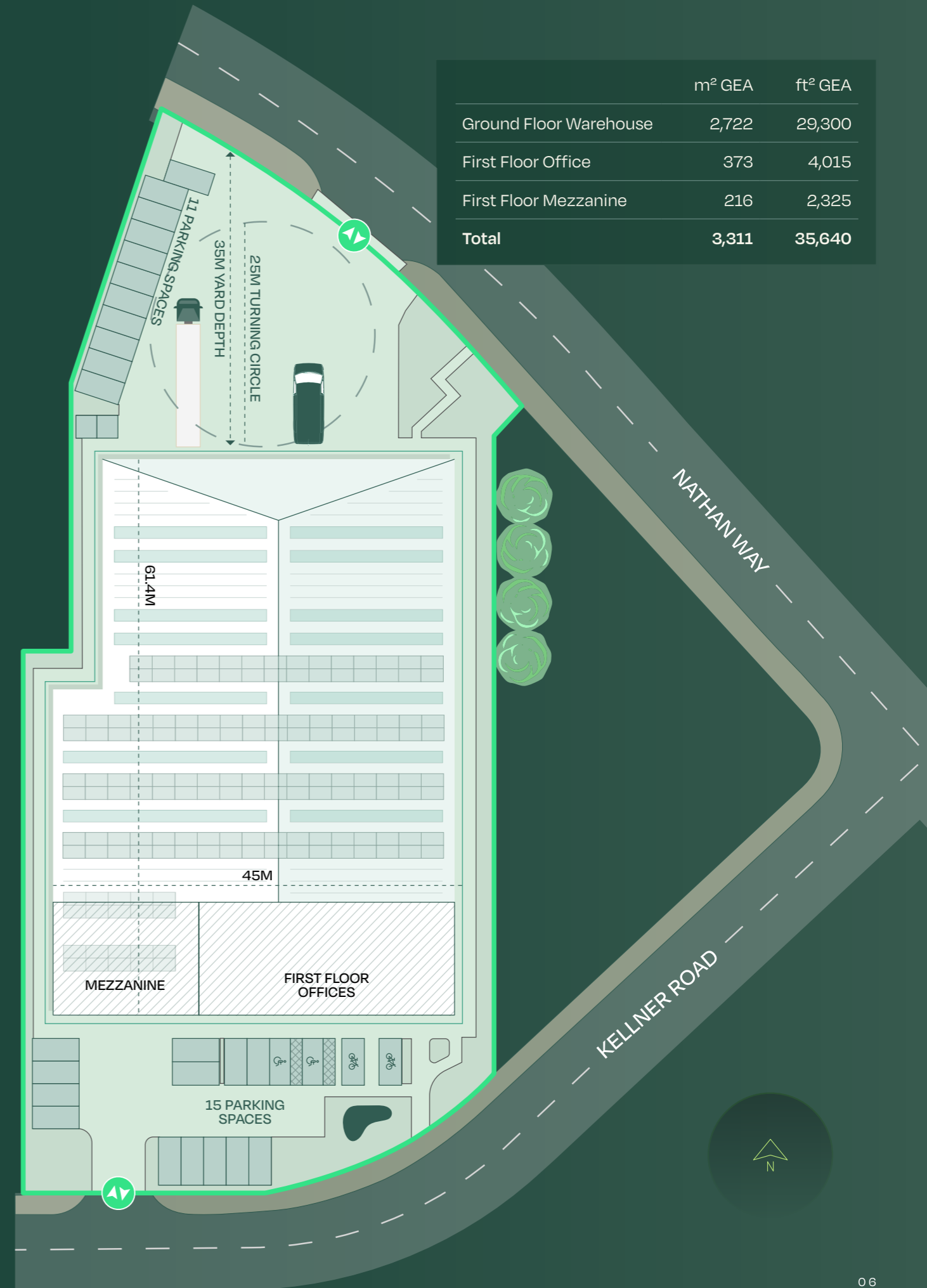


50 kN/m2 floor loading











EV charging points

	m <sup>2</sup> GEA	ft <sup>2</sup> GEA
Ground Floor Warehouse	2,722	29,300
First Floor Office	373	4,015
First Floor Mezzanine	216	2,325
<b>Total</b>	<b>3,311</b>	<b>35,640</b>



# Committed to shaping a greener future

The scheme will minimise energy usage and generate a proportion of its reduced demand through on-site renewable sources. Designed with sustainability at its core, the building incorporates smart LED lighting, EV charging, and solar PVs to support lower operational costs and long-term efficiency.

 <p>EPC target A+</p>	 <p>BREEAM target Excellent</p>	 <p>Extensive photovoltaic (PV) panels</p>	 <p>Five EV charging bays</p>
 <p>Smart LED light system</p>	 <p>Water-efficient systems</p>	 <p>Wild flower planting &amp; habitat boxes</p>	 <p>Green-roof cycle shelters</p>



# At the heart of it all

The Yard, Greenwich is exceptionally well connected, offering rapid access by road, rail, bus, air, and port. Its position makes it ideally placed for last-mile logistics as well as wider regional and national distribution.

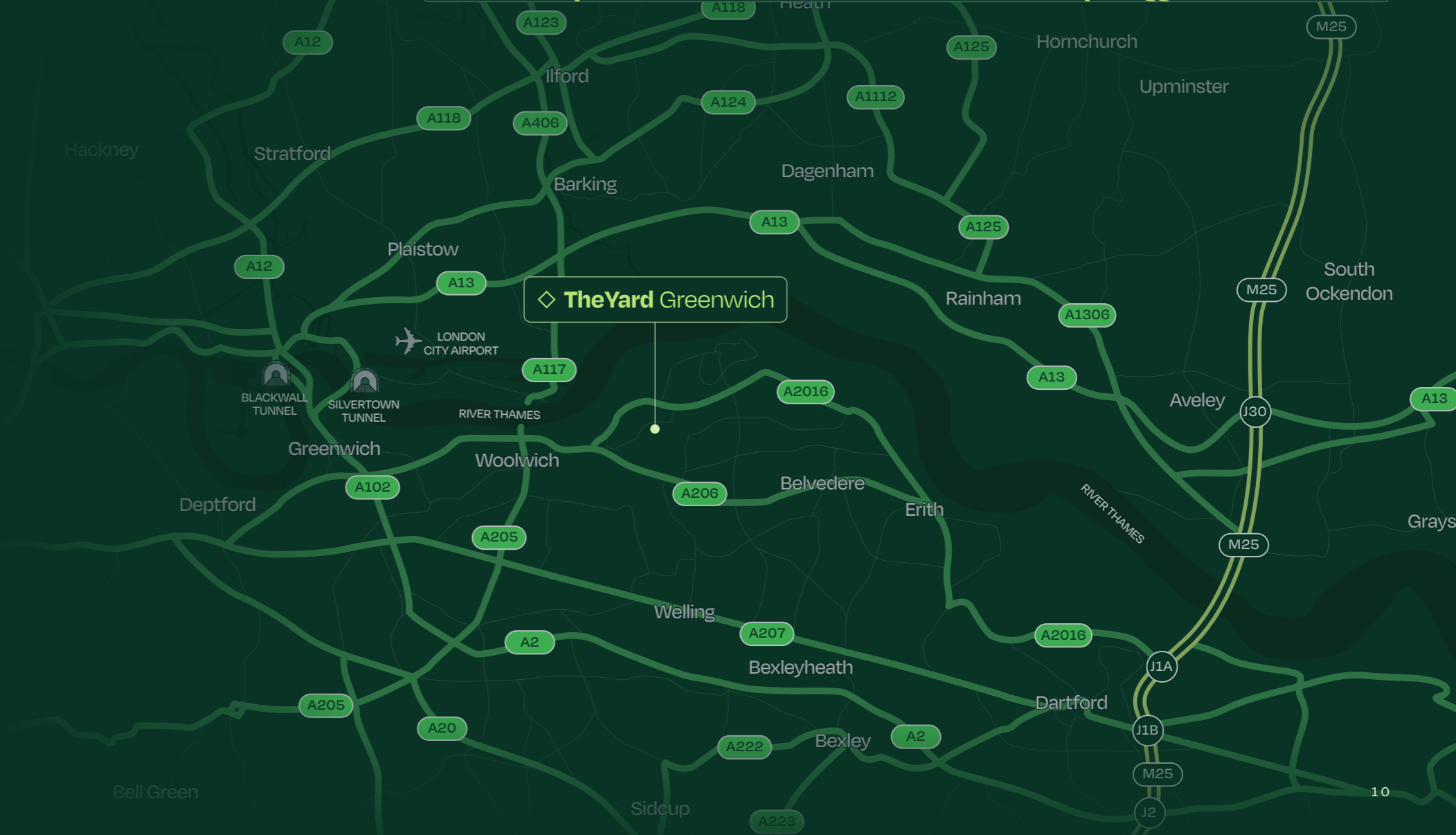
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By Road	Miles	Minutes
A206	0.7	5
A2016	2.1	7
Blackwall Tunnel	6	15
M25 Junction 1A	10	20

By Air	Miles	Minutes
London City Airport	5	15
Gatwick Airport	40	55
Heathrow Airport	26	60
Stansted Airport	46	60

By Port	Miles	Minutes
Tilbury Docks	18	35
Port of Dover	75	1hr 30

By Public Transport	Minutes
Plumstead Station (South-Eastern)	15
Abbey Wood Station (Elizabeth Line)	20



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