

Press Release

2nd November 2022

Bloom secures planning consent for Greenwich ultra-urban warehouse development

Bloom, the ultra-urban industrial investor and developer, has secured planning consent for a sustainable 35,845 sq ft development in London's Greenwich.

The development is located on a one-acre site at the junction of Peterboat Close and Tunnel Avenue by the Blackwall Tunnel. It is the third to be carried out by Bloom for its £250 million ultra-urban warehouse joint venture with Angelo Gordon in central London, following consents in the summer for projects in Hackney and Brixton.

Bloom will develop five units, totalling 35,845 sq ft, designed by Chetwoods. Construction will start in December, with completion expected in the fourth quarter of 2023.

The development will be targeting a BREEAM sustainability rating of 'Excellent' and an EPC rating of 'A+', in accord with Bloom's core sustainability objective to reduce greenhouse gas emissions through construction and operational efficiency. It will include:

- extensive urban greening through the implementation of a green wall, green roofs and bee-friendly planting to enhance biodiversity;
- renewable energy in the form of solar photovoltaic panels on the roofs and air source heat pumps;
- lorry, car and cycle EV charging points to encourage sustainable and active modes of transport, as well as cycle storage for each building and cycle bays for visitors;
- low carbon technology to reduce energy consumption and improve carbon savings; and
- use of recycled materials and materials with low embodied carbon.

The letting agents are CBRE and Gerald Eve.

Since the inception of its joint venture with Angelo Gordon in 2021, Bloom has acquired six London assets in Brixton, Greenwich, Hackney, Fulham, Camberwell and Park Royal. The portfolio comprises a mix of extensive refurbishment and ground-up redevelopment projects, with practical completion for all assets expected by Q1 2024.

Tom Davies, co-founder of Bloom, said: "Greenwich is the third development in our strategy to reimagine urban warehousing, by providing well-designed, sustainable and clean buildings in supply-constrained inner London sub-markets".

Sam McGirr, co-founder of Bloom, said: “Greenwich will deliver modern space to meet the high demand from businesses as diverse as trade counters, food and beverage and last-mile logistics”.

FOR FURTHER INFORMATION:

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NOTES TO EDITORS:

Bloom

Bloom was formed by Tom Davies and Sam McGirr in July 2020 with a mission to transform under-utilised real estate in central London into ultra-urban industrial and logistics space to enable its customers’ businesses to thrive. Bloom has a joint venture with US private equity firm, Angelo Gordon, to acquire and develop a portfolio of fit-for-purpose industrial and logistics properties. Alongside operational suitability, a key motivator for Bloom is to achieve market-leading and future-proofed ESG credentials, with schemes targeting BREEAM ‘Excellent’ and EPC ‘A+’ ratings and offering enhanced wellbeing for customers.

Angelo Gordon

Angelo Gordon is a privately-held alternative investment firm founded in November 1988. The firm currently manages approximately \$52 billion with a primary focus on credit and real estate strategies. Angelo Gordon has over 600 employees, including more than 200 investment professionals, and is headquartered in New York, with associated offices elsewhere in the U.S., Europe, and Asia. For more information, visit www.angelogordon.com.