



# KALMARs

KALMARS.COM

**PUBLIC RELATIONS SERVICES FOR OUR CLIENTS**

January 2020 - June 2021



## INTRODUCTION

This dossier contains examples of various recent public relations (PR) campaigns that KALMARs press office have arrange for clients, in order to promote their residential or commercial properties in the media.

Editorial articles such as the ones presented in this dossier, in both printed and online editorial pieces in publications such as The Times newspaper, Evening Standard, Metro, City AM and Southwark News have greatly assisted our clients in generating purchaser or tenant leads, and thereby disposing of their properties.



## ABOUT KALMARs

KALMARs was established in 1967 by Michael Kalmar with offices on Gresham Street EC2. In 1977 Richard Kalmar joined his father, Michael, who retired in 2003. In 2012 Richard's son, Sebastian Kalmar joined the business and is now the Residential Sales and Commercial Director, working alongside Richard who continues to run and expand the business.

Due to longevity, success and the focus on south London over the decades, KALMARs is now the leading local estate agent in the London Borough of Southwark. No other estate agent is instructed on as many commercial and residential properties. The estate agency typically handles deals for over £600 million worth of sites, commercial and residential property per annum in the south London marketplace.

**For more information on KALMARs please contact:**

Richard Kalmar T: 0207 403 0600 E: [richardk@kalmars.com](mailto:richardk@kalmars.com)

[www.kalmars.com](http://www.kalmars.com)



## WHY BENEFIT FROM OUR PUBLIC RELATIONS?

PR campaigns to promote residential or commercial properties for sale or let have the advantage of:

- Showcasing a property in a high profile or local newspaper or magazine, using a combination of photos and words to promote the property
- Editorial articles about properties are more noticed and readily accepted by a potential buyer or tenant than an advertisement as they are produced by an independent journalist
- These PR editorial articles are free-of-cost to you, as KALMARs pay a significant cost to operate our press office using the services of a top specialist property PR agency who have a network of journalist and publication contacts both in the UK and internationally
- Multiple editorial articles provide significant exposure for a property, since they benefit from both the greater circulation being in a leading nationwide or Londonwide publication, alongside local papers
- Editorial articles influence opinion since they are actually read rather than glossed over as with an advertisement; they also promote your property digitally as the online articles come up in Google Searches about the location of your property
- An editorial article is far more insightful compared to an advert, since it provides a detailed write up and review of a property, alongside photos
- KALMARs also promotes stories shining a spotlight on the benefits of local marketplaces such as Old Kent Road, Rotherhithe or Bermondsey



## IF YOU WOULD LIKE TO BENEFIT FROM OUR PR SERVICES

If you would like KALMARs to provide a PR campaign for a residential or commercial property that you have instructed us on, then we need:

- Authorisation from you to write a KALMARs press release about the property
- Provision of good quality photos of the exterior and interior of the property to support the press release
- Once prepared we will provide a KALMARs press release and photos to the media, resulting in editorial articles about the instruction, helping to generate leads back to our offices

**To find out more about how we can assist the marketing of your property contact:**

Scott Bebbington T: 020 7403 0600 E: [scottb@kalmars.com](mailto:scottb@kalmars.com)

Homes Property New homes

# A masterplan for a new decade

The next 10 years will bring a new challenge. Regeneration has transformed the capital's brownfield boundaries. Now it is time to untangle the inner city, says **Anna White**

The past decade saw phenomenal changes to our cityscape, as transport links and wasteland regeneration created new homes and new communities for London's fast-growing population.

**DOWN KENT ROAD**  
Over the last decade, the key corridor of regeneration has been Kent Road, from London's east side, through Bermondsey, London and King's Cross, according to Cushman & Wakefield's Richard Kallman, founder of Kallman Realty Group. "The regeneration of Kent Road is a key corridor of regeneration, and it's a key corridor of regeneration," he says. "It's a key corridor of regeneration, and it's a key corridor of regeneration."

**SCRAMBLE LANE: THE GATEWAY TO WEST LONDON**  
The 45-acre site at Scramble Lane, west of the London Underground's Victoria Line, is set to be transformed into a new residential and commercial hub. The site is set to be transformed into a new residential and commercial hub. The site is set to be transformed into a new residential and commercial hub.

**Every second a bee flaps its wings 230 times**  
And every second, 200 homes contact an estate agent about a home on Rightmove

rightmove  
The past decade

Evening Standard

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## Where to find new homes in London in 2020: four fast-changing areas from Bermondsey to Lewisham and White City to Kensal Rise

Over the last decade concentrated regeneration has transformed key parts of London – now it's time for wider change to untangle inner city areas.

VIEW COMMENTS

**VIEW COMMENTS**

By Anna White | 15 January 2020

The past decade saw phenomenal changes to our cityscape as transport links and wasteland regeneration created new homes and new communities for London's fast-growing population.

Brexit may have put the brakes on much long-term planning yet, despite four years of uncertainty, London has clung to its status as a top international capital for culture, finance and technology.

Analysts say there has not been the feared mass exodus of big business from the City, which has actually seen consistent jobs growth.

"There will be 12 months' adjustment but London will prevail," predicts Nick Whitten, head of residential research for property group JLL. "The city creates and retains the best talent, has access to some of the world's best universities and has a strong history of innovation."

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New Price £1,000,000  
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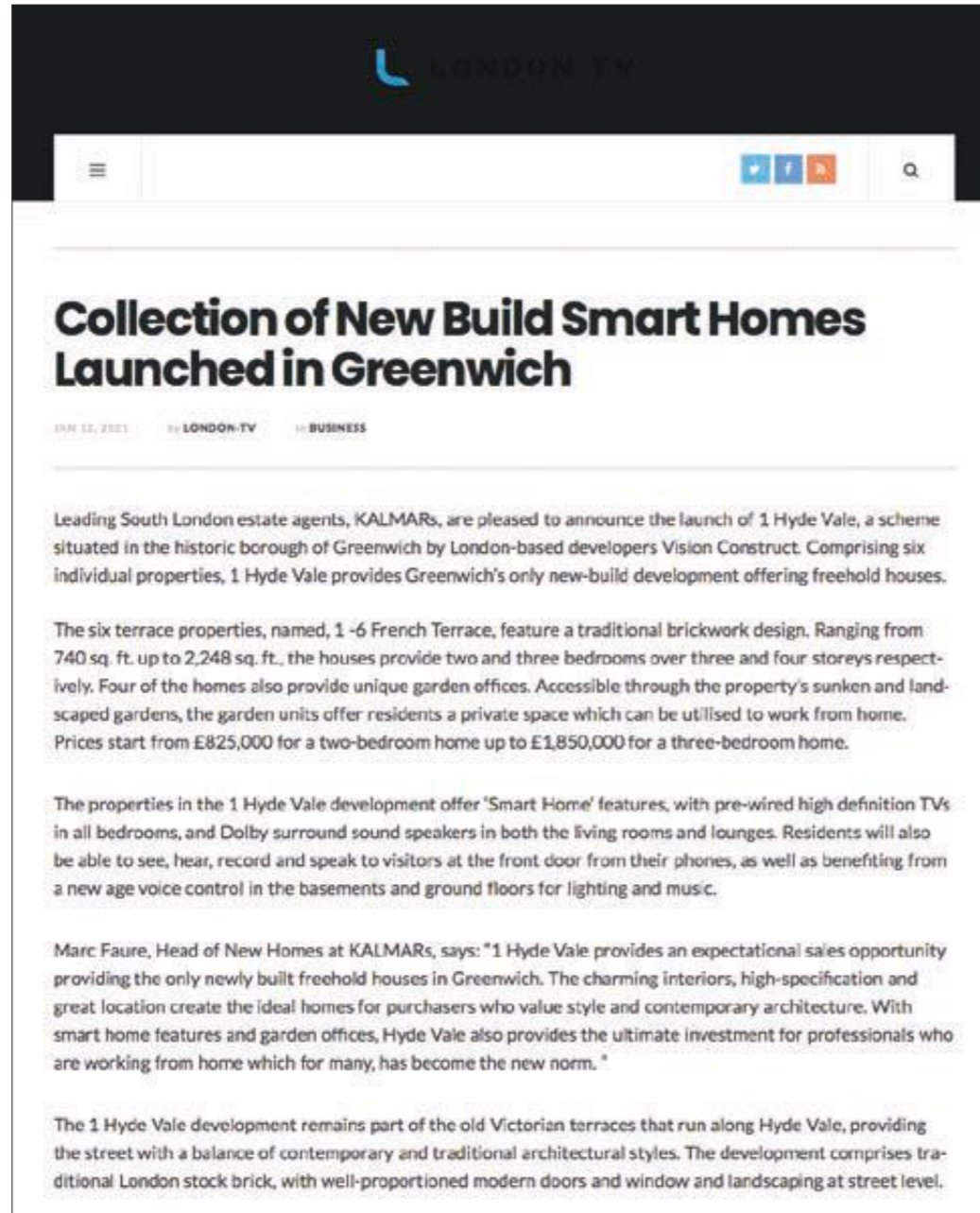
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**Collection of New Build Smart Homes Launched in Greenwich**

JAN 12, 2020 | LONDON TV | BUSINESS

Leading South London estate agents, KALMARS, are pleased to announce the launch of 1 Hyde Vale, a scheme situated in the historic borough of Greenwich by London-based developers Vision Construct. Comprising six individual properties, 1 Hyde Vale provides Greenwich's only new-build development offering freehold houses.

The six terrace properties, named, 1-6 French Terrace, feature a traditional brickwork design. Ranging from 740 sq. ft. up to 2,248 sq. ft., the houses provide two and three bedrooms over three and four storeys respectively. Four of the homes also provide unique garden offices. Accessible through the property's sunken and landscaped gardens, the garden units offer residents a private space which can be utilised to work from home. Prices start from £825,000 for a two-bedroom home up to £1,850,000 for a three-bedroom home.

The properties in the 1 Hyde Vale development offer 'Smart Home' features, with pre-wired high definition TVs in all bedrooms, and Dolby surround sound speakers in both the living rooms and lounges. Residents will also be able to see, hear, record and speak to visitors at the front door from their phones, as well as benefiting from a new age voice control in the basements and ground floors for lighting and music.

Marc Faure, Head of New Homes at KALMARS, says: "1 Hyde Vale provides an exceptional sales opportunity providing the only newly built freehold houses in Greenwich. The charming interiors, high-specification and great location create the ideal homes for purchasers who value style and contemporary architecture. With smart home features and garden offices, Hyde Vale also provides the ultimate investment for professionals who are working from home which for many, has become the new norm."

The 1 Hyde Vale development remains part of the old Victorian terraces that run along Hyde Vale, providing the street with a balance of contemporary and traditional architectural styles. The development comprises traditional London stock brick, with well-proportioned modern doors and window and landscaping at street level.

The four larger houses in the 1 Hyde Vale development provide ground floor space that opens up to a living area, running the entire width of the property, with a double-height space connecting the residents to the lower ground floor level. On the lower ground floor, residents benefit from an open plan kitchen/living space with areas defined for relaxing, dining and cooking, large roof lights provide the area with an airy and open ambience. The first floor of the properties offers residents two double bedrooms, whilst the second floor provides the principal-suite with a walk-in dressing room and an en-suite bathroom.

Each property in the 1 Hyde Vale development provides for a lifestyle of luxury, with a high-specification throughout. The bespoke handmade kitchens in the houses, which are located on the lower ground floor, provide a range of amenities inclusive of ample preparation space, with the four main properties offering generous utility rooms. The kitchens feature doors leading out to the sunken gardens, connecting the lower ground floor to the rest of the garden on the level above.

The principal bedrooms in the development feature electrically operated roof windows, with a walk-in dressing room and a luxury en-suite bathroom. The bathrooms feature a large freestanding bath, dual walk-in shower, WC and dual basins mounted on wood finished vanity units.

Hyde Vale is one of the most-sought after streets in Greenwich, with the 1 Hyde Vale development located in the heart of Greenwich. Residents will be moments away from Greenwich Park, the Royal Observatory, the National Maritime Museum, the Royal Naval College and Greenwich town centre. Residents of Hyde Vale will also benefit from Greenwich Market which provides shops, boutiques and stalls. As well as having a true village feel, Hyde Vale will also provide residents with exceptional connectivity. Residents will be close to the DLR and mainline services that provide direct journeys to Canary Wharf, London Bridge and Cannon Street.

The famed area of Greenwich is rich in history and culture, celebrated for its connections to the golden age of seafaring, when naval ships would protect the approaches to the city and commercial craft would pass on their way to London docks. Greenwich's name stems from Saxon origin, with its meaning being 'green village,' as the borough is also known as a sanctuary of calm and elegance.

Prices at 1 Hyde Vale start from £825,000.

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The screenshot shows a news article on the Bdaily News website. At the top, the site's logo and navigation menu are visible. The main article features a large photograph of a modern brick building with large windows. The headline reads: "Charming" new-build residential development launches in Greenwich. The article is dated 12 JAN 2021 and is written by Jane Imrie. The text describes the launch of 1 Hyde Vale in Greenwich, a development of six terrace properties with a traditional brickwork design. It includes quotes from Marc Faure, head of new homes at KALMARS, and a link to explore related topics like #London, #Property, #Environment, #Design, and #Environment.

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**EDITOR**  
Jane Imrie  
12 JAN 2021

## "Charming" new-build residential development launches in Greenwich

A new-build residential development has become one of the first of its kind to launch in a South London district.

South London estate agents KALMARS has announced the launch of 1 Hyde Vale in Greenwich.

Comprising six terrace properties featuring a traditional brickwork design, the new homes at 1-6 French Terrace range from 740 sq ft up to 2,248 sq ft.

The 1 Hyde Vale development remains part of the old Victorian terraces that run along Hyde Vale, located in the heart of Greenwich.

Marc Faure, head of new homes at KALMARS, commented: "1 Hyde Vale provides an exceptional sales opportunity providing the only newly built freehold houses in Greenwich.

"The charming interiors, high-specification and great location create the ideal homes for purchasers who value style and contemporary architecture.

"With smart home features and garden offices, Hyde Vale also provides the ultimate investment for professionals who are working from home which for many, has become the new norm."

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Abode2  
17 February 2020

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**SOUTH LONDON OFFICE SUSTAINABILITY**  
17.02.20

Leading South London estate agents KALMARS have launched to the market a brand-new office block development in close proximity to both London Bridge and Borough. Providing 5,000 sq. ft. of sustainable Grade A office space, 15 Blue Lion Place boasts some of South London's most environmentally friendly offices. Offering five storeys worth of office space, 15 Blue Lion Place is available to rent for £39,500 per annum per floor.

Offices at 15 Blue Lion Place have been fitted with a high-specification inclusive of sustainable features and environmental credentials, in turn creating one of the most ecological office blocks in South London. This 'green' specification includes low energy air source heat pumps, LED lighting throughout and low energy heating and cooling systems, which have led to the building receiving a 'very good' sustainability rating by the world's leading sustainability assessment method, BREEM.



**WHAT'S HOT**

**A HOME FOR ALL STAGES OF LIFE: ISLE OF MAN**  
25.03.21

**FURNITURE INVESTMENTS**  
17.03.21



Located just off Bermondsey Street in Southwark, 15 Blue Lion Place provides media style offices with typical footprints offering approximately 750 sq. ft. of space, which can be let on a floor by floor basis or as a whole. With three out of the five floors under offer or let, only two floors are remaining in the development.

Offices at 15 Blue Lion Place will be fully fitted out and ready to move into, featuring kitchenettes and fibre optic connection, a shared meeting room on the ground floor that is accessible to all residents, floor to ceiling heights in excess of 2.45m and excellent natural light to all floors, creating an open and airy ambience throughout the building.

The exterior of 15 Blue Lion Place is as impressive as its interior. The new-build development, which has replaced a redundant former coal shed, features reclaimed brick and timber of varying tones, leading the building to stand out amongst the historic warehouses that make up most of Bermondsey. Critical-type glazing and exposed surfaces create an industrial style aesthetic, pairing beautifully with other buildings along the street.

As well as being a more sustainable office option, renting at the 15 Blue Lion Place development will be a fantastic investment opportunity, due to the rise in South London's office market since the start of 2020.

According to KALMARS first quarterly report for 2020, South London's office market has seen increased activity since the start of the year, allowing for rents that had decreased since quarter two of 2017, now likely to significantly rise, creating eminent investment opportunities for tenants in the office rental market. As well as this, since the general election in December of 2019, KALMARS highlight that applicant activity has risen due to more certainty in our government, creating higher demand in the sector.



15 Blue Lion Place occupies a prominent position in Southwark, located just off Bermondsey Street. Bermondsey is a highly desirable destination for businesses, with local occupiers being tech companies, designers, advertising and media agencies. The surrounding area provides a variety of world class amenities, inclusive of restaurants, hotels, boutique shops and historic landmarks. The development also has superb connectivity links, located a mere 0.4 miles away from London Bridge Tube station.

Joel Datta Cruz, Associate Director of KALMARS Commercial department says, "15 Blue Lion Place is not only a sustainably and environmentally friendly alternative to generalised office space in South London, but also a future investment opportunity. With the substantial increase of activity in South London's office market in 2020 and a higher demand in the sector due to the lifting of 2019's political fog, a rental investment at 15 Blue Lion Place would be a fantastic opportunity."

Offices at 15 Blue Lion Place are available to rent for £39,500 per annum per floor. For further information on 15 Blue Lion Place please visit [www.kalmars.com](http://www.kalmars.com) or call 0207 403 0600.

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Excellent education and healthcare systems

**TWEET**

When it comes to pension savings, playing the long game is what matters, so Abode2 get some useful pointers <https://t.co/ich7RAuLQP>  
(ABOUT 3 HOURS AGO)

Helping both travelers and the planet, @Travelgigger has launched an eco-conscious way to explore Britain this Summer <https://t.co/WtqJ0h6U>  
(ABOUT 1 DAY AGO)

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The screenshot shows the Bdaily News website interface. At the top, there is a navigation bar with the Bdaily News logo, a newsdesk contact number (0191 223 6794), an advertisement contact number (0191 223 6792), and links for 'Log In' and 'Register'. Below the navigation bar, there are several menu items: 'News', 'Members', 'Hot Topics', 'Events', 'Directory', 'About', 'Contact', 'Partners', and 'Advertise'. The main content area features a large image of a modern office building with the number '15' on its facade. To the right of the image, there is a 'Sponsored Content' section with five items, each with a small circular icon and a headline. The main article is titled 'Estate agent paints the town green with new sustainable offices' and is written by Chloe Shakesby on 17 FEB 2020. The article text discusses the launch of a new environmentally friendly office block at 15 Blue Lion Place in South London, which has received a 'very good' BREEAM rating. It highlights the 'green' specification, including low energy source heat pumps, LED lighting, and low energy heating and cooling systems. The development provides 5,000 sq ft of office space across five storeys, with three floors already being let or under offer. The article also mentions that according to KALMARs' first quarterly report for 2020, South London's office market has seen increased activity since the start of the year, allowing for rents that had decreased since quarter two of 2017. It notes that rents are now likely to significantly rise, creating 'eminent investment opportunities' for tenants in the office rental market. Joe Dela Cruz, associate director of KALMARs' commercial department, commented that 15 Blue Lion Place is not only a sustainably and environmentally friendly alternative to generalised office space in South London, but also a future investment opportunity. The article concludes with a quote from Joe Dela Cruz: "With the substantial increase of activity in South London's office market in 2020 and a higher demand in the sector due to the lifting of 2019's political fog, a rental investment at 15 Blue Lion Place would be a fantastic opportunity." At the bottom of the article, there is a link: 'Looking to promote your product/service to SME businesses in your region? Find out how Bdaily can help -->'. The KALMARs logo is visible at the bottom center of the page.

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- Square One Law celebrates first year in Leeds with new appointments
- APM puts spotlight on SME's contribution to project management

**Estate agent paints the town green with new sustainable offices**

**CORRESPOND**  
Chloe Shakesby  
17 FEB 2020

A London estate agent has launched a new environmentally friendly office block development.

The new offices by KALMARs are at 15 Blue Lion Place in South London and have been given a 'very good' rating by the sustainability assessment method BREEAM.

This 'green' specification includes low energy or source heat pumps, LED lighting throughout and low energy heating and cooling systems.

The development provides 5,000 sq ft of office space across five storeys, with three floors already being let or under offer.

According to KALMARs' first quarterly report for 2020, South London's office market has seen increased activity since the start of the year, allowing for rents that had decreased since quarter two of 2017.

It said that rents are now likely to significantly rise, creating 'eminent investment opportunities' for tenants in the office rental market.

Joe Dela Cruz, associate director of KALMARs' commercial department, commented: "15 Blue Lion Place is not only a sustainably and environmentally friendly alternative to generalised office space in South London, but also a future investment opportunity.

"With the substantial increase of activity in South London's office market in 2020 and a higher demand in the sector due to the lifting of 2019's political fog, a rental investment at 15 Blue Lion Place would be a fantastic opportunity"

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**Historic development at starting point of Mayflower voyage fully let**

**EDITOR**  
Jane Imrie  
17 MAR 2020

A Grade II listed Georgian warehouse in London that has been transformed into an apartment complex has been fully let.

Estate agency KALMARs has announced that all properties at Graces Wharf, situated in Southwark's Rotherhithe Village, have been let.

Originally a Saxon fishing village, Rotherhithe was the starting point for the Atlantic voyage of the famous Mayflower.

The building has been converted into seven loft style apartments, ranging from 700 sq ft to 2,800 sq ft in size.

Francesca Harris, residential lettings consultant at KALMARs commented: "The rental success of Graces Wharf is a true testament to the scheme's captivating history and exceptional surroundings.

"Each apartment offers loft-style living at an exceptional quality in an exquisite location, rich in history and character and KALMARs are truly elated with this success."

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HOME / TRENDS / RENTAL SUCCESS IN GRICES WHARF



### RENTAL SUCCESS IN GRICES WHARF


17.03.20

KALMARS delighted in rental success at Grices Wharf, a Grade II Listed Georgian warehouse that has been carefully designed to offer seven loft style apartments, all of which have now been successfully let. The historic development is located in Southwark's Rotherhithe Village, a Riverside enclave rich in history and character.

Rotherhithe, a Bacon name for "Sisters Haven," was originally a Bacon fishing village which developed into a seafaring centre with ships being maintained and travelling all over the world. The most noteworthy of these ships was the Mayflower, whose Captain James and crew set sail from Rotherhithe Village in 1620, picking up the Plymouth Brethren on its way to found America.

Located beside Grices Wharf on Rotherhithe Street is The Mayflower pub. Said to be the oldest pub on the River Thames, the Riverside pub offers guests a clear shot of where the Mayflower was chartered by the Pilgrim Fathers on their way to America in 1620. The Mayflower now stands where The Shippe pub was in the 16<sup>th</sup> century, and was given its current name in 1957.

KALMARS reveal that it is this fascinating history of Grices Wharf and its neighbours that has led to the scheme being fully let, along with the exceptional river views, superb connectivity and natural light that all apartments offer. Benefiting from a central yet quiet location, Grices Wharf has been let to a mix of retired individuals and young professional couples.



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A HOME FOR ALL STAGES OF LIFE: ISLE OF MAN  
03.02.20

FURNITURE INVESTMENTS  
17.03.21

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When it comes to pension savings, playing




(ABOUT 2 HOURS ADD)

Helping both travellers and the planet, @somlugger has launched an eco-conscious way to explore Britain this Summer <https://t.co/W1qJ0312>

(ABOUT 1 DAY ADD)

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Hurging from 700 sq. ft. to 2,800 sq. ft. in size, the original Devonian warehouse has been renovated by local resident Marek Hembry, producing some of the most exquisite river-fronted apartments on the south bank of The River Thames that offer truly effortless living. Each unit has exposed wooden beams, supposedly taken from the British war ships that fought the Spanish Armada, adding to the schemes captivating historic elements.

While each apartment offers a unique layout of different views, lighting and even river sounds, each unit benefits from the same high-quality specification. All kitchens have integrated appliances, frosted glass splashbacks, slimline wine coolers and Corian worktops. Each bathroom features Porcelanosa Calacatta tiles, Vitex and Simpson fixtures and fittings, oak flooring to ground floor, rainfall shower heads and LED lighting to bath panels.

Each apartment also features low energy LED lighting, brushed steel switches and sockets, whitewash brickwork, double glazing, Laneshire quarry finished stone flooring, a virtual video entry system and Juliet balconies in all units except those on the ground floor.

Grices Wharf is positioned in one of the most desirable locations in the South Bank area, with many popular destinations less than a 10-minute walk away. Residents have ample bike storage and are less than one-minute walk away from Rotherhithe Station. Residents will also have impressive connectivity with the Tube providing journeys to Canary Wharf in 8 minutes, London Bridge in 7 minutes and Stratford in 8 minutes.

Francesca Harris, Residential Lettings Consultant at KALMARS says, "The rental success of Grices Wharf is a true testament to the scheme's captivating history and exceptional surroundings. Each apartment offers loft-style living of an exceptional quality in an exquisite location, rich in history and character and KALMARS are truly excited with this success."

For further information on Grices Wharf, please contact KALMARS on Tel: 0207 408 0802 or visit [www.kalmars.com](http://www.kalmars.com).

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By Matthew Lane



In this latest roundup of development news, we zone in on a Grade-II listed Georgian warehouse next to the oldest pub on the River Thames and one of the first parts of the £1 billion Northern Gateway being delivered in partnership with Manchester City Council.

**Rental success at Grices Wharf**

South London estate agents KALMARS has reported a strong rental performance at Grices Wharf, a Grade-II listed Georgian warehouse that has been carefully designed to offer seven loft-style apartments, all of which have now been successfully let.

The historical development is found in Southwark's Rotherhithe Village, described as a 'riverside enclave rich in history and character'.

Rotherhithe, a Saxon name for 'Sailers Haven,' started life as a Saxon fishing village and later developed into a seafaring centre - with ships being maintained and travelling all over the world from the riverside area.

The most famous of these ships was the Mayflower. In 1620, Captain Jones and his crew set sail from Rotherhithe Village, picking up the 'Plymouth Brethren' on its way to found America.

Situated next to Grices Wharf on Rotherhithe Street is The Mayflower pub, which is said to be the oldest pub on the River Thames. The riverside watering hole provides residents with a clear shot of where the Mayflower was chartered by the Pilgrim Fathers on their way to America in the 17th century.

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The Mayflower currently stands where The Shippe pub was in the 18th century and was given its current name in 1907.

The fascinating history of Grices Wharf and its near neighbours has led to the scheme being fully let, according to KALMARS, along with the exceptional river views, superb connectivity and natural light that all apartments offer.

Benefiting from 'a central yet quiet location, KALMARS says Grices Wharf has been let to a mix of retired individuals and young professional couples.

The river-fronted apartments, ranging from 700 to 8 to 2,000 sq ft in size, have been renovated by local resident Warwick Hambley offering 'truly effortless loft living'. Each unit is home to exposed wooden beams, apparently taken from the British war ships that fought the Spanish Armada.

Each unit has also been designed to the same high-quality specification, the agency added, with all kitchens including integrated appliances, broasted glass splashbacks, stainless steel cookers and Corian worktops. Each bathroom, meanwhile, features Porcel-Thin Calacatta tiles, Vitex and Simpson fixtures and fittings, oak flooring to ground floor, rainfall shower heads and LED lighting to both zones.

The apartments also feature low energy LED lighting, brushed steel switches and sockets, whitewash brickwork, double glazing, Larch-tine quarry fossilised slate flooring, a virtual video entry system and Juliet balconies in all units except those on the ground floor.

Grices Wharf is less than one minute walk from Rotherhithe Station and residents also benefit from ample bike storage. Canary Wharf and Shoreditch can be reached in just eight minutes by public transport, while London Bridge is around seven minutes away.

"The rental success of Grices Wharf is a true testament to the scheme's capturing history and exceptional surroundings," Françoise Harris, residential settings consultant at KALMARS, said.

"Each apartment offers loft-style living at an exceptional quality in an exquisite location, rich in history and character and KALMARS are truly excited with this success."

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FEC reveals draft proposal for Victoria Riverside.

For East Consortium (EC) are consulting on proposals for 634 new homes which will form the first step in the regeneration of the Red Bank neighbourhood - a key part of the wider Northern Gateway programme.

The draft proposals being submitted for public consultation aim to create a new community with 634 high-quality homes at Victoria Riverside in the Red Bank neighbourhood of the Northern Gateway. The scheme will comprise a mix of tenures including shared ownership.

Victoria Riverside is made up of a family of three towers, with the landmark 37-storey building marking the corner of Gould Street and Denton Street, the gateway to the Red Bank neighbourhood. The two other buildings, of 18 and 26 storeys respectively, complete the

The scheme, designed by architects HawkinsBrown with landscape architect Plant 16, is also set to feature commercial uses along Denton Street, alongside high-quality public realm in the creation of Gateway Square. This is set to become the entrance threshold into the Northern Gateway, along with new routes to and from Manchester city centre.



"Sharing our draft proposals for Victoria Riverside is an important day for us," FEC project director Hilary Brett commented. "It is a key gateway site and sets the scene for regeneration within Red Bank as part of the Northern Gateway programme with Manchester City Council. We hope the site will play a key role in beginning the transformation of the wider Lower Irk Valley into a thriving collection of successful neighbourhoods. We welcome views from neighbours and residents on our draft proposals."

Katie Tomkinson, HawkinsBrown partner and head of Studio North, said: "Our approach to the site has been to embed quality in our design, from district to doorstep. The opening up of key routes along Bramley Street and Denton Street provide a significant public realm contribution, extending the urban life of the city."

She added: "The placement and sculpting of the three towers allows the site to integrate with the wider district, creating visual permeability and key connections both back to the urban landscape and to the natural features of St Catherine's Wood and the Irk river. The generous setbacks welcome these connections at human scale and highlight the form and fluting of the building close up and at city scale, with a unique colour palette for each building offering distinct identity."

FEC are inviting residents, site neighbours and business owners to view the draft proposals at a public consultation event on Monday 23 March from 2.30pm to 7pm at Red Bank Project, 50 Red Bank, Cheetham Hill, Manchester M4 4HE.

For those unable to attend the event who still want to learn more and provide their feedback, you can visit the project website at [www.victoriariverside.com](http://www.victoriariverside.com), or call the Freephone Information line on 0800 699953. The deadline for feedback is Friday April 3 2020.

The scheme is part of the first phase of the £1 billion Northern Gateway being delivered in partnership with Manchester City Council, with the first phase made up of more than 1,000 new homes including development within Collyhurst and at New Cross Central. The consortium leads they are committed to delivering shared ownership at Victoria Riverside and will be providing 20% affordable housing in a mix of tenures across the first phase.

In last week's budget, some £3.6 billion worth of Government Housing Infrastructure Investment to Northern Gateway was announced, set to be a catalyst in the regeneration of Red Bank and the unlocking of over 1,000 new homes.

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# Regeneration: Old Kent Road

Mark Hempshell reports

It is almost impossible to put together a report about the Old Kent Road without mentioning Monopoly. On the board game, the Old Kent Road is an unappealing brown square often overlooked by those preferring to invest in glitzy real estate. While appearing to be good value it is a location that takes a great deal of time and hard work to generate strong rental income from.

When it comes to the real Old Kent Road in south east London, investors and developers will be hoping the situation is very different. There is, however, much investment and hard work being planned for the area and we will take a closer look at what is going on here.

The Old Kent Road Opportunity Area is a 114ha area straddling the A2 road, passing through the London Borough of Southwark. The overall plan for the area is for a 20 year development programme involving a circa £10bn investment, which will provide around 20,000 new homes with around 35% affordable properties and support 10,000 new jobs. Extensive new public amenities including transport, new schools and a completely new town centre area, is also planned.

The Old Kent Road area has already benefited from some new development and several major proposals. Since 2015, planning permission has been granted for more than 7,000 new homes in the area, including more than 2,000 affordable homes. And yet it might still be described as being ripe for regeneration. It is currently characterised by post-war suburban social housing (with an existing population of around 35,000) and commercial developments. In some ways these suburban developments now appear somewhat ill-suited to an area, which is now on the fringes of central London.

As a development location, the Old Kent Road area certainly has location on its side. It is only 2-3 miles from the City of London,



Although transport links could be regarded as already quite good there is a proposal to extend the Bakerloo line of the London Underground to serve the area, which sits between Bermondsey and Peckham, both areas which have enjoyed a degree of upward mobility in recent years.

Indeed, one of the keys to the ultimate success of new developments here is probably the proposed extension of the Bakerloo line through the area. TfL is presently considering this extension as part of a strategy to improve transport connections in southeast London and to enable growth in homes and jobs. The current proposal is to extend the Bakerloo line from Elephant and Castle along the Old Kent Road, where two new stations are provisionally planned, through a station at New Cross Gate and on to Lewisham. This would give Old Kent Road a direct link to key

central London stations at Waterloo, Charing Cross, Piccadilly Circus, Oxford Circus and Marylebone. A second phase of the plan could see an extension beyond Lewisham to Hayes and Beckenham Junction.

TfL is currently analysing responses to a consultation on the proposed new line with the results to be published later in 2020. If a decision is made to go ahead with the scheme and funding is obtained for it, TfL would apply for powers to build and operate the extension in 2023. However it says the earliest services could only begin running by the mid-2030s.

A study by local property agent Kalmars, entitled 'Advances To Go' says that there are currently over 40 large scale urban developments being planned for the area. It adds that these are designed to create a whole new town centre, while respecting the area's history and retaining its character buildings,

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around a boulevard type access road. It suggests that this will establish Old Kent Road as an integral part of central London.

Kalmars says that leading housing associations and developers such as Berkeley, Galliard, Hydo and Peabody have already demonstrated their confidence in the quarter through their acquisition of large brownfield sites. It says that planned developments fall into three distinct groups – tier one developments of more than 30 storeys, tier 2 developments up to 25 storeys and tier 3 developments up to 16 storeys. Kalmars reports that the projects range from small schemes with as few as nine homes to larger ones with as many as 1,165. The report identifies that the majority of the schemes are residential led but essentially mixed use schemes comprising apartments plus commercial with some retail use.

Perhaps one of the most substantial single Old Kent Road schemes approved to date is Avation Limited's Ruby Triangle project, which gained consent in 2018. This will provide 1,152 homes over five landmark buildings, a community sports hall, public open space, commercial space and residents' amenities. Plans gained a major impetus last month with the approval of two more significant schemes which are planned to provide 800 homes with 40% affordable. Significantly these sites are also in close proximity to one of the potential new Bakerloo line stations.

Firstly, in addition to the Ruby Triangle area at 651-657 Old Kent Road, the site of a former Carpetright store, an Urban & Provincial and Avation joint venture will provide two buildings of 11 and 20 storeys providing 262 homes. There will also be new shops, commercial space and the final part of a new public park. Avation is also developing proposals for a new landmark use for a Grade II listed Victorian gasholder at the former Old Kent Road gasworks.

Secondly, at 747 Old Kent Road, the site of a BP garage and HSS depot, Shaw Corporation is leading the Devonshire Square scheme, which will feature five buildings of up to 39 storeys. There will be 565 new homes, including approximately 200 socially rented and intermediate tenure homes, including family homes for local people. There will be around 4,700sqm of new employment and workspace, shops intended to help re-establish Old Kent Road as a High Street for local residents and businesses, cafes, restaurants, leisure and community use, and the creation of over 200 new jobs.

Approximately half of the site will be new public open space including a new public square at the centre of the scheme, garden space and green space for local people and workers plus play space and gardening space. There is also provision for new infrastructure, bus stops, cycle lanes and pedestrian and cycle routes, with the aim that there should be no increase in traffic. This development is planned to start in 2021.

David Rensan, director of sales and marketing at Avation, explains why the company considers the Old Kent Road area an appealing area for development at the moment. He says: "Old Kent Road is a fantastic area for development because it is untouched and prime for transformation. It is surrounded by regeneration areas such as Elephant and Castle, Bermondsey, Peckham and Camberwell, which have each seen values rise and buyers keen to live in these areas."

"The redevelopment of Old Kent Road should give buyers the ability to see real capital appreciation, with the long term benefit of the extension to the Bakerloo Line giving greater connectivity to this area. With our extensive development plans, we're looking to create a new district in London with vibrant communities where people will want to live and work."

He explains why the company's projects set them apart from being just another development scheme and how they will contribute to the regeneration of the wider area: "We are a young, agile team and we all take genuine pride in what we are delivering. Avation is the largest landowner in area, set to deliver 2,100 new homes as well as extensive lifestyle amenities."

"As a developer, we believe that a residential journey starts from the ground and works its way up - good place making is essential to creating a new community. Whilst for other developers the commercial element

may not be key, we believe it is important to create a place where people want to live.

"Alongside the new homes, there will be landscaped residents' gardens, public parks, playgrounds and amenities, including independent retail and an art gallery."

On current timeframes for the projects, Rensan summarises: "We anticipate the first phase of homes being ready in Q4 of 2022 and we are looking to start work early next year."

Kalmars has been involved in selling, letting or advising on over 20 acres in the area and has recently established a new office on Old Kent Road. Managing director, Richard Kalmars, also outlines the factors that are making the Old Kent Road area attractive to developers. He says: "Firstly there is the central location which, together with the planned Bakerloo line extension, has exceptional potential for growth. Secondly, there is a real opportunity to change with the emergence of cultural, leisure and catering facilities, the planning authority wanting to see regeneration and a real collective regeneration momentum developing here."

"It also needs to be considered that the area has relatively affordable prices, especially as it is sandwiched between higher value areas such as the already popular centres like Bermondsey and Peckham, and newly emerging areas like Canada Water and New Cross over spilling into Old Kent Road."

Kalmars regularly advises investors interested in the opportunities in the area. He says: "Investors must ensure their product is right for the rich creativity and diversity found locally. They should provide mixed but complementary uses. For example, serviced apartments should have generous break-out communal areas to create an attractive lifestyle experience. They should provide integrated mixed tenure but avoid the problems of conflicting tenures."



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The screenshot shows the Bdaily News website interface. At the top, there is a navigation bar with the site logo, contact information (Newsdesk: 0191 223 6794, Advertise With Bdaily: 0191 223 6792), and links for Log In and Register. Below the navigation bar are menu items for News, Members, Hot Topics, Events, Directory, About, Contact, Partners, and Advertise. The main content area features a large image of a modern residential building with a caption: "CG rendering of the Bombay Street development." Below the image is the article title: "Residential development kickstarts £500m Bermondsey regeneration scheme". The article is attributed to Jane Imrie, Editor, dated 22 JUL 2020. The article text describes the development of the former Peek Freans Biscuit Factory site into a new £500m destination for Bermondsey, including details about the site's history, the new apartments and commercial space, and the inclusion of a community garden and Victorian railway arches. A quote from Marc Faure, head of new homes at KALMARs, is also included. On the right side of the page, there is a "Sponsored Content" section with four articles: "How embracing tech & AI will fuel growth of 5.8 Million UK SMEs", "Up to £20k funding available to Yorkshire SMEs: Q&A with PAPI Programme Manager Colin Poma-Young", "Esh Construction's £50m affordable housing projects spearheading Yorkshire growth", and "Square One Law celebrates first year in Leeds with new appointments". At the bottom of the sponsored content section is a button that says "SPONSOR YOUR CONTENT -->".



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Home / Business / Launch of new Bombay Street apartment scheme kick-starts the £500 million regeneration of London's famous 'Biscuit Town' district

By Lisa Post July 22, 2020

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**Launch of new Bombay Street apartment scheme kick-starts the £500 million regeneration of London's famous 'Biscuit Town' district**

Leading South London estate agent KALMARS are pleased to announce the launch of Bombay Street in Bermondsey, a striking new residential scheme providing 11 stylish private sale one, two and three bedroom lateral and duplex apartments, all with private balconies, which will kick-start the £500 million regeneration of 'biscuit town', the famous name for the local area.

The new Bombay Street development is located on a 0.25 acre site at 4-10 Bombay Street in London's Bermondsey which was originally occupied by a Peek Freans & Co subsidiary warehouse and workshop that stored ingredients and equipment for making wedding cakes and Christmas puddings. The development is located directly adjacent to the 10 acre former Peek Freans Biscuit Factory and warehouse site which is being regenerated by Grosvenor into a new £500 million 'Biscuit Town' destination for Bermondsey.

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With commercial premises on the raised ground floor, the private sale apartments at Bombay Street are located across the upper floors ranging from 560 sqft up to 1,227 sqft in size. Each apartment benefits from a private outside balcony, with a rooftop communal terrace on the fifth floor of the building providing spectacular views across the new 'biscuit town' area and wider City.

Located in the heart of the area's Blue Bermondsey BID 'Biscuit Town' regeneration area, the new Bombay Street apartments will be located close to the shops, restaurants and amenities of Southwark Park Road High Street, and within a short stroll of Bermondsey Underground Station and South Bermondsey Railway Station.

Bombay Street has been designed by leading architectural practice Ackroyd Lowrie with a striking seven storey façade with floor-to-ceiling glazing and balconies on each level, complete with feature brickwork and zinc cladding. The architecture provides a contemporary reinterpretation of the famous Peek Freans wedding cake and Christmas pudding warehouse which originally stood on the site, replaced by industrial premises during the 1960s.

The Bombay Street project includes a new community garden and the redevelopment of the neighbouring Victorian railway arches to create a mixture of commercial and retail units, with some of the arches opened up to create new pedestrian boulevards which will provide access to the adjacent Grosvenor 'biscuit town' regeneration project.

Grosvenor's new 'biscuit town' will retain and restore the original Peek Freans factory and warehouses into a new shopping centre, around which there will be a new community of 1,548 new homes, local shopping mall, 600 place secondary school, designed around a main public square and landscaped areas.

The vast Victorian-era Peek Freans & Co Biscuit Factory was founded by James Peek (1800-1879) and George Frean in 1857, joined in 1860 by James Carr, a member of the famous Scottish biscuit making family Carr's. In 1865, in exchange for a stake in the business, the Carr family gave Peek Freans & Co the 10 acre (4 hectare) site fronting onto Clements Road and Drummond Road in Bermondsey.

The factory and related warehouses opened in 1865 and the resulting sweet-emanating smell from the factory resulted in the local Bermondsey area being given the nickname 'Biscuit Town'. The factory was famous for producing branded Bourbons, Digestives, Twiglets, Glaxos and Shortcakes.

In 1906 the business expanded into cake making, hence the warehouse originally on the Bombay Street site. Christmas puddings were stored in the Victorian railway arches adjacent to the Bombay Street site as they provided the ideal temperature and environment for long term storage. The business made the wedding cakes for Queen Elizabeth II and Charles, Prince of Wales and Lady Diana Spencer. In 1949 Peek Freans & Co expanded into Canada and North America, where it still operates today, with the Bermondsey factory closing in 1989.

Now the new Bombay Street will help to kick-start the regeneration of 'biscuit town'. All the apartments have a spacious open-plan living area, with a fully fitted designer kitchen located off the reception area, bordered by floor-to-ceiling windows opening onto the generously sized private balconies.

Selected apartments have principal bedroom suites with ensuite bathrooms, and some have bedrooms opening onto outside balconies. The duplex apartments offer the layout benefits of a house with the living accommodation on the lower level and the bedroom(s) on the upper floor. The living areas of the duplexes have folding glass walls that when folded away, creating large inside-outside entertaining spaces that merge the living room and outside terrace spaces.

The interior design and specification of the apartments take their design inspiration from the local influential institutions such as the Fashion and Textile museum with a fusion of sophisticated colours design led fittings. The hallway, living areas and kitchens have warehouse-style engineered timber flooring with deep cosy carpets in the bedrooms. The open plan designer kitchens have soft-touch handleless kitchen units, wall units with recessed LED feature lighting and integrated appliances.

The sleek bathrooms have contemporary white suites with porcelain floor and wall tiles and heated towel rails. The apartments have underfloor heating throughout, a state-of-the-art comfort ventilation system and technology for home working. Residents of Bombay Street will also benefit from cycle storage, private amenity space, and planting fencing and lighting. Each home boasts video entry systems, security locks to windows and balcony doors, CCTV surveillance and lift access.

Marc Faure, Head of New Homes at KALMARS, says: "Bombay Street is a highly anticipated new apartment scheme which we are launching early so that buyers can selected their preferred home, prior to the development being build complete and ready for occupation this October. One of the first brand new developments to be launched in Bermondsey since the ending of the UK lockdown and the restarting of the London housing market these apartments are ideal for our new normal and all provide private outside space and technology for home working."

Bombay Street also benefits from excellent connectivity, with both Bermondsey Station and South Bermondsey Overground Station approximately a 10-minute walk away from the development. Residents will be an eight-minute train journey away from Bank and Canary Wharf, and a nine-minute train journey away from Westminster.

Prices at Bombay Street start from £450,000 for a one bedroom, £600,000 for a two bedroom and £700,000 for a three bedroom apartment (all on new 150 year leases).

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**Bombay Street kick starts £500m 'biscuit town's' revival in London**

WRITTEN BY ARCHIT CHOPRA JOURNALIST | 23<sup>RD</sup> JUL 20 10:23 AM


Leading South London estate agent KALMARS are pleased to announce the launch of Bombay Street in Bermondsey, a striking new residential scheme providing 11 stylish private side one, two and three bedroom lateral and duplex apartments, all with private balconies, which will kick-start the £500m regeneration of 'biscuit town', the famous name for the local area.




The new Bombay Street development is located on a 0.25 acre site at 4-10 Bombay Street in London's Bermondsey which was originally occupied by a Peek Freans & Co subsidiary warehouse and workshop that stored ingredients and equipment for making wedding cakes and Christmas puddings. The development is located directly adjacent to the 10 acre former Peek Freans Biscuit Factory and warehouse site which is being regenerated by Grosvenor into a new £500 million 'Biscuit Town' destination for Bermondsey.

Located on the corner of the site's four storey former Peek Freans warehouse, the new Bombay Street apartments will be located close to the shops, restaurants and amenities of Newmarket Park Road High Street, and within a short walk of Bermondsey Underground Station and South Bermondsey Railway Station.



Bombay Street has been designed by leading architectural practice nArchitecturals with a striking modern facade with floor-to-ceiling glazing and balconies on each level, complete with feature balconies and car stacking. The architecture provides a contemporary interpretation of the former Peek Freans building and Christmas pudding workshop which originally stood on the site and inspired the historical process during the 1900s.



The Bombay Street project includes a new community garden and the underpinning of the neighbouring historic railway arches to create a moment of commercial and retail unity, both some of the earliest used by the former Peek Freans & Co which will provide access to the adjacent Grosvenor 'Biscuit Town' regeneration project.



Grosvenor's new 'Biscuit Town' will revive and restore the original Peek Freans factory and warehouse into a new shopping centre, around which there will be a new community of 1,200 new homes, local shopping mall, 100 place secondary school, designed around a new public square and landscaped zones.



The first Victorian-era Peek Freans & Co Biscuit Factory was founded by James Peek (1818-1878) and George Fryer in 1857, joined in 1869 by Carter-Cox, a member of the Grosvenor family. Biscuit-making started in 1863, as a response to a crisis in the business, the Carter-Coxs joined Peek Freans & Co to form 25 acres of Baker's Row building site, Christmas Pudding and Biscuit Road in Bermondsey.



The factory and related warehouses opened in 1863 and the building was recovering well from the factory provided to the local community was being given the nickname 'Biscuit Town'. The factory was famous for producing biscuits, Biscuits, Tingles, Biscuits and Biscuits.



In 1904 the business expanded into cake-making, hence the warehouses originally on the Bombay Street site. Christmas puddings were made in the Victoria Railway arches adjacent to the Bombay Street site as they provided the ideal temperature and air circulation for long-term storage. The business made the wedding cake for Queen Elizabeth II and Charles, Prince of Wales and Lady Diana Spencer. In 1948 Peek Freans & Co expanded into Cakes and Pastry, creating what is today's popular cake, with the Bermondsey Bakery opening in 1965.



From the early Bombay Street will help to kick-start the regeneration of 'biscuit town'. All the apartments have a spacious open plan living area, with a fully fitted kitchen, the floor-to-ceiling glazing, and floor-to-ceiling windows opening onto the previously used private balconies.



Selected apartments have principal bedrooms with ensuite bathrooms, and some have two bedrooms opening onto private balconies. The duplex apartments offer the best benefits of a house with the living accommodation on the lower level and the bedrooms on the upper floor. The living areas of the duplex have falling glass walls that allow natural light, creating large, bright, airy, and airy spaces that offer the best of both worlds and provide extra space.



The interior design and specification of the apartments take their design inspiration from the local industrial architecture such as the Grosvenor and Carter-Coxs, with a focus on high-quality materials and finishes. The building's strong sense of history is preserved through the use of traditional materials and finishes. The open-plan living areas have been designed to be bright and airy, with large windows and glass doors. The open-plan living areas have been designed to be bright and airy, with large windows and glass doors. The open-plan living areas have been designed to be bright and airy, with large windows and glass doors.



The new Bombay Street development is a prime location for the regeneration of 'biscuit town'. The development is located directly adjacent to the 10 acre former Peek Freans Biscuit Factory and warehouse site which is being regenerated by Grosvenor into a new £500 million 'Biscuit Town' destination for Bermondsey.



Bombay Street is a highly sought-after residential scheme which is also located in a prime location for the regeneration of 'biscuit town'. The development is located directly adjacent to the 10 acre former Peek Freans Biscuit Factory and warehouse site which is being regenerated by Grosvenor into a new £500 million 'Biscuit Town' destination for Bermondsey.



Bombay Street also benefits from excellent connectivity with both the Victoria Railway and South Bermondsey Underground Stations approximately a 10-minute walk from the development. Residents will be able to take their morning commute along South Bermondsey and Crossrail, and a new 100m cycle route.



Prices of Bombay Street start from £425,000 for a one bedroom, £525,000 for a two bedroom and £725,000 for a three bedroom. Apartments are sold on a 10-year lease. For further information on the newly launched development contact our sales agent 020 7592 4444 or visit [www.kalmar.com](http://www.kalmar.com).



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They may be affordable but these one and two-bed shared ownership apartments certainly don't compromise on style and space. Incorporating double all-in-one kitchen/dining spaces with direct access onto a private balcony. [appliancegiants.co.uk](#)

**HOLFORD HOUSE**  
TWO, 143, 200, 143, 143  
The property is a two-story house with a large kitchen, living area and two bedrooms. The property is in a desirable location and is close to schools and transport. [appliancegiants.co.uk](#)

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**GOODELUCK HOPE**  
EAL, FROM £421,500  
On the Thames overlooking Canary Wharf, these stylish one-two and three-bedroom apartments have been designed to reflect the city's industrial heritage – with brick and steel facades, curved-style windows and open-plan kitchens featuring concrete-effect islands, breakfast bars and worktops and brass hardware. [appliancegiants.co.uk](#)

**LEIGHWOOD VILLES**  
CRANLEIGH, SURREY, 143, FROM £260,000  
The newly launched Leighton Villages is a collection of three new one and two-bed houses set in a beautiful location with long, mature trees and a large garden. The houses are built to a high standard and feature a range of high-quality finishes and fixtures. [appliancegiants.co.uk](#)

**HORIZON APARTMENTS**  
SOUTH CROYDON CR2, TWO-BEDS FROM £441,000  
Both South and East Croydon stations are a short walk from this block of six luxury apartments. These studios, each featuring a spacious kitchen with dark wood cabinets, integrated appliances, an island and plenty of room for food preparation and storage. [appliancegiants.co.uk](#)

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## BISCUIT TOWN IS THE NEW SWEET SPOT

Industrial-chic homes in regenerating Bermondsey



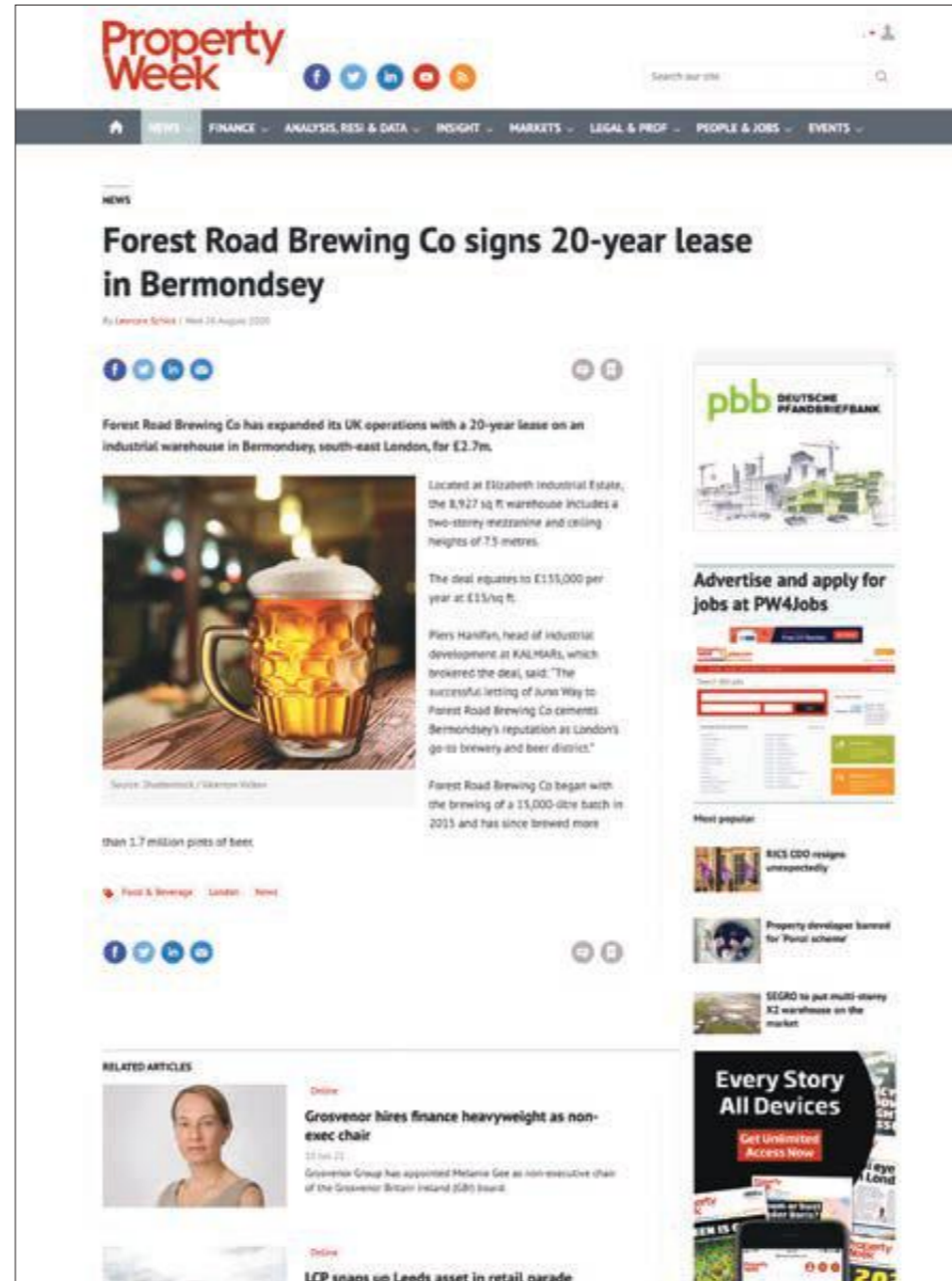
IN THE heart of Bermondsey's "Biscuit Town" regeneration area, new flats in **Bombay Street**, left, are on the site of a warehouse used by food firm Peek Freans to store Christmas puddings and wedding cakes, including one made for the marriage of Prince Charles to Lady Diana Spencer.

The new seven-storey building looms over railway tracks and celebrates industrial chic, with floor-to-ceiling windows, feature brickwork and zinc cladding. All 11 flats have outside space and there is a communal roof terrace

with impressive views. A new community garden is being created, while connected railway arches will be refurbished for food and drink spaces. From £450,000. Call Kalmars ([020 7403 0600](tel:02074030600)).

Design creep from Borough Market and London Bridge has brought artisan food and craft shops here, while a potential bonus for early buyers is the Bakerloo line Tube extension from Elephant & Castle to New Cross Gate. Preliminary work is under way, with two new Old Kent Road stations expected to boost local property values.





The screenshot shows the Property Week website interface. At the top, the logo 'Property Week' is displayed in red, followed by social media icons for Facebook, Twitter, LinkedIn, YouTube, and Instagram. A search bar is located to the right of the logo. Below the logo is a navigation menu with categories: NEWS, FINANCE, ANALYSIS, RESI & DATA, INSIGHT, MARKETS, LEGAL & PROF, PEOPLE & JOBS, and EVENTS.

The main article is titled 'Forest Road Brewing Co signs 20-year lease in Bermondsey' in bold black text. Below the title, it says 'By Lauren Schick | Wed 26 August 2020'. There are social media sharing icons for Facebook, Twitter, LinkedIn, and YouTube, and a print icon.

The article text reads: 'Forest Road Brewing Co has expanded its UK operations with a 20-year lease on an industrial warehouse in Bermondsey, south-east London, for £2.7m.' Below this is a photograph of a glass mug of beer on a wooden surface. To the right of the photo, the text states: 'Located at Elizabeth Industrial Estate, the 8,927 sq ft warehouse includes a two-storey mezzanine and ceiling heights of 7.5 metres. The deal equates to £155,000 per year at £15/sq ft. Piers Hanifan, head of Industrial Development at KALMARS, which brokered the deal, said: "The successful letting of Juno Way to Forest Road Brewing Co cements Bermondsey's reputation as London's go-to brewery and beer district." Forest Road Brewing Co began with the brewing of a 15,000-litre batch in 2015 and has since brewed more than 1.7 million pints of beer.'

Below the article is a 'RELATED ARTICLES' section with two items: 'Grosvenor hires finance heavyweight as non-exec chair' and 'LCP snaps up Leeds asset in retail parade'. To the right of the main article is a sidebar with a 'pbb DEUTSCHE PFANDBRIEFBANK' logo, an 'Advertise and apply for jobs at PW4Jobs' section, and a 'Most popular' section with three article thumbnails: 'RICS CDO resigns unexpectedly', 'Property developer banned for "Ponzi scheme"', and 'SEGRO to put multi-story 32 warehouses on the market'. At the bottom right of the sidebar is a 'Every Story All Devices' advertisement with the text 'Get Unlimited Access Now'.



# Property Funds World

## 26 August 2020

The screenshot shows the Property Funds World website interface. At the top, there is a navigation bar with the site logo, 'TALK TO US', 'LOG IN', and 'REGISTER' buttons. Below this is a secondary navigation bar with categories like 'NEWS', 'REPORTS', 'DIRECTORY', 'EVENTS', 'AWARDS', and 'NEWSLETTER'. A search icon is also present. The main content area features a featured article titled 'Forest Road Brewing Co signs 20-year lease at Bermondsey industrial warehouse'. The article includes a sub-header 'NEWS / DEALS & TRANSACTIONS', social media sharing icons, and a date '25/08/2020 1:05AM'. The text of the article describes the expansion of the brewery's UK operations, the details of the lease, and the location's suitability. To the right of the article is a 'FURTHER READING' section with several related news items. Below the main article is a 'Like this article?' box with a sign-up prompt. At the bottom right, there is a 'FEATURES' section with various articles and research pieces.

propertyfundsworld

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DEALS SURVEYS ESG LAUNCHES REGULATION TECHNOLOGY MOVES

NEWS / DEALS & TRANSACTIONS

### Forest Road Brewing Co signs 20-year lease at Bermondsey industrial warehouse

25/08/2020 1:05AM

British brewery Forest Road Brewing Co has expanded its UK operations with the lease of an industrial warehouse in Bermondsey. Signing a 20-year lease, the GBP2.7 million deal was brokered by leading South London estate agency KALMARS.

Located at Elizabeth Industrial Estate on Juno Way in Bermondsey, the warehouse provides 8,327 sq ft of space, including a two-storey mezzanine and ceiling heights of 7.5 metres. The warehouse is finished with reinforced concrete floors, electric roller shutter doors and sodium lighting.

Forest Road Brewing Co was established in 2015 brewing ales and lagers, with 'Work' an American-style pale ale and the first batch brewed in Botolph Claydon. Having started off brewing a 15,000-litre batch in 2015, Forest Road Brewing Co have since brewed and sold over 1.7 million pints of beer.

With its operations now all UK-based, including a licensed bar in Hackney and previous office in Dalston, the new premises in Bermondsey will provide much-needed space to expand their brewing operations and meet increased demand.

The deal, which equates to GBP135,000 per annum at GBP15 per sq ft, marks the arrival of another British brewer to the area, with Bermondsey now recognised as London's beer district, with the area offering the renowned 'Bermondsey Beer Mile' providing almost two miles of brewery bars and bottle shops. Having grown organically over the past few years as brewers set up shop in the area, the 'Beer Mile' is a celebration of Bermondsey based Breweries and beer merchants, with hundreds of people flocking there to experience the offering.

As Forest Road Brewing Co look to expand their production and operations, KALMARS highlight that the warehouse's position on an established industrial estate, between the Old Kent Road and A2 Blackheath Road, means it is well suited for daily stock deliveries to greater London.

Piers Hanftun, Head of Industrial Development at KALMARS, says: "The successful letting of Juno Way to Forest Road Brewing Co cement's Bermondsey's reputation as London's go-to brewery and beer district. Due to the large warehouse space and location close to central London, Juno Way has been a fantastic move for Forest Road Brewing Co. We wish them all of the success as they look to expand their production in the coming months."

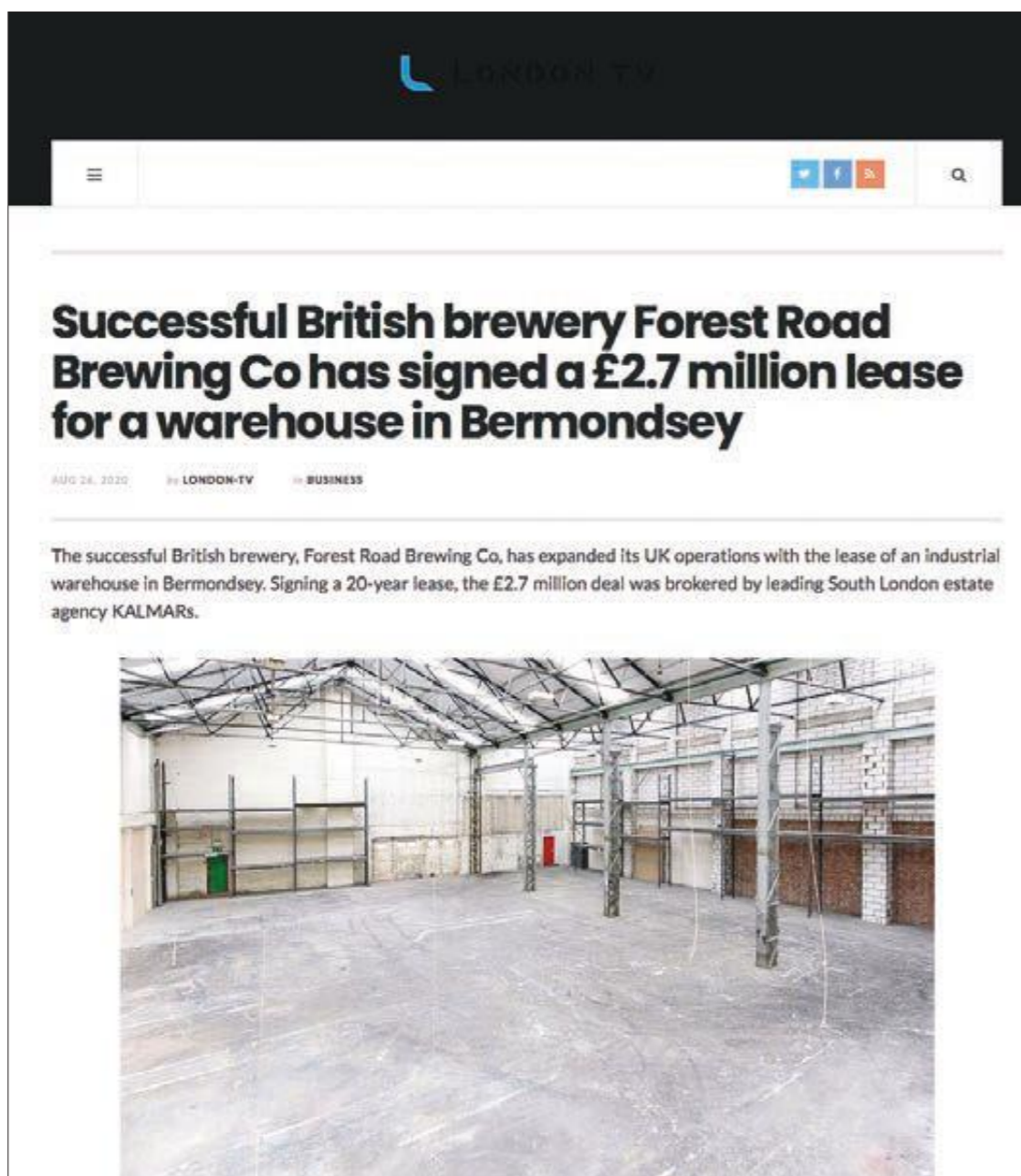
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- RD Group completes sale of Wyndham Court in Central Bristol for GBP6m
- Tristan exchanges on EUR71m sale of Avenir Business Park in Prague
- Czech real estate investment volume down by only 8 per cent year-on-year, says Savills
- Dedeaux Properties sells Redlands distribution facility for USD16.9m
- Clearbell sells 125,000 sq ft Huddersfield warehouse for GBP6.75m
- Prime London buyer demand creeps up in Q1

#### FEATURES


- RESEARCH | 04/06/2021  
Savills predicts demand for operational real estate across Europe forecasting top 'youthful and aged' cities
- GUEST ARTICLE | 04/06/2021  
Flex education: Why we need to adopt a new approach to post-pandemic working
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- RESEARCH | 04/06/2021  
Vacant commercial premises could provide up to 260,000 homes for the vulnerable, says Habitat for Humanity
- NEWS | 03/06/2021



## Successful British brewery Forest Road Brewing Co has signed a £2.7 million lease for a warehouse in Bermondsey

AUG 26, 2020 | BY LONDON-TV | BUSINESS

The successful British brewery, Forest Road Brewing Co, has expanded its UK operations with the lease of an industrial warehouse in Bermondsey. Signing a 20-year lease, the £2.7 million deal was brokered by leading South London estate agency KALMARS.



Located at Elizabeth Industrial Estate on Juno Way in Bermondsey, the warehouse provides 8,927 sq. ft. of space, including a two-storey mezzanine and ceiling heights of 7.5 metres. The warehouse is finished with reinforced concrete floors, electric roller shutter doors and sodium lighting.

Forest Road Brewing Co was established in 2015 brewing ales and lagers, with 'Work' an American-style pale ale and the first batch brewed in Belgium. Having started off brewing a 15,000-litre batch in 2015, Forest Road Brewing Co have since brewed and sold over 1.7 million pints of beer.

With its operations now all UK-based, including a licensed bar in Hackney and previous office in Dalston, the new premises in Bermondsey will provide much-needed space to expand their brewing operations and meet increased demand.

The deal, which equates to £135,000 per annum at £15 per sq. ft., marks the arrival of another British brewer to the area, with Bermondsey now recognised as London's beer district, with the area offering the renowned 'Bermondsey Beer Mile' providing almost two miles of brewery bars and bottle shops. Having grown organically over the past few years as brewers set up shop in the area, the 'Beer Mile' is a celebration of Bermondsey based Brewers and beer merchants, with hundreds of people flocking there to experience the offering.

As Forest Road Brewing Co look to expand their production and operations, KALMARS highlight that the warehouse's position on an established industrial estate, between the Old Kent Road and A2 Blackheath Road, means it is well suited for daily stock deliveries to greater London.

Piers Hanifan, Head of Industrial Development at KALMARS commented: "The successful letting of Juno Way to Forest Road Brewing Co cements Bermondsey's reputation as London's go to brewery and beer district. Due to the large warehouse space and location close to central London, Juno Way has been a fantastic move for Forrester Road Brewing Co. We wish them all of the success as they look to expand their production in the coming months."

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SEARCH

The screenshot shows the Bdaily News website interface. At the top, there is a navigation bar with the Bdaily News logo, contact information (Newsdesk: 0191 223 6794, Advertise With Bdaily: 0191 223 6792), and links for Log In and Register. Below the navigation bar are menu items: News, Members, Hot Topics, Events, Directory, About, Contact, Partners, and Advertise. The main content area features a large image of a modern industrial warehouse interior. Below the image is a sub-headline: "Forest Road Brewing Co has agreed a multi-million pound lease deal for the site at Elizabeth Industrial Estate on Juno Way in Bermondsey." The main headline reads: "Brewery secures Bermondsey warehouse premises in £2.7m deal". The article is written by Jane Imrie, Editor, on 26 AUG 2020. The text of the article includes: "A British brewery is expanding its operations with the lease of an industrial warehouse in South East London. Forest Road Brewing Co has agreed a multi-million pound lease deal for the site at Elizabeth Industrial Estate on Juno Way in Bermondsey. Brokered by estate agency KALMARS, the £2.7m deal sees the firm sign a 20-year lease for the 8,927 sq ft space. Established in 2015, Forest Road Brewing Co has now outgrown its previous office in Dalston and aims to expand brewing operations with the new premises. Piers Hanifan, head of industrial development at KALMARS, commented: "The successful letting of Juno Way to Forrest Road Brewing Co cements Bermondsey's reputation as London's go-to brewery and beer district. "Due to the large warehouse space and location close to central London, Juno Way has been a fantastic move for Forrest Road Brewing Co. "We wish them all of the success as they look to expand their production in the coming months."

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## British brewery signs £2.7m lease for a warehouse in Bermondsey


WRITTEN BY LLP REPORTER | 26<sup>TH</sup> AUG 20 2:45 PM

The successful British brewery, Forest Road Brewing Co, has expanded its UK operations with the lease of an industrial warehouse in Bermondsey. Signing a 20-year lease, the £2.7m deal was brokered by leading South London estate agency KALMARS.




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*The strategic advantages of gold.*

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the past few years as brewers set up shop in the area, the 'Beer Mile' is a celebration of Bermondsey based Brewers and beer merchants, with hundreds of people flocking there to experience the offering.




As Forest Road Brewing Co look to expand their production and operations, KALMARS highlight that the warehouse's position on an established industrial estate, between the Old Kent Road and A2 Blackheath Road, means it is well suited for daily stock deliveries to greater London.



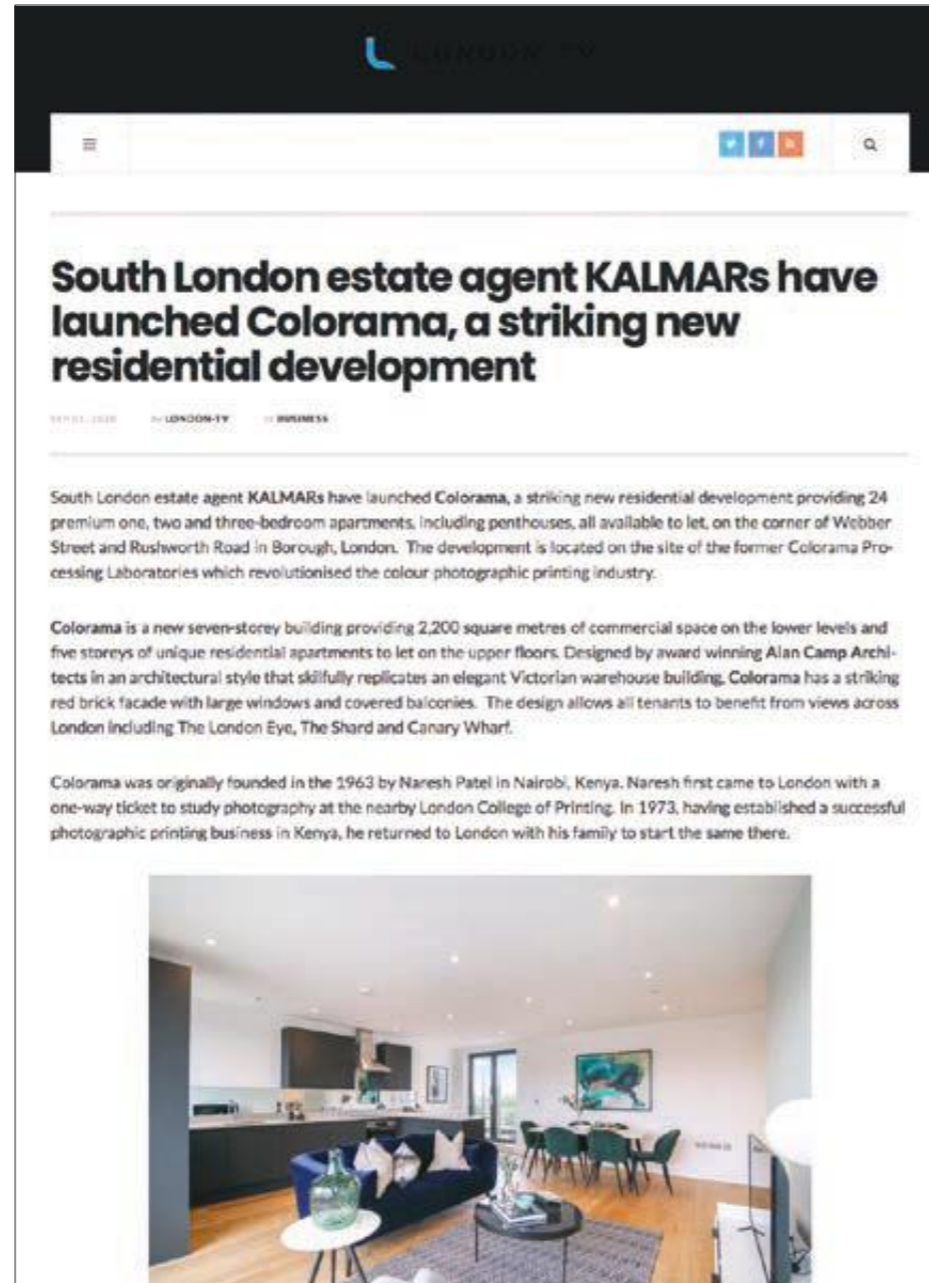
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COMMERCIAL KALMARS

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**South London estate agent KALMARS have launched Colorama, a striking new residential development**

19/08/2020 | LONDON TV | BUSINESS

South London estate agent KALMARS have launched Colorama, a striking new residential development providing 24 premium one, two and three-bedroom apartments, including penthouses, all available to let, on the corner of Webber Street and Rushworth Road in Borough, London. The development is located on the site of the former Colorama Processing Laboratories which revolutionised the colour photographic printing industry.

Colorama is a new seven-storey building providing 2,200 square metres of commercial space on the lower levels and five storeys of unique residential apartments to let on the upper floors. Designed by award winning Alan Camp Architects in an architectural style that skilfully replicates an elegant Victorian warehouse building, Colorama has a striking red brick facade with large windows and covered balconies. The design allows all tenants to benefit from views across London including The London Eye, The Shard and Canary Wharf.

Colorama was originally founded in the 1963 by Naresh Patel in Nairobi, Kenya. Naresh first came to London with a one-way ticket to study photography at the nearby London College of Printing. In 1973, having established a successful photographic printing business in Kenya, he returned to London with his family to start the same there.



Naresh and his brothers revolutionised the service in London by offering a 48-hour turnaround, when others could only manage a week to 10 days. They also increased the print size to 6X4" and offered a free film every time you handed in one for printing.

The Colorama brand soon became a household name, with services offered throughout England, Scotland and Wales. Colorama prided itself on service and quality, a theme that has clearly been transferred to this ground-breaking development of superb apartments.

The new apartments at Colorama can be rented with or without furniture, and to demonstrate the quality there are four dressed show apartments which showcase the stylish furniture packages on offer.

The four dressed show apartments comprise apartment No.15 (a one bedroom apartment), No.8 (a one bedroom apartment with study), No.5 (a two bedroom apartment) and No.39 (a three bedroom penthouse). Each has the benefit of a private outside balcony and has been selected and dressed in order to show tenants the diverse range of homes available to let at Colorama.

The furniture's style plays homage to the development's bright and colourful history; bright colours and prints have been used throughout, with the open plan kitchen and living room, bedroom and study designed with statement blue and green furniture and sixties style cushions and wall prints.

Fully fitted Kitchens provide light grey matt graphite units and coral quartz worktops and mirrored splashbacks. Each kitchen also has a built-in oven and hob, Bosch integrated fridge freezer, under fridge and dishwasher. The bedrooms have been finished with soft Dolomite carpets and the principal bedrooms have been fitted with TV sockets.

Bathrooms and en-suite bathrooms offer enamelled double-ended bath tubs, thermostatically controlled rainfall showers and handheld shower heads, bespoke mirrored vanity unit and storage unit with feature lighting and heated towel rails. Every apartment has a workspace area within it, a secure bicycle storage area on the lower ground floor, and access to the communal open terrace.

Apartment sizes range from 565 sq ft for a one bed flat up to 1,238 sq ft for the large penthouse. Rents range from £420 a week up to £880 a week for the penthouse (which is already under offer).

Richard Kalmar, KALMARS chairman says: "The launch of Colorama designed by award winning Alan Camp Architects is perfect for inner city professional living. Which is why 10 of the apartments are already under offer prior to the official launch day. The space provides some of the highest specification homes built in Borough to date and we are delighted to be instructed by the owners who we have enjoyed working with for over 30 years. The scheme sets a new benchmark for quality in the market and KALMARS is not surprised by the overwhelming interest that we have generated for these stunning new homes."

Francesca Harris, Residential Lettings Manager at KALMARS says: "Colorama provides discerning tenants an exceptional lettings opportunity in the heart of London. The apartments have been skilfully designed and finished, the bold colour schemes creatively paying homage to the site's colourful past. The incorporation of one bed apartments with a dedicated separate study/home office is ideal for the current work environment where so many people are working full or part-time from home. Tenants can either rent their apartment unfurnished, providing them with a 'blank canvas', or they can take advantage of one of the contemporary furniture packages on offer and move into a turn-key home."

Colorama is situated just moments from the Borough. Residents will be able to benefit from transport links from Southwark Station, Borough Station and Waterloo Station as well as a number of local bus routes. Borough Market, the Tate Modern, The Shard and Oxo Tower and just some of the local attractions within minutes of Colorama. They are also within walking distance of the City and West End, making central London really easy to get to.



London Loves Property  
4 September 2020

**LONDONLOVESPROPERTY**

HOME RESIDENTIAL COMMERCIAL FINANCE & INVESTMENT LEGISLATION & TAX PROPTech GUIDES LIFESTYLE ESCAPE

## KALMARS launch Colorama, a striking new residential development

WRITTEN BY LLP STAFF REPORTER | 4<sup>TH</sup> SEP 20 11:30 AM

South London estate agent KALMARS have launched Colorama, a striking new residential development providing 24 premium one, two and three-bedroom apartments, including penthouses, all available to let, on the corner of Webber Street and Rushworth Road in Borough, London. The development is located on the site of the former Colorama Processing Laboratories which revolutionised the colour photographic printing industry.

Colorama is a new seven-storey building providing 2,200 square metres of commercial space on the lower levels and five storeys of unique residential apartments to let on the upper floors. Designed by award winning Alan Camp Architects in an architectural style that skilfully replicates an elegant Victorian warehouse building, Colorama has a striking red brick facade with large windows and covered balconies. The design allows all tenants to benefit from views across London including The London Eye, The Shard and Canary Wharf.

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Karish and his brothers revolutionised the service in London by offering a 48-hour turnaround, when others could only manage a week in 10 days. They also increased the price six to \$24 and offered a free film every time you loaded in one for printing.



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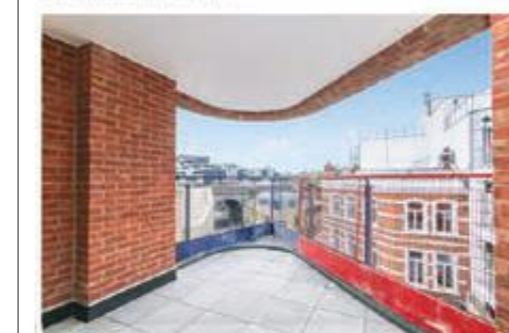
The new apartments at Colorama can be rented with or without furniture, and to demonstrate the quality there are four dressed show apartments which showcase the stylish furniture packages on offer.



The four dressed show apartments comprise apartment No.25 (a one bedroom apartment), No.6 (a one bedroom apartment with study), No.5 (a two bedroom apartment) and No.29 (a three bedroom penthouse). Each has the benefit of a private ensuite balcony and has been selected and dressed in order to show tenants the diverse range of homes available to let at Colorama.



The furniture's style pays homage to the development's bright and colourful history; bright colours and prints have been used throughout, with the open plan kitchen and living room, bedroom and study designed with statement blue and green furniture and warm style cushions and wall prints.



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Evening Standard

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HOMES & PROPERTY | RENTING

# Snap up a rental at Colorama in Borough: homes in Southwark's former photo processing laboratory cost from £420 a week

The flats — behind the "Blackfriars Mile" — can be rented furnished or unfurnished.

VIEW COMMENTS



By David Spittles | 22 September 2020

For Sale To Rent

HomesProperty rightmove

The Southwark warehouse where Colorama Processing Laboratories revolutionised the turnaround time of holiday photographs has been "developed" into Colorama, with 24 flats for rent.

The new building is tucked away behind the so-called Blackfriars Mile, part of the Cycle Superhighway from Elephant & Castle to King's Cross, so it's handy for bikers.

The one- and two-bedroom apartments have bold colour schemes and can be rented furnished or unfurnished. Prices from £420 to £880 per week.

Call Kalmars on 020 7403 0600.



Colorama: a former photo processing laboratory now has flats to rent from £420 a week

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The screenshot shows the Bdaily News website interface. At the top, there is a navigation bar with the site logo, contact information (Newsdesk: 0191 223 6794, Advertise With Bdaily: 0191 223 6792), and links for Log In and Register. Below the navigation bar, there are menu items for News, Members, Hot Topics, Events, Directory, About, Contact, Partners, and Advertise. The main content area features a large image of a modern residential building at dusk, with a caption: "CG rendering of the Bombay Street scheme in Bermondsey". To the right of the image is a "Sponsored Content" section with five items, each with a small circular icon and a headline. The main article is titled "Bermondsey residential scheme almost fully sold as demand rises" and is written by Jane Imrie, Editor, on 05 NOV 2020. The article text includes: "All but two of the phase one apartments at a new residential scheme in Bermondsey have now been sold.", "Developer KALMARS has announced that since the launch of the Bombay Street scheme in July, almost all of the apartments have been sold.", "Designed by architectural practice Ackroyd Lowrie, the development comprises a combination of one, two and three-bedroom apartments.", "Sizes of apartment range from 560 sq ft to 1,227 sq ft, and each apartment features a private outdoor balcony.", "KALMARS reported that on the first day of the development's launch alone, almost half of the properties were sold.", "Marc Faure, head of new homes at KALMARS, commented: 'We're delighted to see that virtually all the apartments at Bombay Street have sold so quickly.'", and "The sales success is testament to the development's exceptional design and great location, providing desirable homes for Londoners." Social media sharing icons for LinkedIn, Facebook, and Twitter are visible on the left side of the article.

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CG rendering of the Bombay Street scheme in Bermondsey

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- Square One Law celebrates first year in Leeds with new appointments
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**EDITOR**  
Jane Imrie  
05 NOV 2020

## Bermondsey residential scheme almost fully sold as demand rises

All but two of the phase one apartments at a new residential scheme in Bermondsey have now been sold.

Developer KALMARS has announced that since the launch of the Bombay Street scheme in July, almost all of the apartments have been sold.

Designed by architectural practice Ackroyd Lowrie, the development comprises a combination of one, two and three-bedroom apartments.

Sizes of apartment range from 560 sq ft to 1,227 sq ft, and each apartment features a private outdoor balcony.

KALMARS reported that on the first day of the development's launch alone, almost half of the properties were sold.

Marc Faure, head of new homes at KALMARS, commented: "We're delighted to see that virtually all the apartments at Bombay Street have sold so quickly.

"The sales success is testament to the development's exceptional design and great location, providing desirable homes for Londoners."

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# What House?

9 November 2020

The screenshot shows a news article on the 'What House?' website. The article is titled 'Half Of First Phase Of Bermondsey Homes Snapped Up' and is dated 9 November 2020, written by Keith Osborne. The main headline reads: 'KALMARs has reported a very successful launch for a new apartment development in sought-after Bermondsey...'. Below the headline is a photograph of the Bombay Street development, a modern multi-story building with balconies. A search bar is visible below the image, with filters for 'New Homes', 'Min Price', and 'Max Price'. The article text states that nearly half of the apartments were purchased on launch day and that the development offers a mix of one-, two-, and three-bedroom units. It also mentions the location's proximity to the Jubilee and South Bermondsey lines.

The image shows a modern bedroom interior. It features a large bed with a dark blue headboard and white bedding. The room has a curved wall with a textured, brick-like pattern. There is a desk with a chair and a window with a view of the outdoors. The lighting is warm and modern.

The interior design of the flats takes inspiration from influential local institutions such as the Fashion and Textile museum. The kitchens feature handleless design matt laminate units, solid surface worktops and recessed LED lighting to the underside of the wall units. Bathrooms are fitted with contemporary white sanitary ware with chrome fittings, heated towel rails, porcelain tiles, and concealed thermostatic shower and bath valves.

In terms of internal finishes, each apartment at Bombay Street comes with a timber veneer entrance door, white flush internal doors and contemporary satin ironmongery. Whole-house ventilation systems, underfloor heating and engineered timber flooring can be found throughout.

Marc Faure, head of new homes at KALMARs, says: "We're delighted to see that virtually all the apartments at Bombay Street have sold so quickly. The sales success is testament to the development's exceptional design and great location, providing desirable homes for Londoners".

Both Bermondsey on the Jubilee line and South Bermondsey, which connects to National Rail, are approximately 10 minutes' walk from Bombay Street, while London Bridge station for the Northern line and Jubilee lines can be reached in a 25-minute walk. The City is easily accessible via the tube from London Bridge or the number 47 bus from nearby St James's Road.

The remaining three-bedroom apartments at Bombay Street are on sale for £695,000 and £715,000 respectively.

Find out more at [www.kalmars.com](http://www.kalmars.com).



**South London estate agents KALMARS announce the appointment of three new members of staff**

DEC 03 2020 | BY LONDON-TV | BUSINESS

South London estate agents KALMARS are pleased to announce the appointment of three new members of staff ahead of their expansion with the opening of their new office at 366 Old Kent Road in early 2021.

Tallulah Davids, Brendan McMillan and Anthony Carter join as KALMARS new Office Coordinator, Retail and Decentralised Office Consultant, and Junior Office Consultant respectively.

The new Old Kent Road office will provide 1,100 sqft of space and will operate in conjunction with KALMARS' existing Shad Thames head office, led by Managing Director Richard Kalmar and the base for the company's thriving commercial division. The new Old Kent Road office will focus on residential sales and new homes and will be headed by Marc Faure, Head of New Homes, and Sebastian Kalmar, Director.

The move to Old Kent Road is timely as this once neglected part of London is poised to become a massive regeneration area with up to 20,000 new homes, workspace for 10,000 new jobs, new schools and £3.1 billion invested in upgraded transport facilities.

Tallulah Davids' role as Office Coordinator will be to ensure the smooth running of the new office at Old Kent Road. She brings invaluable experience after successful stints at several residential agencies as an Office Manager.

Brendan McMillan, Retail and Decentralised Office Consultant joins KALMARS' retail team, which specialises in the sale and letting of commercial property. Brendan is a BA graduate from the University of Gloucestershire and has worked for The Trademark Group Ltd and Gaillard Homes.

Anthony Carter, Junior Office Consultant, joins the commercial team at KALMARS after working at international

Road. She brings invaluable experience after successful stints at several residential agencies as an Office Manager.

Brendan McMillan, Retail and Decentralised Office Consultant joins KALMARS' retail team, which specialises in the sale and letting of commercial property. Brendan is a BA graduate from the University of Gloucestershire and has worked for The Trademark Group Ltd and Gaillard Homes.

Anthony Carter, Junior Office Consultant, joins the commercial team at KALMARS after working at international Chinese developer Greenland Group, which has offices and developments in London, where Anthony helped produce the placemaking strategy for Ram Quarter in Wandsworth, and supported the head of commercial management with the letting of commercial space at the development.

Sebastian Kalmar, Director at KALMARS, says: "KALMARS is pleased to be bringing talented people into our growing team of staff ahead of our second office opening on Old Kent Road early in the New Year. Tallulah brings a wealth of experience in office management that will be vital at Old Kent Road. Brendan brings an infectious enthusiasm and has a wide range of contacts in industry and experience in a range of departments and roles. Anthony's experience means that he has a strong grounding in property development, and has built a strong network within the industry which he is eager to build upon at KALMARS as we continue to grow as a business."

Marc Faure, Head of New Homes, at KALMARS says: "The opening of our new office on Old Kent Road is perfectly timed since there will be a series of new homes developments launching in the locality over the next few years and KALMARS as the local agent will be well positioned to assist with sales and marketing. Our brand presence is unrivalled in Southwark and we are looking to grow that influence across South London. By moving to Old Kent Road we can also continue the great work we have done to help with the area's regeneration."

The influx of new staff and the opening of the new office comes after a highly successful year for KALMARS, despite the challenges posed by COVID-19. KALMARS recently managed the launch of Bombay Street in Bermondsey, where over half the apartments in the new development were sold on the first day of the launch; and also the launch of Colorama, a build-to-rent scheme in Borough where all the apartments were rapidly let by KALMARS to tenants, with the vast majority being secured during the launch weekend.

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**The 2021 WhatHouse? Awards**

Level has appointed a new marketing and communications manager to its Midlands




region. She has six years of previous experience in the construction industry, following the completion of her media and journalism degree at Nottingham Trent University. She said: "I love the variety of tasks I'm working on, and I enjoy seeing results from selling a product."

**Two appointments, Larkfleet Group**




Larkfleet Group has appointed Rob Crisland as its new construction director. He comes from Kier Living, where he spent 11 years as construction manager then director. The Group's senior land manager, David Morris, has been promoted to land director. He began working at Larkfleet Group in 2016 and was formerly at Persimmon Homes.

**Three appointments, KALMARS**




South London estate agent KALMARS has announced the appointment of three new members of staff. Toluah Davis, Brendan McMillan, and Anthony Carter join as new office coordinator, retail and deconcreased office consultant, and junior office consultant respectively. Their new DN Kent Road office will operate in conjunction with KALMARS' existing Shad Thames head office.

**Helen Forsyth, SFHA**



The Scottish Federation of Housing Associations' (SFHA) new chair, Helen Forsyth, has taken up her position at what SFHA said is a "critical time" for the social housing sector. She brings extensive experience to the board, having worked in the health, social care and third sectors before moving into the social housing sector in 1995, including leading two housing associations.

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WhatHouse?  
13 December 2020

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Home > Know-How > News > Launch Of Six Smart Homes In Greenwich

## Launch Of Six Smart Homes In Greenwich

Posted 13 January 2021 by [Keith Osborne](#)

Six terraced homes have been unveiled in central Greenwich which come with a host of built-in hi-tech features...



Credit: 1 Hyde Vale (KALMARS/Vision Construct)

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Estate agency KALMARS has announced the launch of a new development of six 'smart homes' in Greenwich.

The collection of terraced houses from developer Vision Construct is called 1 Hyde Vale and features properties in a traditional brickwork design with a hi-tech interior specification which includes pre-wired high definition TVs in all bedrooms, and Dolby surround sound speakers in both the living rooms and lounges. Residents will also be able to see, hear, record and speak to visitors at the front door from their phones, as well as benefiting from a voice control in the basements and ground floors for lighting and music.

There's a mix of three-storey two-bedroom houses and four-storey three-bedroom houses, with living space ranging from 740 sq ft to 2,248 sq ft. Four of the homes also provide unique garden offices. Accessible through the property's sunken and landscaped gardens, the garden units offer residents a private space which can be utilised to work from home.

Marc Faure, head of new homes at KALMARS, said: "1 Hyde Vale provides an exceptional sales opportunity providing the only newly built freehold houses in Greenwich. The charming interiors, high-specification and great location create the ideal homes for purchasers who value style and contemporary architecture. With smart home features and garden offices, Hyde Vale also provides the ultimate investment for professionals who are working from home which for many, has become the new norm."



The four larger houses in the 1 Hyde Vale development provide ground floor space that opens up to a living area, running the entire width of the property, with a double-height space connecting the residents to the lower ground floor level, which has an open-plan kitchen/living space with large roof lights provide the area with an airy and open ambience. There's also a utility room. The first floor of the properties offers residents two double bedrooms, whilst the second floor provides the principal suite with a walk-in dressing room and an en suite bathroom.

Each property features bespoke handmade kitchens and principal bedrooms in the development feature electrically operated roof windows, and bathrooms feature a large freestanding bath and dual walk-in shower.

Vale is one of the most sought-after streets in Greenwich. Residents will be moments away from Greenwich Park, the Royal Observatory, the National Maritime Museum, the Royal Naval College and Greenwich town centre. Greenwich Market has shops, boutiques and stalls which create a 'village feel' but Greenwich also has excellent transport connections, with Hyde Vale close to the DLR and mainline services that provide direct journeys to Canary Wharf, London Bridge and Cannon Street.

Prices start from £825,000 for a two-bedroom home up to £1.85million for a three-bedroom home. Find out more at [www.kalmars.com](http://www.kalmars.com).

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By Graham Norwood

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Staying in the capital, UK Sotheby's International Realty has welcomed global

International Realty has welcomed global advisor **Mary Robertson** to the London office after transferring from Dubai.

Previously Mary spent three and a half years working with Gulf Sotheby's in Dubai where she remains very active, making her primary geographical scope the UK and the United Arab Emirates.

She says: "I am very excited to be based in London, working with an excellent team whilst remaining very hands-on with our UAE clients to track real estate opportunities here and overseas."

And still in London - this time moving to the south of the capital - there's news from Kalmars, an agency opening a new office on the Old Kent Road next month, which has three new members of staff.

**Talkulah Davids** (below) joins as the new office coordinator, **Brendan McMillan** (right) is a Retail and decentralised office consultant, and **Anthony Carter** (below) joins as junior office consultant.

The new office will operate in conjunction with the agency's existing Shad Thames HQ and will focus on residential sales and new homes.

Off to the Midlands we go where long-established agency Berriman Eaton is expanding into Worcestershire for the first time - something we've already reported on EAT.

**The modern move.**

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## CBRE and KALMARS unveil 0.24 acre Burgess Park View resi development

09/02/2021 - 9:32AM

**Joint sole agents KALMARS and CBRE have released details of a new residential-led development opportunity in the London Borough of Southwark, known as Burgess Park View.**

It consists of a 0.24 acre freehold site at 14-22 Ossory Road, SE1 which has the benefit of an existing resolution to grant planning for a GBP36 million (GDV) development providing 71 apartments and 15,480 sq ft of commercial space complete with double-height entrance foyers, roof garden and public realm.

Providing uninterrupted views of Burgess Park, the largest park in Southwark, the Burgess Park View is designed by award winning architectural practice Alan Camp Architects. The scheme is part 10 part 11 storeys high at its apex with its ground floor providing striking entrance foyers for the apartments and the commercial floorspace.

Once complete, the development would provide 49 private apartments, with the balance being intermediate and social rented housing. The private sale one, two and three bedroom apartments have been priced by KALMARS and CBRE at an average of circa GBP740 per sq ft in price, an affordable and attractive price point, with over 92 per cent of the private apartments anticipated to fall within the Government's Help to Buy scheme. The 15,480 sq ft of commercial space is arranged over lower ground, ground and first floor level, and according to KALMARS is anticipated to generate around GBP25 per sq ft in rental income.

The consented development has a striking façade with covered balconies averaging 90 sq ft in size, complete with feature brickwork and a spacious roof garden. The site is a two-minute walk from local shops and the bus routes of Old Kent Road and a short walk from South Bermondsey Station.

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Sebastian Kalmar, Director at KALMARS, says: "This site is perfect for developers that work in trendy areas and are seeking units within Help to Buy Pricing. The location is sandwiched between two of the coolest areas in London (Bermondsey and Peckham) with more attractive pricing and future potential."

Jonathan Allen, Associate Director at CBRE, says: "Burgess Park View is set to benefit from the substantial uplift that the regeneration and Bakerloo Line Extension will bring to the Old Kent Road area; whilst it is uniquely positioned as a gateway site to Burgess Park, and its success is not dependent on the masterplan being delivered in the short term."

The Old Kent Road Action Plan zone is an award-winning masterplan and one of London's key regeneration spots. It is currently undergoing a GBP10.7 billion transformation, providing 20,000 new homes and workspace for 10,000 new jobs, creating a new town centre for London. Southwark Council have also just been granted GBP10 million to revitalise the Old Kent Road High Street.

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Home / Business / **NEWLY CONSENTED £36M SOUTHWARK MIXED-USE DEVELOPMENT UNVEILED**

**NEWLY CONSENTED £36M SOUTHWARK MIXED-USE DEVELOPMENT UNVEILED**

By Sam Reed February 9, 2021

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Joint sole agents KALMARs and CBRE have this week provided details of their residential led development opportunity in the London Borough of Southwark, known as Burgess Park View. It consists of a 0.24 acre freehold site at 14-22 Ossory Road, SE1 which has the benefit of an existing resolution to grant planning for a £36 million (GDV) development providing 71 apartments and 15,490 sqft of commercial space complete with double-height entrance foyers, roof garden and public realm.

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Providing uninterrupted views of Burgess Park, the largest park in Southwark, the Burgess Park View is designed by award winning architectural practice Alan Camp Architects. The scheme is part 10 part 11 storeys high at its apex with its ground floor providing striking entrance foyers for the apartments and the commercial floorspace.

Once complete, the development would provide 49 private apartments, with the balance being intermediate and social rented housing. The private sale one, two and three bedroom apartments have been priced by KALMARs and CBRE at an average of circa £740 per sqft in price, an affordable and attractive price point, with over 92% of the private apartments anticipated to fall within the Government's Help to Buy scheme. The 15,490 sqft of commercial space is arranged over lower ground, ground and first floor level, and according to KALMARs is anticipated to generate around £25 per sqft in rental income.

The consented development has a striking façade with covered balconies averaging 90 sqft in size, complete with feature brickwork and a spacious roof garden. The site is a two-minute walk from local shops and the bus routes of Old Kent Road and a short walk from South Bermondsey Station.

Sebastian Kalmar, Director at KALMARs says: "This site is perfect for developers that work in trendy areas and are seeking units within Help To Buy Pricing. The location is sandwiched between two of the coolest areas in London (Bermondsey and Peckham) with more attractive pricing and future potential."

Jonathan Allen, Associate Director at CBRE says: "Burgess Park View is set to benefit from the substantial uplift that the regeneration and Bakerloo Line Extension will bring to the Old Kent Road area; whilst it is uniquely positioned as a gateway site to Burgess Park, and its success is not dependent on the masterplan being delivered in the short term."

The Old Kent Road Action Plan zone is an award-winning masterplan and one of London's key regeneration spots. It is currently undergoing a £10.7 billion transformation, providing 20,000 new homes and workspace for 10,000 new jobs, creating a new town centre for London. Southwark Council have also just been granted £10 million to revitalise the Old Kent Road Highstreet.

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Ldn-Post



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**Plans unveiled for £36m mixed-use development in central London**

**CORRESPONDENT**  
Dan Hall  
09 FEB 2021

A newly consented £36m mixed-use development has been given the green light in London's Southwark.

Burgess Park View will provide 71 apartments and 15,480 square feet of commercial space and is available through joint sole agents KALMARs and CBRE.

The development, which has been designed by Alan Camp Architects, has a roof garden and public realm. It will also provide views over the largest park in Southwark.

The 0.24 acre site hopes to make intermediate and social rented housing available.

KALMARs and CBRE have priced the development's one, two, and three bedroom apartments at around £740 per square foot in price. 92 per cent of the apartments available are expected to fall within the government's Help To Buy scheme.

The development is close to the Old Kent Road Act on Plan zone, which is undergoing a £10.7b transformation, aiming to provide 20,000 new homes and workspace for 30,000 new jobs.

Sebastian Kalmar, director at KALMARs, said: "The site is perfect for developers that work in trendy areas and are seeking units within Help To Buy pricing. The location is sandwiched between two of the coolest areas in London with more attractive pricing and future potential."

Jonathan Allan, associate director at CBRE, said: "Burgess Park View is set to benefit from the substantial uplift that the regeneration and Bakerloo Line Extension will bring to the Old Kent Road area."

He continued: "Whilst it is uniquely positioned as a gateway site to Burgess Park, its success is not dependent on the masterplan being delivered in the short term."


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## Burgess Park View

Southwark SE1

Mixed use

### Key Details

**Address** 14-22 Ossory Road, London SE1 5AN  
**Flats** 71  
**Website** [www.kalmars.com/commercial-property-for-sale/development-for-sale-in-burgess-park-view-14-22-ossory-road-london/3005](http://www.kalmars.com/commercial-property-for-sale/development-for-sale-in-burgess-park-view-14-22-ossory-road-london/3005)

### Overview

Burgess Park View is a planned residential-led development in Southwark, London SE1.

The 0.24-acre freehold site benefits of an existing resolution to grant planning for a £36 million (GDV) development providing 71 apartments and 15,480 sqft of commercial space complete with double-height entrance foyers, roof garden and public realm.

**The Building**  
 Providing uninterrupted views of Burgess Park, the largest park in Southwark, the Burgess Park View is designed by award-winning architectural practice Alan Camp Architects. The scheme is part 10 part 11 storeys high at its apex with its ground floor providing striking entrance foyers for the apartments and the commercial floorspace.

**The Building**  
 Providing uninterrupted views of Burgess Park, the largest park in Southwark, the Burgess Park View is designed by award-winning architectural practice Alan Camp Architects. The scheme is part 10 part 11 storeys high at its apex with its ground floor providing striking entrance foyers for the apartments and the commercial floorspace.

Striking façade with covered balconies averaging 90 sqft in size, complete with feature brickwork and a spacious roof garden.

**Apartments**  
 The development would provide 49 one, two and three-bedroom private apartments, with the rest being intermediate and social rented housing. Over 92% of the private apartments anticipated falling within the Government's Help to Buy scheme.

**Commercial Space**  
 The 15,480 sqft of commercial space is arranged over lower ground, ground and first-floor level, and according to KALMARs is anticipated to generate around £25 per sqft in rental income.


**Transport**  
 The site is a two-minute walk from local shops and the bus routes of Old Kent Road and a short walk from South Bermondsey Station.

**Old Kent Road Action Plan Zone**  
 The Old Kent Road Action Plan zone is an award-winning masterplan and one of London's key regeneration spots. It is currently undergoing a £10.7 billion transformation, providing 20,000 new homes and workspace for 10,000 new jobs, creating a new town centre for London. Southwark Council has also just been granted £10 million to revitalize the Old Kent Road Highstreet.

**History**  
 2019 December - Planning application submitted for the demolition of the existing building and redevelopment of the site to deliver a building of part 10 part 11 storeys (43.2m AOD) comprising 1,438 sqm of light industrial floorspace across the basement, ground, and first floors; 71 residential units (35.38% by habitable rooms) across the upper floors; and associated outdoor communal amenity space, disabled car parking, cycle storage, refuse storage, and landscaping. This application represents a departure from strategic policy 10 'Jobs and Businesses' of the Core Strategy (2011) and Saved Policy 1.2 'Strategic and Local Preferred Industrial Locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location. Southwark Council ref. no. 19/AP/7610.

### Site & Location

The 0.24-acre site is situated within the the Old Kent Road Action Plan zone.

### Team

Company	Type
Alan Camp Architects	Architect
KALMARs	Sales
CBRE	Sales

### News

News, events, milestones and offers from the new development

**Development opportunity for sale**  
 Newly consented £36 million (GDV) mixed-use development at 14-22 Ossory Road in London's Southwark will provide 71 apartments and 15,480 sqft of commercial space, complete with roof garden and...

08/02/2021 by Buildington

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**KALMARs & KNIGHT FRANK LAUNCH MIXED-USE £30M DEVELOPMENT OPPORTUNITY IN SOUTH BERMONDSEY**

MAR 11, 2021 | LONDON-TV | BUSINESS

KALMARs and Knight Frank have launched Silwood Street in South Bermondsey to the market, a development opportunity in the London Borough of Lewisham with a guide asking price of £4.75 million. With consented plans to provide a £30 million (GDV) mixed-use development of 61 apartments and commercial space, the development is set to transform a cleared and vacant site adjacent to historic railway arches, and kickstart the wider regeneration of the New Bermondsey neighbourhood.

Located on a 0.25-hectare linear site, the plans by Stephen Davy Peter Smith Architects provide for a large development across four buildings, with heights of five to nine storeys and a modern, two-tone brick façade. The 61 apartments will provide 1-, 2- and 3-bedroom apartments; every home will have dual or triple aspects, with large windows and glazed doors planned to maximise natural light.

On the ground floor there will be commercial space totalling 14,133 sq. ft. including a café, community space, retail and office space. On the ground floor the commercial space will have generous 3.4m floor to ceiling heights and open plan layouts with the option to subdivide units for flexible letting agreements. The plans also provide for communal roof gardens for residents, and car and cycle parking. The site offers great transport links, with South Bermondsey Station within six minutes walking distance, and Surrey Quays station within ten minutes walking distance.

South Bermondsey is undergoing extensive transformation including improved transport links and amenities. There is Government funding for a London Overground station 'New Bermondsey' which will be located between Queens Road Peckham and Surrey Quays, with services set to commence in 2025, to be located a short walk from the Silwood Street site. The New Bermondsey regeneration masterplan will transform a 30-acre industrial site into a new neighbourhood of over 3,500 new homes, shops, sports facilities and public realm including piazzas and cycle paths. KALMARs highlight that there is huge interest in the New Bermondsey regeneration masterplan and the Silwood Street site is a prime opportunity to kickstart this transformation and market to keen buyers.

Sebastian Kalmar, Residential Director at KALMARs, says: "The Silwood Street development opportunity has consented plans for a mixed-use development to create new homes and commercial space in a location that is growing greatly in popularity.

For years South Bermondsey has been overlooked for better known areas but with improved transport links and the surrounding regeneration plans this area has great potential to outperform neighbouring areas. Silwood Street is a fantastic opportunity for a developer to begin constructing units that are likely to be very well received, high in demand and be a key part of South Bermondsey's transformation."

James Barton, Partner at Knight Frank says: "The area surrounding Silwood Street has undergone development and transformation leaving this vacant site a prime opportunity, located alongside historic railway arches. Across South Bermondsey, regeneration is being planned, with the area set to become highly sought-after offering young Londoners a new area to live and work, with Silwood Street set to kickstart this regeneration. We are anticipating a high level of interest for this site."

Silwood Street is available to purchase with a guide asking price of £4,750,000.

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## South Bermondsey development opportunity hits market

**Tim Burke**  
12/03/2021 | Residential | City fringe

A £30m development opportunity is being brought to market in South Bermondsey, SE16, after the owners received permission to build a mixed-use scheme on the 0.6-acre site.

Northport Property and Landhold were granted approval by Lewisham planners last September for a mixed-use development comprising 61 apartments and commercial

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Buildington  
16 March 2021

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**Silwood Street**  
Bermondsey SE16

Residential

**Key Details**

**Address** Silwood Street, London SE16 2SX  
**Status** Planning Granted  
**Flats** 61  
**Use** C3, E  
**Classes**

**Overview**

Silwood Street is a freehold residential-led development in South Bermondsey, London SE16.

The **£30 million (GDV) mixed-use development** has permission for **61 apartments** and commercial space and is set to transform a cleared and vacant site adjacent to historic railway arches, and kickstart the wider regeneration of the New Bermondsey neighbourhood.

Located on a 0.25-hectare linear site, the plans by **Stephen Davy Peter Smith Architects** provide for a large development across four buildings, with heights of five to nine storeys and a modern, two-tone brick façade. The 61 apartments will provide 1-, 2- and 3-bedroom apartments; every home will have dual or triple aspects, with large windows and glazed doors planned to maximise natural light.

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On the ground floor there will be **commercial space** totalling 14,133 sq. ft. including a café, community space, retail and office space. The commercial space will have generous 3.4m floor to ceiling heights and open plan layouts with the option to subdivide units for flexible letting agreements. The plans also provide for **communal roof gardens** for residents, and car and cycle parking. The site offers great transport links, with South Bermondsey Station within six minutes walking distance, and Surrey Quays station within ten minutes walking distance.

South Bermondsey is undergoing extensive transformation including improved transport links and amenities. There is Government funding for a London Overground station 'New Bermondsey' which will be located between Queens Road Peckham and Surrey Quays, with services set to commence in 2025, to be located a short walk from the Silwood Street site. The New Bermondsey regeneration masterplan will transform a 30-acre industrial site into a new neighbourhood of over 3,500 new homes, shops, sports facilities and public realm including piazzas and cycle paths.

2021 March - Silwood Street is available to purchase with a guide asking price of £4,750,000. For further information on Silwood Street contact KALMARs or James Barton at Knight Frank.

Lewisham Council Planning Reference: DC/20/116783.

**Site & Location**




**Team**

Company	Type
KALMARs	Sales

**Knights Frank** Sales

**Stephen Davy Peter Smith** Architect

**News**  
News, events, milestones and offers from the new development



**Development opportunity for sale**  
KALMARs and Knight Frank have launched Silwood Street in South Bermondsey to the market, a development opportunity in the London Borough of Lewisham with a guide asking price of £4.75 million. The...

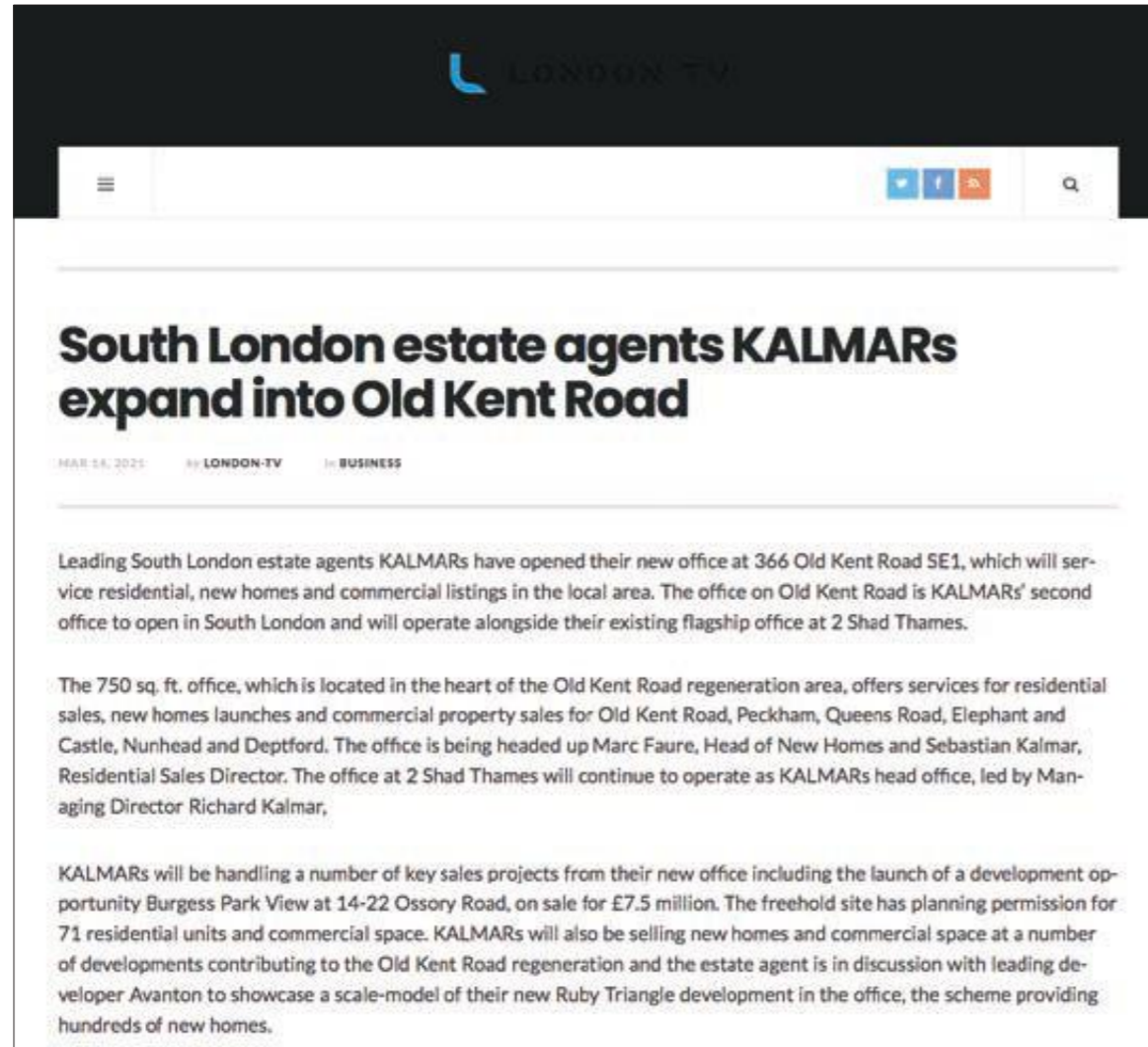
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**South London estate agents KALMARs expand into Old Kent Road**

MAR 16, 2021 | BY LONDON-TV | BUSINESS

Leading South London estate agents KALMARs have opened their new office at 366 Old Kent Road SE1, which will service residential, new homes and commercial listings in the local area. The office on Old Kent Road is KALMARs' second office to open in South London and will operate alongside their existing flagship office at 2 Shad Thames.

The 750 sq. ft. office, which is located in the heart of the Old Kent Road regeneration area, offers services for residential sales, new homes launches and commercial property sales for Old Kent Road, Peckham, Queens Road, Elephant and Castle, Nunhead and Deptford. The office is being headed up Marc Faure, Head of New Homes and Sebastian Kalmar, Residential Sales Director. The office at 2 Shad Thames will continue to operate as KALMARs head office, led by Managing Director Richard Kalmar.

KALMARs will be handling a number of key sales projects from their new office including the launch of a development opportunity Burgess Park View at 14-22 Ossory Road, on sale for £7.5 million. The freehold site has planning permission for 71 residential units and commercial space. KALMARs will also be selling new homes and commercial space at a number of developments contributing to the Old Kent Road regeneration and the estate agent is in discussion with leading developer Avanton to showcase a scale-model of their new Ruby Triangle development in the office, the scheme providing hundreds of new homes.

KALMARs identified the importance of the local Old Kent Road area in 2019 after commissioning a report which revealed that the area is undergoing a £10.7 billion transformation. Tired low-rise retail warehouses and factories are being replaced by new apartment buildings and mixed-use developments, providing 20,000 new homes and workspace for 10,000 new jobs, creating a new town centre for London. Southwark Council have also just been granted £10 million to revitalise the Old Kent Road.

Sebastian Kalmar, Residential Sales Director at KALMARs says: "KALMARs expansion into Old Kent Road is part of the strategic growth of the business. Old Kent Road is one of London's key regeneration spots and we are now located to service the influx of residential and commercial demand. KALMARs continues to be SE1's leading estate agents and we look forward to continuing our success in the new Old Kent Road office"

Marc Faure, Head of New Homes at KALMARs commented: "The opening of our new Old Kent Road office provides an exciting opportunity for the business. There is a lot of development in and around the local area, with hundreds of new homes set to launch in the coming months. With a wealth of experience in the area, KALMARs will now be Old Kent Road's leading estate agents for residential and commercial sales."

KALMARs was established in 1967 by Michael Kalmar with offices on Gresham Street EC2. In 1977 Richard Kalmar joined his father, Michael, who retired in 2003. In 2012 Richard's son, Sebastian Kalmar joined the business and is now the Residential Director, working alongside Richard who continues to run and expand the business.

In the 1980s KALMARs sold their Walton Street offices and acquired Jamaica Wharf in Shad Thames where, following the closure of the docks, there were many challenges and opportunities. The company converted the Victorian Wharf building into eight offices, retaining one for their own purposes at 2 Shad Thames. Shad Thames is now a popular and fashionable street, reputed to have more managing directors living there than any other street in London. Now KALMARs are again leading the trend in buying premises in Old Kent Road before any other estate agent and forecast that Old Kent Road will undergo a Shad Thames style makeover.

Due to longevity, success and the focus on south London over the decades, KALMARs is now the leading local estate agent in the local area. No other estate agent is instructed on as many commercial and residential properties. The estate agency typically handles deals for over £600 million worth of sites, commercial and residential property per annum in the south London marketplace.

The screenshot shows a news article on the Bdaily News website. At the top, there is a navigation bar with the Bdaily News logo, contact information (Newsdesk: 0191 223 6794, Advertise With Bdaily: 0191 223 6792), and links for Log In and Register. Below the navigation bar are links for News, Members, Hot Topics, Events, Directory, About, Contact, Partners, and Advertise. The main content area features a large image of the KALMARS South London's Leading Agent office at 366 Old Kent Road. The article is by Dan Hall, dated 16 MAR 2021. The headline is 'South London estate agent opens new office in multi-billion pound regeneration zone'. The article text describes the opening of a new office in a regeneration zone, mentioning the launch of development Burgess Park View and the company's head office at 2 Stuid Thomas. It also includes quotes from Sebastian Kalmar and Marc Fournier. On the right side, there is a 'Sponsored Content' section with four articles: 'How embracing tech & AI will fuel growth of 5.8 Million UK SMEs', 'Up to £20k funding available to Yorkshire SMEs: Q&A with PAPI Programme Manager Colin Poma-Young', 'Esh Construction's £50m affordable housing projects spearheading Yorkshire growth', and 'Square One Law celebrates first year in Leeds with new appointments'. A 'SPONSOR YOUR CONTENT' button is located at the bottom of the sponsored content section.

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**KALMARS SOUTH LONDON'S LEADING AGENT**

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**CORRESPONDENT**  
Dan Hall  
16 MAR 2021

## South London estate agent opens new office in multi-billion pound regeneration zone

A South London estate agent has opened a new office in the city's £10.7bn regeneration zone.

KALMARS has opened its new office at 366 Old Kent Road SE1, offering services for residential sales, new homes launches, and commercial property sales for Old Kent Road and other nearby London boroughs.

It is located at the centre of the Old Kent Road regeneration area, which is expected to provide up to 20,000 new homes.

KALMARS will handle several key sales projects from its new office, including the launch of development **Burgess Park View**. However, KALMAR's office at 2 Stuid Thomas will continue as the company's head office.

Sebastian Kalmar, residential sales director at KALMARS, said: "KALMARS expansion into Old Kent Road is part of the strategic growth of the business. Old Kent Road is one of London's key regeneration spots and we are now located to service the influx of residential and commercial demand."

He continued: "KALMARS continues to be SE1's leading estate agents and we look forward to continuing our success in the new Old Kent Road office."

Marc Fournier, head of new homes at KALMARS, added: "The opening of our new Old Kent Road office provides an exciting opportunity for the business."

"There is a lot of development in and around the local area, with hundreds of new homes set to launch in the coming months."

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Estate Agent Today  
17 March 2021

The screenshot shows the top navigation bar of the Estate Agent Today website, including the logo, search bar, and various category links. Below the navigation is a featured article titled "Family agency opens new office in historic regeneration area" by Graham Norwood. The article includes a photo of the KALMARS office building and text describing the agency's expansion into the Old Kent Road area. The page also features several advertisements, including one for SMARTSEARCHUK.COM, a Zillow ad, and a Zoopla ad.


This section contains the main body text of the article and the right-hand sidebar. The text discusses the agency's expansion into the Old Kent Road area, mentioning the replacement of retail warehouses with apartment buildings and the £10 million grant from Southwark Council. It also includes a quote from Sebastian Kalmar, the residential sales director. The sidebar contains several promotional banners for services like Canopy, Homesearch, and One Dome, along with social media sharing options and a "PREVIOUS" button.



# Buildington

24 March 2021

**Buildington** New Developments Buildings Postcode Trends Blog Companies



**20 Albion Street**  
Rotherhithe SE16

Residential

**Key Details**

**Address** 20 Albion Street, London SE16 7JQ  
**Use** C3, S0  
**Classes**  
**Website** [www.kalmars.com/commercial-property-for-sale/development-for-sale-in-albion-street-london/2993](http://www.kalmars.com/commercial-property-for-sale/development-for-sale-in-albion-street-london/2993)

**Overview**

20 Albion Street is a former public house site known as The Albion in Rotherhithe, London SE16.

The site has planning consent for **8 new sustainable homes** within 6,447 sq ft arranged as 3,883 sq ft of accommodation on the first to third floors, above a 2,594 sq ft **wine bar or pub** on the ground and basement levels.

The freehold site is currently occupied by a redundant 6,501 sq ft **pub The Albion** that has been closed for 10 years.

The building comprises four studio apartments, three 1-bed flats and a 2-bedroom penthouse apartment on the top (third) floor.

The planned new building's current design is modern, using red-brick and glass, with the ground floor commercial unit offering expanses of floor-to-ceiling glazing providing an open and welcoming environment for customers.

**History**


2021 March – KALMARs brings the development opportunity to the market. Offers in excess of £1.25 million are being invited, with planning consent to build a contemporary style 4-storey mixed-use development.

Albion Street used to be a timber exporting dock area, a vibrant road and home to a market and a range of retail, leisure and specialist shops that meet the needs of the diverse local community. The Norwegian church **Sjemannskirken i London** and Finnish church opposite reflect the riverside areas Scandinavian connection and the cosmopolitan and maritime history with particularly strong links to London's community.

Albion Street is host to the very successful **Boat Market** twice a year. As other buildings/sites are developed nearby it likely to be further recognised as London's Scandinavian centre.

Rotherhithe, a Saxon name for 'Salvor's Haven' or 'Mariners' Landing Place', was originally a Saxon fishing village just east of London that became a thriving global Elizabethan shipping centre. The most noteworthy ship to sail out of Rotherhithe was the Mayflower, which famously carried the Pilgrim Fathers to found one of the first English settlements in North America in 1620. Its captain, Christopher Jones, is buried nearby in the Rotherhithe parish church. Most of the ancient docks were closed in the 1970s but the redeveloping area has retained many docks, street names and other infrastructure links to its maritime and cosmopolitan character and culture.


**Site & Location**




**Team**

Company	Type
KALMARs	Sales
MTA	Architect

**News**  
News, events, milestones and offers from the new development. [Show all news](#)



**Under offer**  
The Albion development opportunity is now under offer.  
24/03/2021 by Buildington




**Development opportunity for sale**  
London estate agent KALMARs is selling a former public house site known as The Albion at 20 Albion Street in Rotherhithe with planning consent for **8 new build apartments** above a new ground...  
24/03/2021 by Buildington



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*Estate agency KALMARs is selling a former public house site known as The Albion at 20 Albion Street in Rotherhithe.*

## £1.25m former pub site to become mixed-use wine bar development

**EDITOR**  
Jane Imrie  
25 MAR 2021

A former pub in South East London is set to be transformed into a mixed-use development as it is brought to market.

Estate agency KALMARs is selling a former public house site known as The Albion at 20 Albion Street in Rotherhithe.

The site currently has planning consent for eight new-build apartments above a new ground floor/basement wine bar café.






Richard Kalmar, managing director at KALMARs, commented: "As well as providing eight modern sustainable homes, the site will be part of the regeneration of this 'happening' area, where British Land and Grosvenor are starting work on transformational major developments.

"The ground floor use will appeal to the young richly diverse community that is now settled there, providing a family-orientated café/bar culture.

"Home entertainment is no substitute for the breaking of bread together that is the basis of our civilisation. Once COVID-19 is over, people will still want to relax and go out to meet each other in a modern welcoming environment."

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**KALMARs SELLING £1.25M FORMER PUB SITE WITH CONSENT FOR 8 NEW APARTMENTS ABOVE NEW WINE BAR**

MAR 25, 2021 | BY LONDON-TV | IN BUSINESS

Leading south London estate agent KALMARs are selling a former public house site known as The Albion at 20 Albion Street in Rotherhithe with planning consent for 8 new build apartments above a new ground floor/basement wine bar café, underlining the changing drinking habits in the UK.

The freehold site is currently occupied by a redundant 6,501 sq ft pub that has been closed for 10 years. Offers in excess of £1.25 million are being invited, with planning consent to build a contemporary style four-storey mixed-use development providing 8 new sustainable homes within 6,447 sq ft arranged as 3,863 sq ft of accommodation on the first to third floors, above a 2,584 sq ft wine bar or pub on the ground and basement levels.

The redevelopment illustrates a shift in the UK's social patterns and in particular drinking habits, moving away from old fashioned smoke-filled male-dominated beer-drinking dens, concealed behind frosted glass and curtains, towards a more open, family-friendly ambience of the wine bar/café which is a more inclusive and welcoming place. The challenges of COVID-19 and the lockdowns over the last 12 months are creating many changes in our society which are only likely to accelerate this trend.

Property developers are often blamed for the demise of pubs, and no one would deny that they are commercially driven, but that commercialism dictates that they follow the market which, like it or not, has shifted and older style 'wet' pubs are just not as popular as they used to be. A recent CNBC report found that demand for pubs had fallen so that a quarter of Britain's pubs had closed in the last 35 years. This decline has been matched by the increased popularity of cafes and wine bars, more suited to a generation that values inclusivity and healthy living.

The new building's current design is unashamedly modern, using red-brick and glass, with the ground floor commercial unit offering expanses of floor-to-ceiling glazing providing an open and welcoming environment for customers. The four studio apartments are suitable for contemporary urban living. There are also three one-bed flats and a two-bedroom penthouse apartment on the top (third) floor.

Albion Street, in the days when this was a timber importing dock area, was a vibrant road and home to a market and a range of retail, leisure and specialist shops that meet the needs of the diverse local community. The Norwegian and Finnish churches opposite reflect the riverside area's Scandinavian connection and the cosmopolitan and maritime history with particularly strong links to London's community. The London Finnish church and mission was first established in 1882 and it is a Christian, cultural and social meeting place for all Finns in Great Britain or Ireland.

There has been a Norwegian church in London since the late seventeenth century, though its most recent home was consecrated in 1927. It holds a special place in Norwegian hearts as a central point of resistance to Nazi occupation of the country during World War Two. After fleeing to London King Haakon VII regularly made defiant radio broadcasts to his occupied nation from the Albion Street church, which was rewarded with Grade II status in 1947.

London does not have any other Scandinavian centre and Albion Street is host to the very successful Scandi Market twice a year. As other buildings/sites are developed nearby it likely to be further recognised as London's Scandinavian centre.

Rotherhithe, a Saxon name for 'Sailor's Haven' or 'Mariners' Landing Place', was originally a Saxon fishing village just east of London that became a thriving global Elizabethan shipping centre. The most noteworthy ship to sail out of Rotherhithe was the Mayflower, which famously carried 'the Pilgrim Fathers' to found one of the first English settlements in North America in 1620. Its captain, Christopher Jones, is buried nearby in the Rotherhithe parish church. Most of the ancient docks were closed in the 1970s but the redeveloping area has retained many docks, street names and other infrastructure links to its maritime and cosmopolitan character and culture.

Richard Kalmar, Managing Director at KALMARs, says: "As well as providing eight modern sustainable homes, the site will be part of the regeneration of this 'happening' area, where British Land and Grosvenor are starting work on transformational major developments. The ground floor use will appeal to the young richly diverse community that is now settled there, providing a family-orientated café/bar culture. Home entertainment is no substitute for the breaking of bread together that is the basis of our civilisation. Once COVID-19 is over, people will still want to relax and go out to meet each other in a modern welcoming environment."


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## Film set warehouse for sale in Woolwich

WRITTEN BY LLP EDITOR | 29<sup>TH</sup> MAR 21 8:59 AM

South London estate agents KALMARS have brought the light industrial warehouse at 138-40 Nathan Way to the market for £6,000,000. This impressive 36,669 sq ft property was formerly the workshop and headquarters of Helix 3D, a design company who used it for large scale production for film, TV, and PR events.

KALMARS' acquisition of Nathan Way follows on from their successful leasing of a warehouse in Bermondsey to Forest Road Brewing Co. in August 2020.

The warehouse is a valuable asset for investors looking to purchase the unit and re-let for rental income, as well as potential owner-occupiers from artist studios and scenic design companies.

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The site is located within West Thamesmead Business Park, which forms part of the Council's Defined Industrial Area in the Greenwich Development plan and is approximately one mile from Woolwich town centre. The property comprises a self-contained purpose-built warehouse of masonry construction flanked by metal casing with a glass roof supported by steel beams. It is accessible via two full length roller shutters at both ends of the unit, and benefits from three-phase power throughout.

The building's scale allowed Helix 3D to construct large and lavishly detailed sets and models. Founded in 1999 and employing over 40 skilled professionals, the company constructed the remarkable revolving set for an advert for the coffee brand Senseo, which was filmed live action with a rotating rig cantilevered out by two metres either side of the revolve using stunt performers on wires. The company have also created the sets for the new BBC documentary Jack Whitehall's Sporting Nation and the hit 2011 comedy horror film Attack the Block, which was Star Wars star John Boyega's first major role.

The impressive acquisition of Nathan Way demonstrates the scope of KALMARS' South expansion into the industrial real estate sector. The £2.7m lettings deal with UK-based Forest Brewing Co. was an early indication of their ambition and brought another beer company to Bermondsey, an area now recognised as 'London's beer district.' Woolwich has a different manufacturing history, with strong historic links to military technology. It is home to the Royal Arsenal, which employed almost 80,000 people during the First World War.

In 1886 fifteen munitions workers from the area formed a local football team which has since relocated to North London but retained the Woolwich connection in its name - Arsenal F.C.

Piers Hanifan, Head of Industrial Development at KALMARS, says: 'Acquiring the warehouse on Nathan Way in the New Year was a big success for us and we're very excited to be launching this listing. It has a fantastic history and some of the sets that have been built on this site are simply incredible. It's also important that we're contributing to the continuing evolution of Woolwich and its industry, and we look forward to finding the right buyer for the property.'

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**Here's how house prices on Saint George's Day streets stack up**

BY LLP EDITOR | APRIL 23, 2021

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**Woolwich Film Set Warehouse Goes On The Market**

MAR 29, 2021 | BY LONDON-TV | IN BUSINESS

South London estate agents KALMARs have brought the light industrial warehouse at 138-40 Nathan Way to the market for £6,000,000. This impressive 36,669 sq ft property was formerly the workshop and headquarters of Helix 3D, a design company who used it for large scale production for film, TV, and PR events. KALMARs' acquisition of Nathan Way follows on from their successful leasing of a warehouse in

The warehouse is a valuable asset for investors looking to purchase the unit and re-let for rental income, as well as potential owner-occupiers from artist studios and scenic design companies.

The site is located within West Thamesmead Business Park, which forms part of the Councils Defined Industrial Area in the Greenwich Development plan and is approximately one mile from Woolwich town centre. The property comprises a self-contained purpose-built warehouse of masonry construction flanked by metal casing with a glass roof supported by steel beams. It is accessible via two full length roller shutters at both ends of the unit, and benefits from three-phase power throughout.

The building's scale allowed Helix 3D to construct large and lavishly detailed sets and models. Founded in 1999 and employing over 40 skilled professionals, the company constructed the remarkable revolving set for an advert for the coffee brand Senseo, which was filmed live action with a rotating rig cantilevered out by two metres either side of the revolve using stunt performers on wires. The company have also created the sets for the new BBC documentary Jack Whitehall's Sporting Nation and the hit 2011 comedy horror

film Attack the Block, which was Star Wars star John Boyega's first major role.

The impressive acquisition of Nathan Way demonstrates the scope of KALMARs' South expansion into the industrial real estate sector. The £2.7m lettings deal with UK-based Forest Brewing Co. was an early indication of their ambition and brought another beer company to Bermondsey, an area now recognised as 'London's beer district.' Woolwich has a different manufacturing history, with strong historic links to military technology. It is home to the Royal Arsenal, which employed almost 80,000 people during the First World War.

In 1886 fifteen munitions workers from the area formed a local football team which has since relocated to North London but retained the Woolwich connection in its name – Arsenal F.C.

Piers Hanifan, Head of Industrial Development at KALMARs, says: "Acquiring the warehouse on Nathan Way in the New Year was a big success for us and we're very excited to be launching this listing. It has a fantastic history and some of the sets that have been built on this site are simply incredible. It's also important that we're contributing to the continuing evolution of Woolwich and its industry, and we look forward to finding the right buyer for the property."

The light industrial warehouse at 138-40 Nathan Way is for sale for £6,000,000.

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**Teulon House**  
Greenwich SE10

Residential

**Key Details**

Address: 64-68 Blackheath Road, London SE10 8DA  
 Completion: May 2021  
 Flats: 24  
 Retals: 1  
 Prices from: £440,000  
 Use: C3, E  
 Classes:  
 Website: www.kalmars.com

**Overview**

Teulon House at 64-68 Blackheath Road is a residential-led development in Greenwich, London SE10.

The development comprises 24 high-end residential apartments with a commercial unit on the ground floor.

**New Build Homes For Sale**

Teulon House offers a collection of spacious one-, two- and three-bedroom apartments for sale, all finished to a high specification. Sizes of the homes across four floors range from 581 sq ft to 982 sq ft.

2021 April - **KALMARS** launched the sale of the new homes. Prices start from **£440,000** for a one-bedroom apartment and up to **£655,000** for a three-bedroom apartment.

The homes will complete in May 2021.

**Interiors**

A high standard of design runs throughout Teulon House with each of the apartments boasting large windows which flood the rooms with natural light, as well as selected apartments having good-sized private **balconies or terraces**.

**Specification**

Completed to a high standard, key features of the new apartments include **Kamdean Rearing** throughout the hallway, living and dining rooms, rainfall showerheads, underfloor heating to bathrooms and en-suites, bespoke fitted wardrobes to bedroom one in all apartments, 20mm stone kitchen worktops, and **Sky Q** to all living rooms and bedrooms.

**Amenities**

The scheme features outside space available in the form of a stunning communal courtyard with planting, seating and a play area along with a **Teleguard entry system** with colour monitors.

**Location**

Teulon House is situated on the corner of Blackheath Road and Crosslet Vale within the Ashburnham Triangle Conservation Area.

It is just a short walk from the historic centre of Greenwich, a Royal Borough steeped in history. Greenwich is home to a number of magnificent things to do and see including a World Heritage Site, the stunning Greenwich Park, The Meridian Line, Cutty Sark, Royal Observatory, Flammarion, the Old Royal Naval College and Greenwich Market. Buyers at Teulon House will be lucky enough to live amongst these fantastic London monuments and attractions that others travel far just to visit.

Shopping options are within easy reach of Blackheath Road. The bustling Greenwich Village is a short walk away and provides both boutiques and high street retailers. At the heart of the village is Greenwich Market, London's only historic market set within a World Heritage Site that has up to 120 stalls for antiques, art & fashion along with a tasty street food area showcasing flavours from around the world. Nearby Blackheath extends this offering further with popular brunch spots. The Ivy Café and Côte Brasserie amongst others.

Teulon House is also just a 15-minute walk from cosmopolitan Deptford which offers local markets and boutique shops, the core of which is at Deptford Market Yard. Home to a range of independent shops such as vinyl record shops, creative studios and artisan florists. There is something for everyone within walking distance from the Featherstone Homes development.


Royal Greenwich Park, the oldest Royal Park in London and covering 24 hectares is just a short walk away and offers the ideal space to exercise, relax or simply enjoy the panoramic views of London.

**History**

2018 May - Planning approval from Greenwich Council for the demolition of existing buildings and redevelopment of the site providing 83m<sup>2</sup> of commercial use and 24 residential units (9x1-bed, 11x2-bed, 4x3-bed). Greenwich Council ref. no. 17/3338/F.

**Nearest stations:** Deptford DLR 250m and Greenwich 750m.

**Site & Location**



**Transport**


**DLR**  
Deptford Bridge DLR Station  
0m

**BUS**  
Egerton Drive - 1 min. walking / 25 metres  
E3, N53, N99

**Team**

Company	Type
Featherstone Homes	Developer
Formation Architects	Architect
Acom New Homes	Sales
KALMARS	Sales

**News**  
News, events, milestones and offers from the new development [Show all news](#)



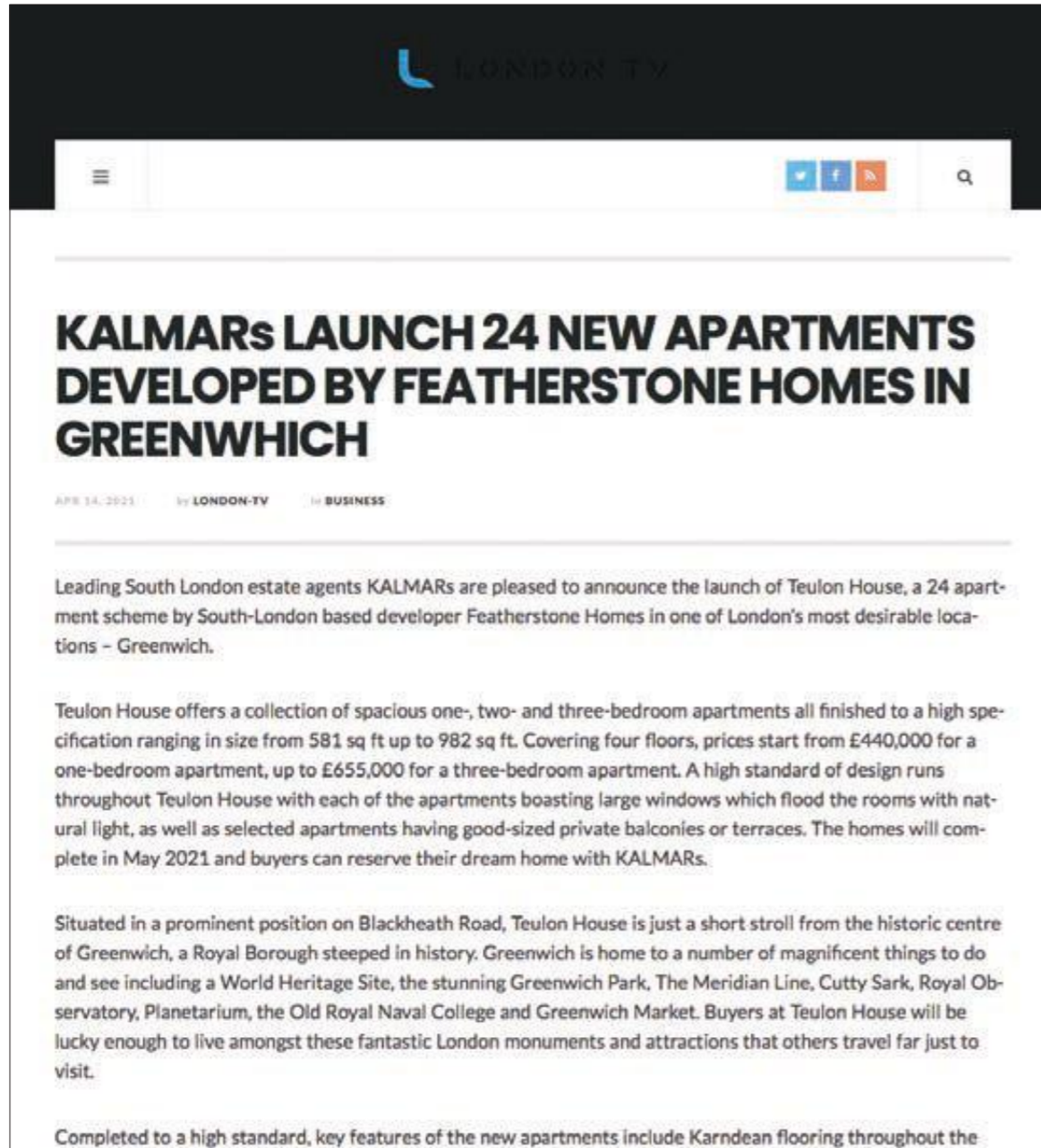
Estate agent KALMARS has launched Teulon House, a 24 apartment scheme in Greenwich by South-London based developer Featherstone Homes. One-, two- and three-bedroom apartments ranging from 581 sq ft...  
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**Over 60% sold**  
Teulon House is now over 60% sold. 1, 2 and 3-bedroom apartments for sale from £348,000. Help to Buy is available. Register your interest with Acom New Homes.  
07/04/2021 by Buildington

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The screenshot shows a news article on the London TV website. The header includes the London TV logo and navigation icons. The main headline is 'KALMARs LAUNCH 24 NEW APARTMENTS DEVELOPED BY FEATHERSTONE HOMES IN GREENWICH'. Below the headline, it says 'APR 14, 2021 | BY LONDON-TV | IN BUSINESS'. The article text describes the launch of Teulon House, a 24-apartment scheme in Greenwich, developed by Featherstone Homes. It details the features of the apartments, such as Karndean flooring, rainfall shower heads, and underfloor heating. The article also mentions the location's proximity to Greenwich Village, Greenwich Market, and the O2 arena.

Completed to a high standard, key features of the new apartments include Karndean flooring throughout the hallway, living and dining rooms, rainfall shower heads, underfloor heating to bathrooms and en-suites, bespoke fitted wardrobes to bedroom one in all apartments, 20mm stone kitchen worktops, and Sky Q to all living rooms and bedrooms. The scheme boasts outside space available in the form of a stunning communal courtyard with planting, seating and a play area along with Teleguard entry system with colour monitors.

A wide and mixed array of shopping options are also within easy reach of Blackheath Road. The bustling Greenwich Village is a short walk away and provides both boutiques and high street retailers. At the heart of the village is Greenwich Market, London's only historic market set within a World Heritage Site that has up to 120 stalls for antiques, art & fashion along with a tasty street food area showcasing flavours from around the world. Nearby Blackheath extends this offering further with popular brunch spots The Ivy Café and Côte Brasserie amongst others.

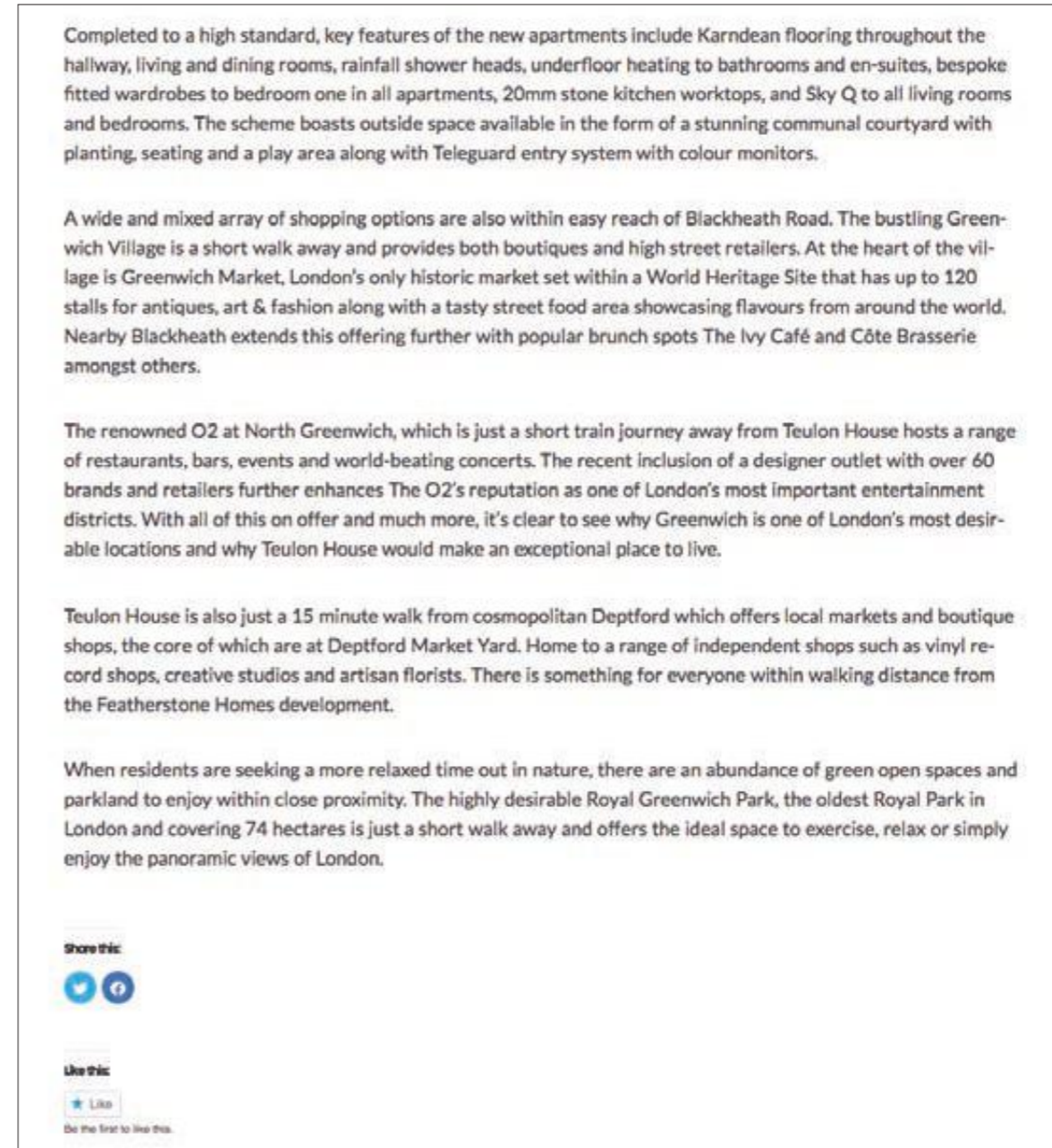
The renowned O2 at North Greenwich, which is just a short train journey away from Teulon House hosts a range of restaurants, bars, events and world-beating concerts. The recent inclusion of a designer outlet with over 60 brands and retailers further enhances The O2's reputation as one of London's most important entertainment districts. With all of this on offer and much more, it's clear to see why Greenwich is one of London's most desirable locations and why Teulon House would make an exceptional place to live.

Teulon House is also just a 15 minute walk from cosmopolitan Deptford which offers local markets and boutique shops, the core of which are at Deptford Market Yard. Home to a range of independent shops such as vinyl record shops, creative studios and artisan florists. There is something for everyone within walking distance from the Featherstone Homes development.

When residents are seeking a more relaxed time out in nature, there are an abundance of green open spaces and parkland to enjoy within close proximity. The highly desirable Royal Greenwich Park, the oldest Royal Park in London and covering 74 hectares is just a short walk away and offers the ideal space to exercise, relax or simply enjoy the panoramic views of London.

Situated in a prominent position on Blackheath Road, Teulon House is just a short stroll from the historic centre of Greenwich, a Royal Borough steeped in history. Greenwich is home to a number of magnificent things to do and see including a World Heritage Site, the stunning Greenwich Park, The Meridian Line, Cutty Sark, Royal Observatory, Planetarium, the Old Royal Naval College and Greenwich Market. Buyers at Teulon House will be lucky enough to live amongst these fantastic London monuments and attractions that others travel far just to visit.

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# What House?


15 April 2021

**What House?**  
Home > Know-How > News > Impressive New London Homes South Of The Thames

## Impressive New London Homes South Of The Thames

Posted 15 April 2021 by **Keith Osborne**

There's a huge variety of new home types for different budgets on the market now across boroughs in south London...




Credit: Richmond Riverside (Nomad Developments)

e.g. Bristol, NG1, NG1 TAA    New Homes    Min Price    Max Price    **SEARCH**

There's a busy property market across the capital but here, the WhatHouse? team focuses on some of the brand new homes coming to boroughs on the south side of the River Thames.

Galliard Homes is hosting a sales weekend at Wimbledon Grounds on Friday 16, Saturday 17 and Sunday 18 April. It takes place over with a 'meet and greet' marquee and in-person tours of no fewer than 13 show apartments for prospective buyers, with prices starting from £329,995. Also available are furniture packs from New Concept Furnishings, priced from £5,000 to £7,000, which include beds and sofas, soft furnishings including rugs and made-to-measure blinds a wide range of accessories ranging from lamps and mirrors, to kitchen utensils and cleaning products.




Wimbledon Grounds is a 100,000 sq ft, award-winning regeneration scheme adjacent to the South West and City Hall stations of the Metropolitan line and the Wimbledon & Putney line of the District line. The development, which has completed 10 months, is set on 20 acres, and the new homes at Wimbledon Riverside are the first phase of the scheme to be completed in 2021. The site is a mix of new-build and existing properties, with a mix of new-build and existing properties.



Wimbledon Riverside is a 100,000 sq ft, award-winning regeneration scheme adjacent to the South West and City Hall stations of the Metropolitan line and the Wimbledon & Putney line of the District line. The development, which has completed 10 months, is set on 20 acres, and the new homes at Wimbledon Riverside are the first phase of the scheme to be completed in 2021. The site is a mix of new-build and existing properties, with a mix of new-build and existing properties.



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London Loves Property  
26 April 2021

**LONDONlovesPROPERTY**

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**Featherstone Homes Buy Bermondsey Site For 19 New Homes Scheme**

WRITTEN BY LLP EDITOR | 26<sup>TH</sup> APR 21 11:55 AM

A well located but underutilised industrial site at Lynton Road in South Bermondsey which is set to be redeveloped into a striking new residential scheme has been sold for £2.475 million by leading South London estate agent KALMARS.

This completed deal represents the latest success for KALMARS, who are experts at finding regeneration hotspots in the local area. The site has been purchased by well-respected local property developers Featherstone Homes, and the scheme includes planning permission for 19 apartments in one of South London's major regeneration areas, which is set to benefit from a new London Overground station in 2025.

The site located at 304-314 Lynton Road gained planning consent from Southwark Council in November 2020. Previously a care breakdown and recovery depot, the site has full vacant possession and extends to 653sq.m. Ownership includes planning permission for the demolition of the existing buildings and the construction of 19 apartments, of which 13 will be for private sale. Designed by Alan Camp Architects, the scheme will deliver 15,204 sq.ft. of NSA residential accommodation and Featherstone will be able to begin redeveloping the site immediately.

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The apartments are planned to be delivered in around eighteen months with buyers potentially moving in late in 2022. The planned development building at Lynton Road will be constructed from a mixture of dark and light brown bricks, and will reach four storeys topped by a garden roof terrace. The apartments will benefit from Featherstone Homes' signature high specification as well as plentiful natural light and generous storage space.

Featherstone Homes was founded in 2016 and has now collectively developed and sold over 100 units across London. They are particularly well known for boutique residential developments of 9-30 homes. Their small team of founders manage their own departments and uphold a commitment to smooth and personal customer service. Based primarily in South East London, Featherstone's business model is to develop luxury properties with a commitment to a high specification, and to help particularly young and first-time buyers to get higher up the property ladder with Help to Buy homes. The business takes pride in managing every stage of this process from land development through construction to property development and sales.

Lynton Road will form part of the South Bermondsey regeneration area, as this formerly overlooked industrial part of Southwark looks set to become South London's latest up-and-coming hotspot over the next few years. Like Shoreditch and Hoxton in previous decades, South Bermondsey's regeneration will be centered around a new London Overground station in between Queens Road Peckham and Surrey Quays, where construction will begin by 2025.

In addition, the New Bermondsey regeneration masterplan will transform a 30-acre industrial site into a new neighbourhood of over 3,500 new homes, shops, sports facilities and public realm including piazzas and cycle paths. KALMARS highlight that there is huge interest in the New Bermondsey regeneration masterplan, particularly from young professionals and first-time buyers. For all these changes, the area will not lose its industrial character, jobs and heritage, and new homes are primarily planned for infill sites with the aim of creating new vibrant residential neighborhoods.

Lynton Road is less than half a mile from South Bermondsey station, which is operated by Southern Rail. There are four trains per hour to London Bridge, giving easy access to London Underground services across central London.

Rowan Stewart, Director at Featherstone Homes, comments: "Lynton Road is a brilliant acquisition for us. At Featherstone the process of selling top-quality homes starts with finding the right site, and there are few more exciting up-and-coming areas than South Bermondsey in South London at the moment. This acquisition demonstrates what an exciting time of expansion this is for us as a business - though we are a small developer we have a varied and successful portfolio and we're looking forward to the launch at Lynton Road."

Sebastian Kalmar, Director at KALMARS, comments: "KALMARS are passionate about South London and it's always exciting for us to be involved in helping with sites like this that are underutilized and have a great deal of potential. We've for many years been promoting and keen to see further investment and improvements made to South Bermondsey, with projects like this we are excited to see a great area benefit from good architecture improving the existing setting and providing high quality homes to the community. We have always enjoyed working with Featherstone Homes in the past, and we look forward to helping with the development at Lynton Road over the next few years."

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26 April 2021

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**304-314 Lynton Road**  
Bermondsey SE1

Residential

**Key Details**

**Address** 304-314 Lynton Road, London SE1 5DD  
**Completion** 2022  
**Flats** 19  
**Use** C3  
**Classes**  
**Website** featherstonehomes.co.uk

**Overview**

304-314 Lynton Road is a residential development in South Bermondsey, London SE1.

Designed by Alan Camp Architects, the scheme will deliver 15,204 sq ft of NSA residential accommodation and Featherstone will be able to begin redeveloping the site immediately.

The apartments will benefit from Featherstone Homes' signature high specification as well as plentiful natural light and generous storage space.

The development is expected to complete in late 2022.

The building is constructed from a mix of dark and light brown bricks, and will reach four storeys topped by a garden roof terrace.


Lynton Road is less than half a mile from South Bermondsey station, which is operated by Southern Rail. There are four trains per hour to London Bridge, giving easy access to London Underground services across central London.

**History**

2021 April - The site is sold for £2.475 million to Featherstone Homes by leading South London estate agent KALMARs. The scheme includes planning permission for 19 apartments in one of South London's major regeneration areas, which is set to benefit from a new London Overground station in 2025.

2020 November - The site at 304-314 Lynton Road gained planning consent from Southwark Council in November 2020. Previously a car breakdown and recovery depot, the site has full vacant possession and extends to 653m<sup>2</sup>. Ownership includes planning permission for the demolition of the existing buildings and the construction of 19 apartments, of which 13 will be for private sale.

**Site & Location**



**Team**

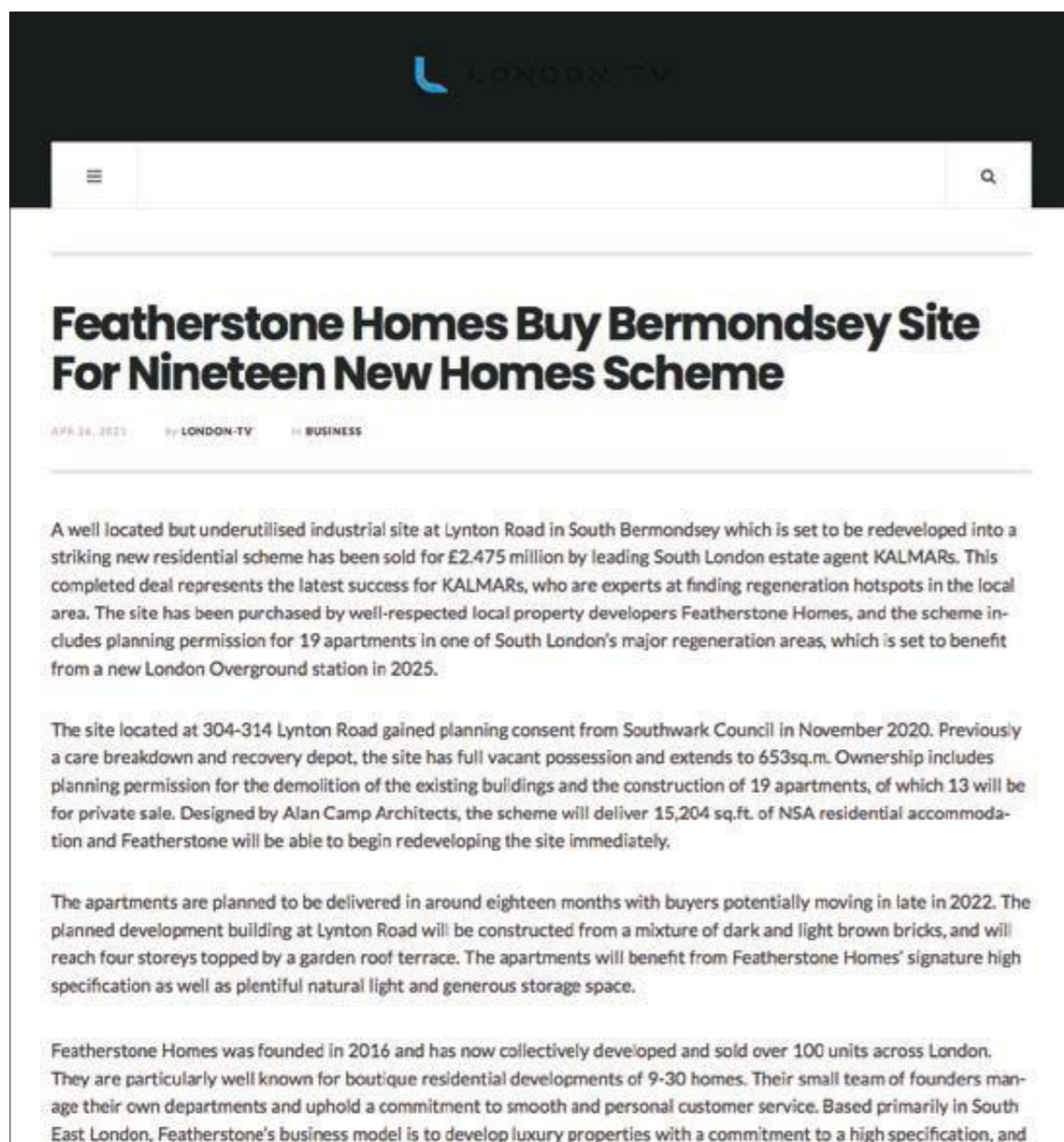
Company	Type
Featherstone Homes	Developer
Alan Camp Architects	Architect

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**Featherstone Homes acquires a new**  
Featherstone Homes has acquired a residential development site at 304-314 Lynton Road in South Bermondsey for £2.475 million. The completed deal represents the latest success for South London...  
26/04/2021 by Buildington

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**Featherstone Homes Buy Bermondsey Site For Nineteen New Homes Scheme**

APR 26, 2021 | LONDON-TV | BUSINESS

A well located but underutilised industrial site at Lynton Road in South Bermondsey which is set to be redeveloped into a striking new residential scheme has been sold for £2.475 million by leading South London estate agent KALMARs. This completed deal represents the latest success for KALMARs, who are experts at finding regeneration hotspots in the local area. The site has been purchased by well-respected local property developers Featherstone Homes, and the scheme includes planning permission for 19 apartments in one of South London's major regeneration areas, which is set to benefit from a new London Overground station in 2025.

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to help particularly young and first-time buyers to get higher up the property ladder with Help to Buy homes. The business takes pride in managing every stage of this process from land development through construction to property development and sales.

Lynton Road will form part of the South Bermondsey regeneration area, as this formerly overlooked industrial part of Southwark looks set to become South London's latest up-and-coming hotspot over the next few years. Like Shoreditch and Hoxton in previous decades, South Bermondsey's regeneration will be centered around a new London Overground station in between Queens Road Peckham and Surrey Quays, where construction will begin by 2025.

In addition, the New Bermondsey regeneration masterplan will transform a 30-acre industrial site into a new neighbourhood of over 3,500 new homes, shops, sports facilities and public realm including piazzas and cycle paths. KALMARs highlight that there is huge interest in the New Bermondsey regeneration masterplan, particularly from young professionals and first-time buyers. For all these changes, the area will not lose its industrial character, jobs and heritage, and new homes are primarily planned for infill sites with the aim of creating new vibrant residential neighborhoods.

Lynton Road is less than half a mile from South Bermondsey station, which is operated by Southern Rail. There are four trains per hour to London Bridge, giving easy access to London Underground services across central London.

Rowan Stewart, Director at Featherstone Homes, comments: "Lynton Road is a brilliant acquisition for us. At Featherstone the process of selling top-quality homes starts with finding the right site, and there are few more exciting up-and-coming areas than South Bermondsey in South London at the moment. This acquisition demonstrates what an exciting time of expansion this is for us as a business - though we are a small developer we have a varied and successful portfolio and we're looking forward to the launch at Lynton Road."

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The screenshot shows the Bdaily News website interface. At the top, there is a navigation bar with the site logo, contact information, and links for 'Log In' and 'Register'. Below the navigation bar, there are several menu items: 'News', 'Members', 'Hot Topics', 'Events', 'Directory', 'About', 'Contact', 'Partners', and 'Advertise'. The main content area features a large image of a modern residential building under construction. To the right of the image is a 'Sponsored Content' section with five items, each with a small circular icon and a brief headline. The main article is titled 'Industrial site to be transformed into "striking" residential scheme following £2.4m deal'. It is written by Jane Innie, Editor, on 26 APR 2021. The article text describes the acquisition of an industrial site in South London, its redevelopment into 19 new apartments, and includes quotes from Rowan Stewart of Featherstone Homes and Sebastian Kalmar of KALMARS. Social media sharing icons for LinkedIn, Facebook, and Twitter are visible on the left side of the article.

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**Industrial site to be transformed into "striking" residential scheme following £2.4m deal**

**EDITOR**  
Jane Innie  
26 APR 2021

An industrial site in South London is set to become a residential scheme following a multi-million pound acquisition.

Lynton Road in South Bermondsey, which is set to be redeveloped, has been sold for £2.4m by South London estate agent KALMARS.

Purchased by Featherstone Homes, the site at 304-314 Lynton Road gained planning consent from Southwark Council in November 2020 and is set to be transformed into 19 new apartments.

Rowan Stewart, director at Featherstone Homes, commented: "Lynton Road is a brilliant acquisition for us. At Featherstone the process of selling top-quality homes starts with finding the right site, and there are few more exciting up-and-coming areas than South Bermondsey in South London at the moment.

"This acquisition demonstrates what an exciting time of expansion this is for us as a business - though we are a small developer we have a varied and successful portfolio and we're looking forward to the launch at Lynton Road."

Sebastian Kalmar, director at KALMARS, added: "KALMARS are passionate about South London and it's always exciting for us to be involved in helping with sites like this that are underutilized and have a great deal of potential.

"We've for many years been promoting and keen to see further investment and improvements made to South Bermondsey, with projects like this we are excited to see a great area benefit from good architecture improving the existing setting and providing high quality homes to the community.

"We have always enjoyed working with Featherstone Homes in the past, and we look forward to helping with the development at Lynton Road over the next few years."

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**KALMARS SECURE TWO KEY NEW APPOINTMENTS FOLLOWING OLD KENT ROAD EXPANSION**

MAY 10, 2021 | LONDON-TV | BUSINESS

South London estate agents KALMARS are proud to announce the appointment of Rachel Stanislaus and David McGuinness, who will be joining KALMARS as a new Land and Development Consultant and Senior Residential Sales Consultant respectively. These key new appointments are another signal of KALMARS' continuing expansion in the South London property market following the opening of their brand-new office at 366 Old Kent Road earlier this year.

Rachel Stanislaus joins the KALMARS team with valuable experience in residential development with a particular focus on mixed tenure housing. She holds a BSc in Property Planning and Development and is passionate about land use and how it is promoted through the planning and development process. A South East London native, Rachel is excited to bring her passion for and interest in the area to its transformation through planning and development with KALMARS.

Rachel has spent the last five years working at Red Loft as a development surveyor where she has built a strong understanding and considerable experience conducting financial viability assessments and helping clients with strategic development consultancy advice. In her new role as Land and Development Consultant she will assist the development department by obtaining and sourcing new sites to build the already-impressive KALMARS portfolio of sites for development.

David McGuinness is a property consultant and advisor with over twenty years in the property and investment sector and an impressive track record of asset sourcing, disposal and portfolio management. Hailing from Dublin and educated at Dublin Institute of Technology, David has an impressive CV including senior leadership roles with notable international firms in Ireland, Australia, the US and the UK.

His most recent role was as a Business Development Manager and Investment Advisor at Westbury Investment Management Ltd. Here his responsibilities included sourcing development and key investment opportunities for clients, with a focus on PRS, BTR, Co-Living, Land Acquisition and Student Accommodation. David's previous roles include as an Associate Director at Chestertons, where he was one of the top billing consultants in 2013. In his new position as the new Senior Residential Sales Consultant at KALMARS David will assist with sourcing and advising on new residential opportunities and sales.

Sebastian Kalmar, Director at KALMARS, says: "We're delighted to welcome Rachel and David to the team at such a promising time for KALMARS. There are clear benefits to our clients and the service we provide with Rachel coming on board with her experience of working with housing associations but also on land transactions we are very excited and pleased to have her as an addition to the team. Equally, David's track record, comprehensive understanding of the industry and the residential sector makes him a very exciting new addition to the team. I am very pleased to be working with both of them."

Rachel Stanislaus, new Land and Development Consultant at KALMARS, comments: "This is a great next step in my career. KALMARS are particularly adept at finding and working on pockets of regeneration across South London and helping with strategic opportunities. I share a passion for development and regeneration in South London, and I look forward to working on the projects and areas that KALMARS have been so heavily involved within."

David McGuinness, new Senior Residential Sales Consultant at KALMARS, comments: "It's always exciting to be joining a business at a time of expansion and growth and I'm very pleased to have started working with the team. KALMARS share my commitments to client care, delivering excellent new and period homes and getting people on the property ladder, and I plan to bring all my experience and expertise to this new challenge."

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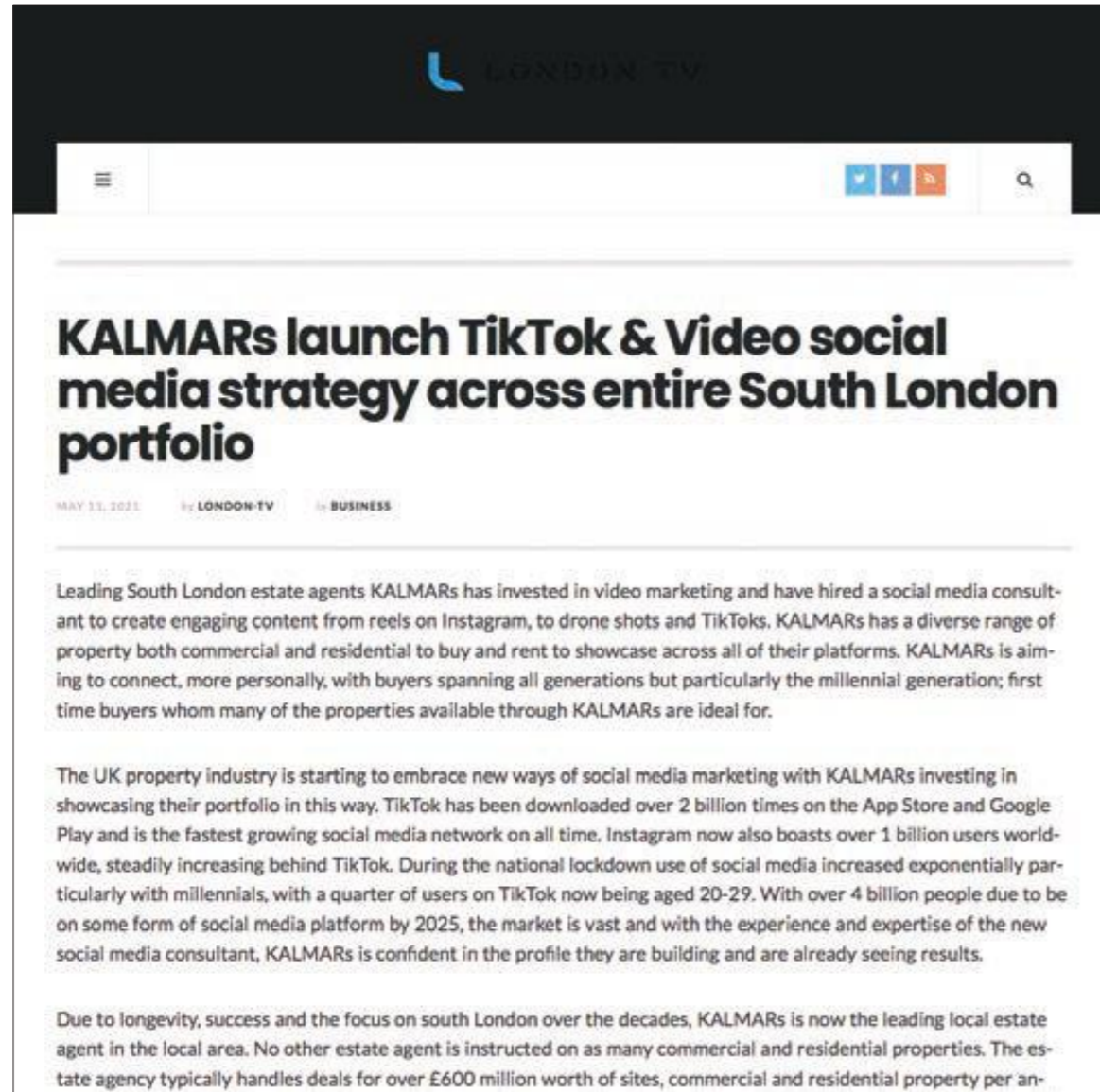




The Negotiator  
11 May 2021

The screenshot shows the website 'The Negotiator' with a navigation bar including 'NEWS', 'FEATURES', 'COVID-19', 'RESOURCES', 'SUPPLIERS', 'COMMUNITY', 'THE MAGAZINE', 'AWARDS', and 'CONFERENCE'. The breadcrumb trail is 'Home > News > Agencies & People > London agency first in UK to launch TikTok marketing team'. The article title is 'London agency first in UK to launch TikTok marketing team'. A sub-headline reads: 'South London Independent family-run agency says it believes social media like TikTok and Instagram are key to reaching younger house hunters.' The author is Nigel Lewis, dated 11 May 2021. The article text states: 'A leading estate agency in London is the first in the UK to hire a social media marketing team specifically to market its properties to younger buyers and renters via TikTok and Instagram. Kalmars has briefed the new team to create videos for both platforms including drone footage featuring both its residential and commercial listings, although the core market for the content will be younger 'millennial' first time buyers. The estate agency's strategy reflects how younger people no longer use traditional social media such as Facebook and Twitter and instead are turning to video influencers and platforms such as TikTok to find homes. The two most recent videos posted by the agency on Instagram have been viewed almost 1,400 times on Instagram and over 850 times on TikTok in just over a week.' A quote from Sebastian Kalmars, a director at Kalmars, is included: 'We are passionate about reaching our customers in ways that are engaging and represent the high standard of South London properties we have available. "We are excited about the future having taken on board a social media consultant and believe our investment in video and social content emphasises our commitment to showcase our properties in an authentic and reliable way; illustrating them not only by photos but capturing them from every angle using video and drone footage." The agency's output can be seen via @KalmarsLtd on Instagram and @SouthLondonProperty on TikTok. A sidebar on the right contains a 'Sign in' section and a 'REGULATION & LAW' section with a sub-headline 'AGENTS TO PAY MINIMUM WAGE OR FACE FINE' and an image of blocks spelling 'SALARY'.





**KALMARs launch TikTok & Video social media strategy across entire South London portfolio**

MAY 11, 2021 | BY LONDON-TV | BUSINESS

Leading South London estate agents KALMARs has invested in video marketing and have hired a social media consultant to create engaging content from reels on Instagram, to drone shots and TikToks. KALMARs has a diverse range of property both commercial and residential to buy and rent to showcase across all of their platforms. KALMARs is aiming to connect, more personally, with buyers spanning all generations but particularly the millennial generation; first time buyers whom many of the properties available through KALMARs are ideal for.

The UK property industry is starting to embrace new ways of social media marketing with KALMARs investing in showcasing their portfolio in this way. TikTok has been downloaded over 2 billion times on the App Store and Google Play and is the fastest growing social media network on all time. Instagram now also boasts over 1 billion users worldwide, steadily increasing behind TikTok. During the national lockdown use of social media increased exponentially particularly with millennials, with a quarter of users on TikTok now being aged 20-29. With over 4 billion people due to be on some form of social media platform by 2025, the market is vast and with the experience and expertise of the new social media consultant, KALMARs is confident in the profile they are building and are already seeing results.

Due to longevity, success and the focus on south London over the decades, KALMARs is now the leading local estate agent in the local area. No other estate agent is instructed on as many commercial and residential properties. The estate agency typically handles deals for over £600 million worth of sites, commercial and residential property per an-

num in the south London marketplace and has recently opened their new office at 366 Old Kent Road SE1, which will service residential, new homes and commercial listings in the local area. The investment in video marketing and social media only further illustrates KALMARs ability to adapt and grow whilst continuously leading the way in the South London property sector.

Under the username @Kalmarsltd on Instagram and @SouthLondonProperty on TikTok, KALMARs is already seeing the results to their content investment. Video property tours shared on both Instagram and TikTok can receive millions of views and shares, with both professional agents and individuals sharing glimpses of their homes paired with trending songs or video effects.

The two most recent reels posted by KALMARs on Instagram have been viewed almost 1,400 times on Instagram and over 850 times on TikTok in just over a week. Buyers are able to experience inside the properties before they have even left their house and can be more certain about a property by the time they book in a physical viewing. KALMARs is working closely with their social media consultant and is now considering video marketing for all new launches and sites.

The first video published on KALMARs Instagram Reels and TikTok is a 15 second video touring Teulon House on Blackheath Road in Greenwich, a 24 apartment scheme. With prices starting from £400,000 the apartments are priced below the London average and within the price range for first time buyers, those of the age most likely to be using social media. Property content does not have to be all about multi-million homes but, as KALMARs is proving, can be equally as engaging with relatable, high quality, affordable homes.

Short form videos capture the essence of the properties in a visual way, are engaging as they move rapidly and also hold attention with music. Using edgy fades, angles and cuts between shots the video echoes the more modern and edgy interior design at Teulon House. Each property available through KALMARs is different however, and the content produced for each will represent this as illustrated by the content produced for the Crest Apartments, Bermondsey. Here, bright lighting and silky transitions mark the video, representing the white, clean interiors and architecture of the apartments.

KALMARs intends to give buyers a taste of what it would really be like to live in one of their available homes – a voyeuristic offering that is invaluable. With accurate audience evaluation from the social media platforms, KALMARs can make relevant, and personalise their content to viewer trends and desires so that buyers can even further resonate with the properties.

Show this



Show House  
1 June 2021

finance | news  
edited by Suzanne Free (sfree@businesswire.com)

### Paragon supports Chase New Homes with funding for The Broxbourne School and residential housing scheme

Paragon Development Finance has supported Chase New Homes with Phase 1 of its Broxbourne development in Hertfordshire, including the construction of a new state-of-the-art school and 51 new homes. Paragon assisted the development through an initial £2.5m funding package and is committed to funding remaining phases.

Chase is developing the residential centre, houses and flats, to be built in partnership with The Broxbourne School. As part of their agreement, the company has recently completed the construction of new school buildings and facilities for the school to replace its old facilities. The school is now building, which was completed a year ahead of schedule, officially opened on 14 April at a ceremony attended by pupils, teachers, governors, and the new head Chase. It will house approximately 1,000 pupils aged 4 to 18, including a sixth form.

Work on the housing development located to the south of the old school is underway and completion was 150 sites – four and five-bedroom houses and two-bedroom apartments. Paragon is committed to supporting all phases of the development, which will result in the delivery of over 100 residential units through a revolving credit facility. The combined gross development value of the scheme is in excess of £100m.

Steve Carey, CEO of Chase New Homes, said: "New development doesn't just mean the delivery of houses and apartments. Phase 1 of this project goes far beyond careful planning and a spirit of collaboration across the public and private sectors, new homes and also means new amenities for the whole community to enjoy. Demand for homes is high in Phase 1 of the scheme and growing rapidly with houses and an apartment to complete Phase 2. It is a testament to the quality of the Broxbourne Development Finance has been integral to the scheme, across both the construction of the school and the new school housing development."

Paragon Development Finance, relationship director Simon Oakley added: "We were delighted to have provided a flexible funding package to assist not only with the completion of The Broxbourne School, but also the development of Chase New Homes. The Broxbourne School, with its state-of-the-art facilities, is fortunate and we are pleased to have been involved in its delivery and it has been excellent to see such successful collaboration between the public and private sectors."



### Featherstone Homes acquires South Bermondsey site in £2.475m deal

Featherstone Homes has purchased a well-located freehold residential site in London Road in South Bermondsey for £2.475m for redevelopment into a striking new residential scheme. Sold by South London estate agent, RLS, the site has planning permission for 15 apartments in one of south London's most regeneration areas, which is set to benefit from a new London Underground station in 2025.

The site located at 106-114 London Road gained planning consent from Southwark Council in November 2020. Previously a car breakdown and recovery depot, the site has full planning permission and stands at 17,000 sq ft. Featherstone has full planning permission for the demolition of the existing building and the construction of 15 apartments, of which 11 will be for private sale. Designed by the award-winning architect, the scheme will

deliver 15,240 sq ft of residential accommodation. The apartments are planned to be delivered in around 18 months with completion potentially starting in late 2022.

Simon Brown, director of Featherstone Homes, commented: "This acquisition demonstrates what an exciting time of regeneration is to be in as a business – though we are a small developer we have created and successful products and we're looking forward to the launch in London Road."

Richard Robson, director of RLS, said: "£2.475m are payments about south London and it's always exciting for us to be involved in helping with sites like this that are underutilised and have a great deal of potential. We have also enjoyed working with Featherstone Homes on the past, and we look forward to helping with the development at London Road over the next few years."

### Gleeson secures £35m funding from Santander

90 Gleeson has secured £35m funding from Santander UK to help to meet the target of 2,000 homes a year. Funded in March 2021, 90 Gleeson consists of two residential schemes and two commercial buildings. Gleeson Strategic, a joint venture between Gleeson Homes and local government business Gleeson Strategic, is set to be the first 10 years, the business has reported growth of 20% per annum since 2016. The funding will support the company's working capital and provide additional funding to support its working capital and provide additional

for growth.


Simon Brown, chief executive of 90 Gleeson, said: "Our decision to secure this funding has been a testament to the commitment of our business and their commitment to the Southwark area. The team at Santander has the same values as Gleeson – persistence, collaboration and respect. With their support we will deliver more sites, much needed high quality homes for sale and rental. We are looking forward to working with Santander for the first time in helping the first time. Santander is helping us to deliver our vision of Building Homes, Changing Lives."

Mark Hough, relationship director at Santander UK, added: "90 Gleeson has a clear vision and solid systems, and as business growth is strong over the next period, we're delighted that the management team has chosen Santander to provide additional working capital to support its growth objectives. We look forward to working with the management team to help more people achieve their dream of home ownership."



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**Jo Milner, Buchler Phillips**

Corporate recovery firm Buchler Phillips has announced the appointment of Jo Milner as a partner.

Jo returns to the firm after a break of 25 years. After qualifying as a Chartered Accountant with Grant Thornton, she worked with Buchler Phillips from 1991 to 1995.

Since then she has gained experience holding senior positions in firms including PwC and Smith & Williamson, as well as nine years as a partner with Cork Gully.

Jo specialises in both corporate and personal insolvency and has a particular interest in the administration of insolvent Credit Unions.

David Buchler, co-founder and chairman, commented: "It's great to have Jo back with us as a partner, completing the circle of her distinguished career path.

"She is one of the profession's leading practitioners and brings highly

relevant experience and expertise to our assignments.

"As the UK plans its post-Covid return to work and government aid winds down, we are not surprised to see significant demand for our services, whether in business restructuring and turnaround, or administrations and insolvency.

"We look forward to working with Jo to support our clients as they work hard to build back better."

**Francesca Smith, KALMARs**

South London estate agent KALMARs has announced the appointment of Francesca Smith as an office co-ordinator for the residential team.

Francesca has experience working within property around London and brings with her to KALMARs knowledge of South East London and Kent areas.

She has spent the last three years working at Urban & Provincial London as an executive assistant where she built on her extensive client experience, office organisation as well as managing high-level directors.

In her new role, Francesca will be responsible for co-ordinating KALMARs new Old Kent Road office furthering the success of KALMARs' expansion.

Sebastian Kaimar, director at KALMARs, commented: "We're delighted to welcome Francesca to the team during this exciting time at KALMARs.

"With her experience in administration and customer service Francesca's appointment will be invaluable at our new Old Kent Road office.

"The residential team, and the team as a whole, are very excited to be working with Francesca and we look forward to a successful future together."

Francesca said: "I am thrilled to be starting my new role and joining KALMARs well-established team at such an exciting time for the company.

"I look forward to developing professionally, helping to continue KALMARs success and becoming a part of the team."

**Claire Thomas, Hakluyt**

Strategic advisory firm Hakluyt has announced that Claire Thomas has joined the company as a senior adviser.

Previously the chief human resources officer at GlaxoSmithKline (GSK), Claire brings more than 28 years' HR experience to the Hakluyt team.





## THE KALMARs TEAM

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