



A WORLD-CLASS
DESTINATION

RETAIL OPPORTUNITY
IN BERMONDSEY

Pearl Yard Bermondsey is a landmark 12-acre mixed-use development by Greystar.

THE SCHEME WILL DELIVER VALUABLE COMMERCIAL SPACE, PROVIDING OCCUPIERS THE OPPORTUNITY TO REDISCOVER BERMONDSEY AND ITS DYNAMIC CENTRAL LONDON LANDSCAPE.



1,624

new homes



4 Min

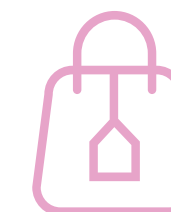
walk to Bermondsey tube station



over

150,000 ^{ft²}

brand new office space



over

60,000 ^{ft²}

new retail and leisure space

2025

residents

Move in

from September



over

4,000

new residents

HYDE PARK

WEST END

CITY OF LONDON

LONDON EYE

THE SHARD

TOWER BRIDGE

LONDON BRIDGE

- 1 MALTBY MARKET STREET
- 2 WHITE CUBE
- 3 KINO BERMONDSEY
- 4 BERMONDSEY BEACH
- 5 BERMONDSEY SPA & GARDENS
- 6 SPA TERMINUS
- 7 THE BLUE MARKET
- 8 SOUTHWARK PARK GARDENS
- 9 BERMONDSEY BEER MILE



BERMONDSEY
4 MINS

BUILDING 5

CHARTER SCHOOL
BERMONDSEY

WORKSPACE
BUILDING

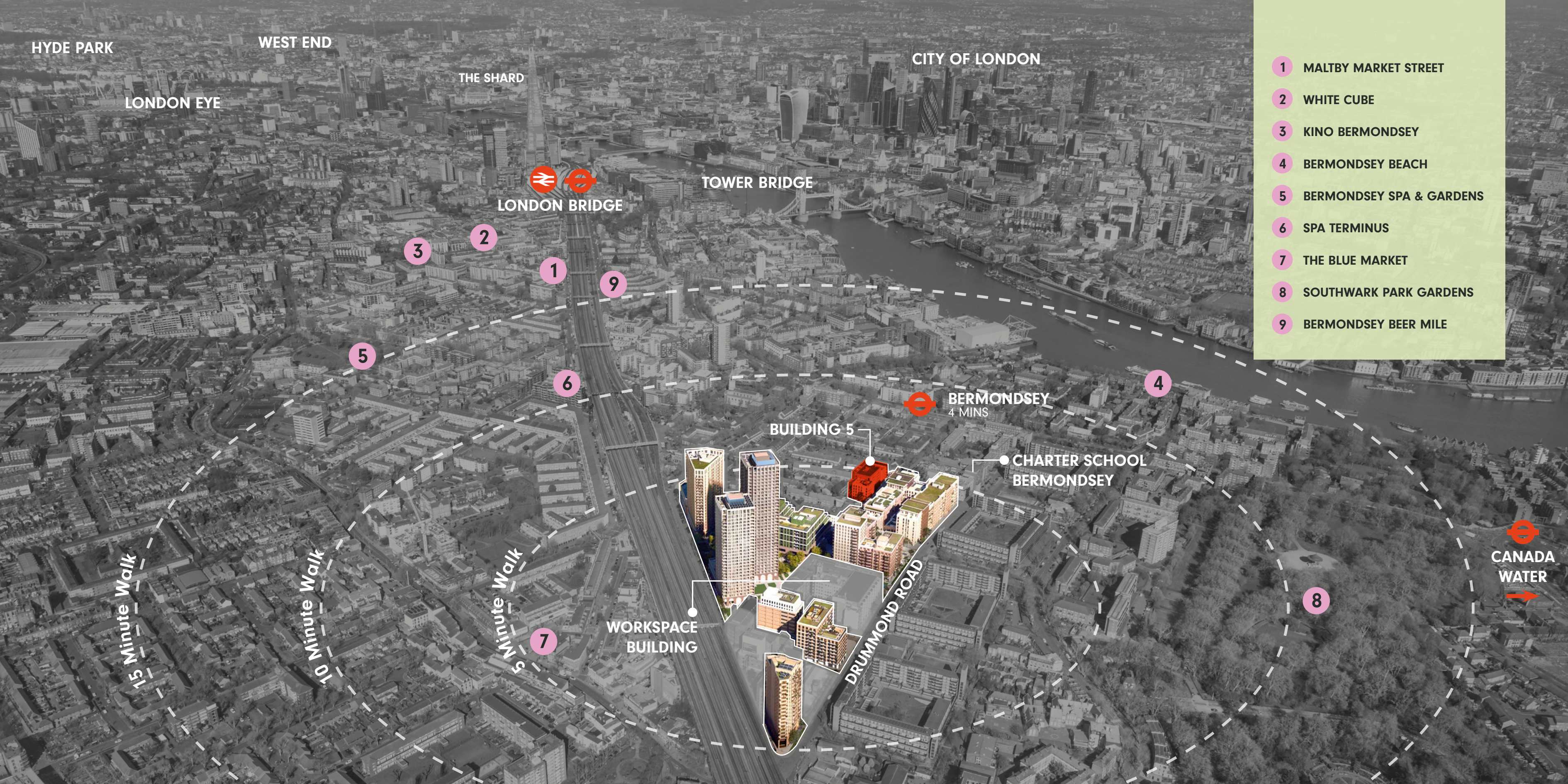
DRUMMOND ROAD

CANADA
WATER

15 Minute Walk

10 Minute Walk

5 Minute Walk



Delivery Timeline

BUILDING 5
SEPT 2025
BUILDING 1-4
DEC 2025 - JUN 2026
BUILDING DE
JANUARY 2027
BUILDING F
OCT 2026 - APR 2027
BUILDING OPQ
APR 2027 - JUN 2027
BUILDING ST
MAY 2027 - AUG 2027
BUILDING V
JUN 2027
BUILDING W
OCT 2027



Target Resident



Kat & Clara

'THE SUSTAINABLE FOODIES'

Age: 31-40 years

Household salary: Over £150k

Jobs: Lawyer and UX Designer

Greystar Category:

Sanctuary Seekers
Accomplished & Young professionals
(Penthouse Chic & Metro High-Flyers)

Current Address: Islington



David

'EFFICIENCY PRO'

Age: 31-40 years

Household salary: £120k

Jobs: Senior Software Engineer

Greystar Category:

Value Pragmatists
Young and mobile single (Central Pulse &
Flexible Workforce)

Current Address: Paddington Exchange



Uma

'THE #LATEST'

Age: 21-30 years

Household salary: £120k

Jobs: Entrepreneur - Runs her own PR agency

Greystar Category:

Value Pragmatist / Social Explorer
Young and mobile single
(Central Pulse & Flexible Workforce)

Current Address: Battersea



Neil & Rachel

'GLOBE-TROTTING FAMILY'

Age: 31-40 years

Household salary: Over £150k

Jobs: CEO of a Fintech and Creative
Director/Entrepreneur

Greystar Category:

Sanctuary Seekers / Social Explorers
Accomplished & Young professionals
(Penthouse Chic), Existing Bermondsey locals

Current Address: Hampstead Heath



James

'ESTABLISHED CAREER DAD'

Age: 41-50 years

Household salary: Over £150k

Jobs: Strategic Management Consultant,
Supervisor

Greystar Category:

Sanctuary Seekers / Social Explorers
Accomplished & established professional
(Penthouse Chic & Metro High-Flyers)

Current Address: Greenwich

Floor Plan



← WEBSTER RD

KEETON'S RD →
BERMONDSEY TUBE →
4 MINS

INTERNAL AREA	466.25m ² / 3,320ft ²
EXTERNAL AREA	85m ² / 914ft ²
QUOTING RENT	On Application
EPC	Available upon request.
USE CLASS	E (a)



MEP Provisions

- ELECTRICITY AND WATER METRES.
- LTHW DHN SERVICES PROVISIONS CAPPED (METRE TO BE PROVIDED BY TENANT)
HIU ALSO TO BE PROVIDED BY TENANT
- CAPPED OFF DRAINAGE CONNECTIONS
- FCUS FOR HEATING AND COOLING (4-WAY CASSETTES)
EXTERNAL CONDENSER LOCATED IN BIN STORE OR ROOF
 - CAPPED OFF WATER SUPPLY POINT
- SPRINKLER SYSTEM TO PROVIDE COVERAGE TO EXISTING RETAIL SPACE (BASED ON EXPOSED CEILING)
- SUSPENDED LIGHTING ZONED TO EXISTING SPACE (200 LUX)
LIGHTING CONTROLS TO BE PROVIDED BY TENANT
 - APPROPRIATE FIRE DETECTION (BASED ON EXISTING OPEN PLAN SPACE)
 - 8 WAY DISTRIBUTION BOARD (SPLIT LIGHTING, POWER AND HEATING/COOLING)
 - ELECTRICAL SUPPLIES TO MECHANICAL EQUIPMENT
- 2NO. DOUBLE SOCKET OUTLETS BELOW DISTRIBUTION BOARD
- VENTILATION / EXTRACT SYSTEM - GENERAL OCCUPANCY VENTILATION THROUGH MVHR UNIT, BASE ON RETAIL OCCUPANCY OF 1 PERSON PER 5M². ANY EXTRACT FOR CAFÉ OR THE LIKE TO BE PROVIDED BY TENANT
 - EMERGENCY LIGHTING TO COVER EXIT ROUTES

*PROVIDED BY THE LANDLORD

Finishes Provisions

- PLASTERBOARD WHITEWASH WALLS, TO ALL CORE WALL LOCATIONS.
 - EXPOSED CEILING WITH INSULATION.
- CONCRETE FLOOR SCREEDED FLOOR BUILD-UP.

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savills

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BRUCE
GILLINGHAM
POLLARD

Pearl Yard
BERMONDSEY

GREYSTAR