OPEN FOR BUSINESS

LONDON • E16

A NEW COMMERCIAL BASE PROVIDING FLEXIBLE OFFICE/STUDIO/WORKSHOP UNITS FROM 437 SQ FT – 11,794 SQ FT

ROYAL ALBERT WHARF

THE ROYAL DOCKS

Royal Albert Wharf is an exciting, new waterside development, perfectly positioned at the heart of London's most talked about regeneration zone, the Royal Docks.

Location

The premises form part of a large new build mixed use development known as Royal Albert Wharf, located to the south of Gallions Road within the London Borough of Newham. The development is located to the north of the Royal Docks and is on the eastern edge of London Docklands, close to London's City Airport. The area benefits from good road and public transport communication links with Gallions Reach DLR station located to the north of the scheme, which provides connections to the London Underground, including the Jubilee line at Canning Town. Custom House DLR station is located to the east and will provide a new Crossrail station from 2018. The Woolwich Ferry crossing is located to the south west, whilst air links are provided by London City Airport.

Description

The Royal Albert Wharf development is a 9.6 hectare site, which is in the process of being regenerated and will provide in excess of 1,500 homes for the Royal Docks area. The scheme will provide approx 90,000 sq ft of commercial space, surrounded by garden squares and providing six moorings for local business boats. The commercial space is arranged within Blocks A, B and F with the first phase due to launch in Spring 2016. There is a variety of retail, restaurant, office and workspace accommodation, some with waterside views and some split level units all offering good value usable space for office occupiers and a good catchment for the retail and restaurant units.

19 mins to Canary Wharf

a train every 8–10 minutes from Gallions Reach DLR
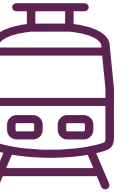
25 minutes to central London on Crossrail from 2018

ROYAL ALBERT WHARF

Block A

UNITS	PROPOSED USAGE	FLOOR	SQ FT
AC-03	Studio/Office/Workshop	Ground	1,660
AC-04	Offices	Ground	1,858
AC-04	Offices	Mezzanine	919
Total			**4,437**

Block B

UNITS	PROPOSED USAGE	FLOOR	SQ FT
BC-01	Office	Ground	1,774
BC-01	Office	Mezzanine	995
BC-02	Studio/Office/Workshop	Ground	2,139
Total			**4,908**
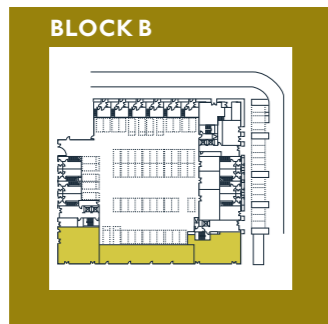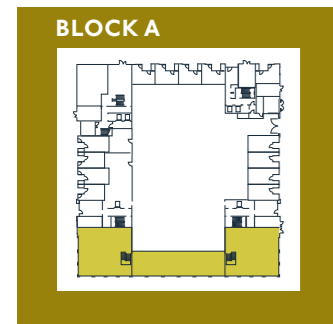
Block F

UNITS	PROPOSED USAGE	FLOOR	SQ FT
FC-07-11	Studio/Office/Workshop	Ground	447 – 2,494
FC-07-11	Studio/Office/Workshop	Ground	437 – 2,495
FC-01-17-15	Office	Ground/First	3,929
FC-013	Office/Retail	Ground	1,574
FC-012	Office/Retail	Ground	1,257
Total			**11,749**

*Train times taken from TFL

BLOCK A

BLOCK B

BLOCK F
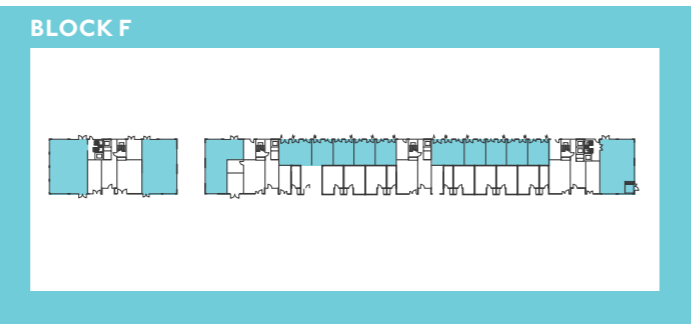
90,000 SQ FT OF COMMERCIAL SPACE

Tenure:

The units are available on new Full Repairing and Insuring Leases for terms to be agreed. Flexible Lease Terms; contracted outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954

Rents:

Upon Application

Business Rates:

To be advised

Specification:

The units may be partially fitted out to include lighting and electrics

Energy Performance Certificate:

An EPC will be made available to interested parties for each unit

Floorplans:

Available upon request

Royal Albert Wharf is located within the UK's Largest Enterprise Zone

Up to 100% business rate discount worth up to £275,000 per business over a 5 year period

Simplified local authority planning, for example, through Local Development Orders that grant automatic planning permission for certain development (such as new industrial buildings or changing how existing buildings are used) within specified areas.

Government support to ensure that superfast broadband is rolled out throughout the zone, and, if necessary, public funding.

100% enhanced capital allowances (tax relief) to businesses making large investments in plant and machinery on 8 Zones in Assisted Areas.

For more information please visit:
http://enterprisezones.communities.gov.uk/tag/royal-docks-enterprise-zone/

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Information correct at time of printing March 2016. Digital illustrations are indicative only.