

# PUMP HOUSE E16

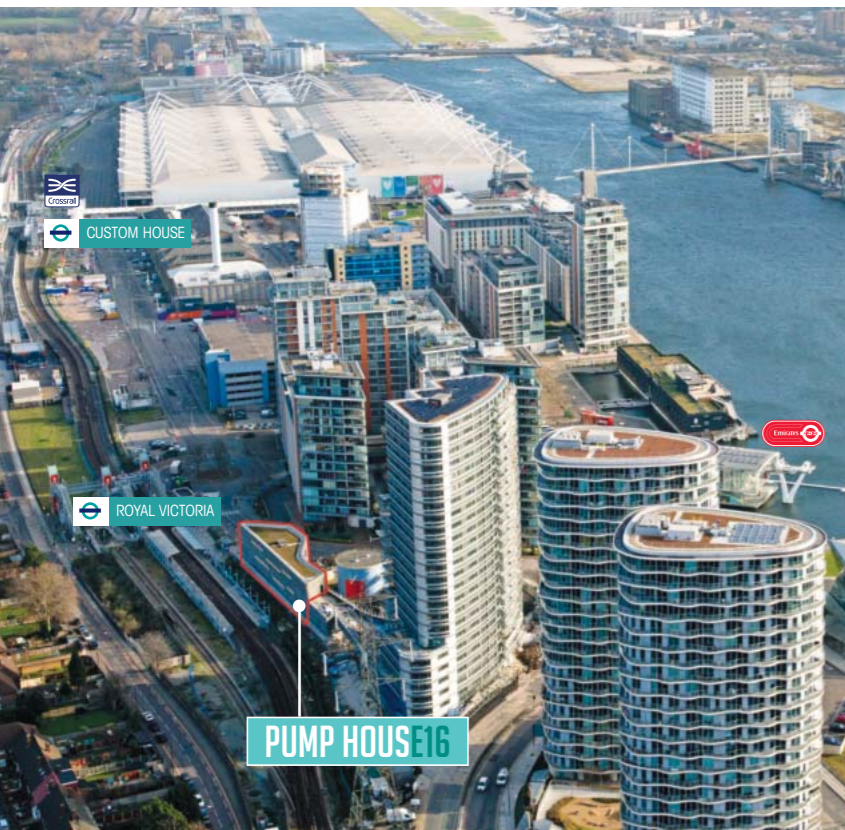
11,957 SQ FT (GIA)

PRIME  
OFFICE SPACE



FOR SALE

ROYAL VICTORIA DOCK LONDON E16 1YP



## LOCATION

The Pump House forms part of a new development of residential, retail and commercial space, surrounding the iconic Royal Docks Pumping Station, which was designed by the renowned international architects, The Richard Rogers Partnership.

The Royal Docks is located in the heart of London Docklands, between Canary Wharf and City Airport, and continues to be a focus of substantial new development. The Royal Wharf residential development, now moving towards completion, provides over 3,000 new homes. The ABP London commercial scheme at Albert Dock, a £1.7bn project over 35 acres, is now on site with the first phase providing 600,000 sq ft of offices and retail space due to complete early 2019.

Public transport and road links to Central London are excellent. The nearby A13 provides easy road access to the M25 to the east and to the City and West End to the west.

The Pump House is situated adjacent to the Royal Victoria DLR Station, just one stop from Canning Town, which links with the Jubilee Line services to Canary Wharf and Stratford, and one stop from Custom House which will also be a Crossrail station from December 2018.

The Emirate cable car is within 2 minutes walk of the property providing a direct link south of the Thames to Greenwich and the O2 arena.

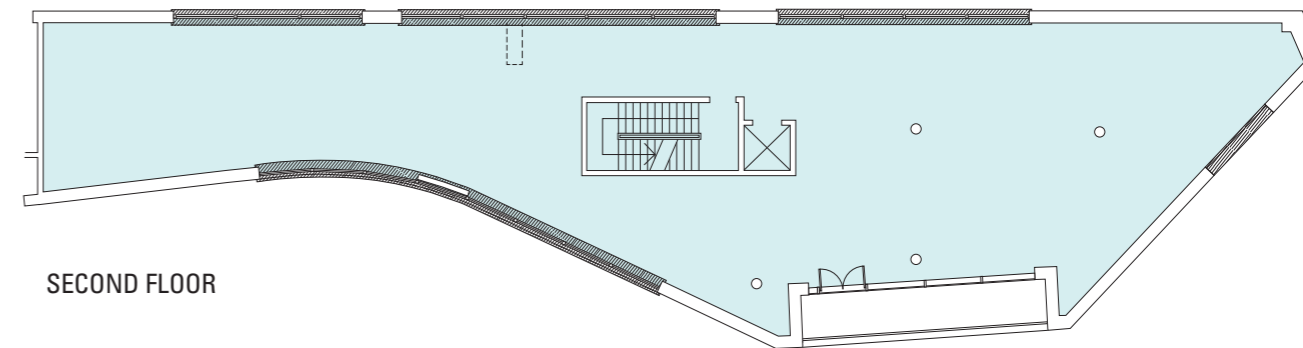
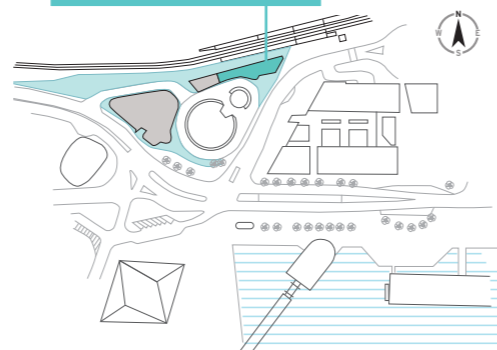
The location is well served with multiple retail, restaurant and leisure facilities available within Royal Docks and along the waterfront.

## CONNECTIVITY AT A GLANCE

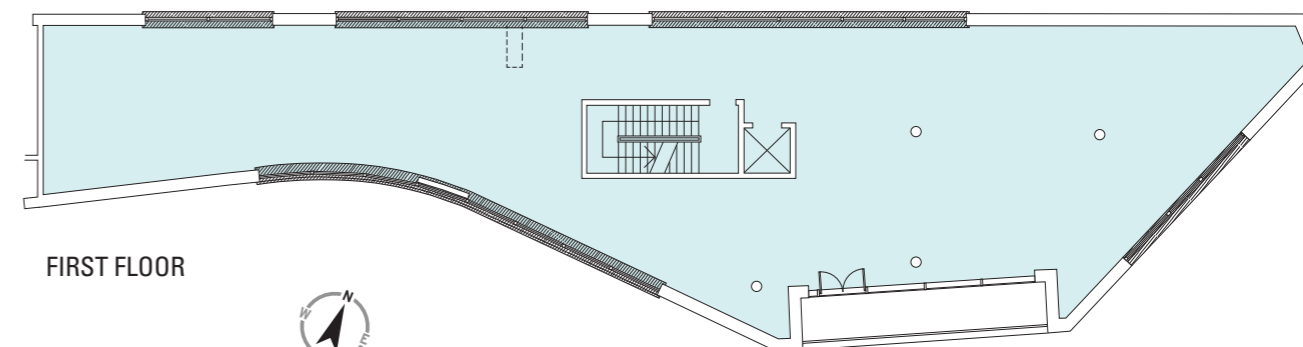
ROYAL VICTORIA DLR	1 MIN	LONDON CITY AIRPORT	15 MINS
EMIRATES CABLE CAR	1 MIN	LONDON BRIDGE	15 MINS
NORTH GREENWICH	5 MINS	BANK	20 MINS
CANARY WHARF	7 MINS	LIVERPOOL STREET	26 MINS
STRATFORD	12 MINS	KINGS CROSS	30 MINS



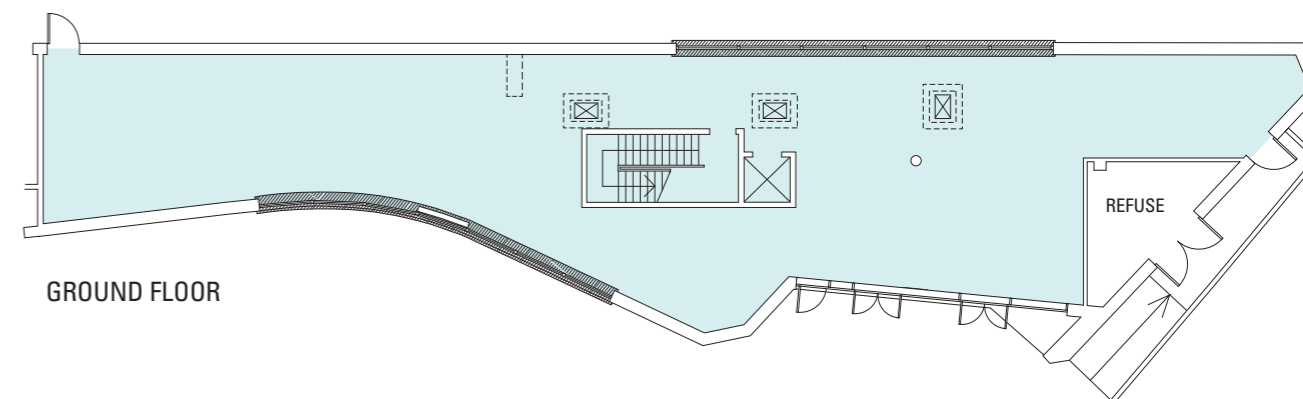
## PUMP HOUSE 16 SEAGULL LANE



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

## DESCRIPTION

Pump House E16 is a new detached commercial building with accommodation arranged on ground and 2 upper floors.

The accommodation is approached via a courtyard to the front of the building to a ground floor reception. Each floor is of open plan design, with a central core for lift and stairway. Connection points for male and female WC facilities are provided throughout the building.

The property is available in either to shell and core condition finish, to allow an investor or occupiers to complete the final fit out, or to a bespoke finish depending upon the final use.

Limited car parking spaces are provided with the property.

## PLANNING/USE

The property has planning consent for B1 office use to all floors, with part of the ground floor also having consent for a retail/café area. The building may be suited to other uses such as hotel or leisure, subject to planning consent being achieved.

SQ.FT. (GIA)      SQ.FT. (NIA)

GROUND FLOOR      3830 SQ.FT.      3563 SQ.FT.

FIRST FLOOR      4058 SQ.FT.      3807 SQ.FT.

SECOND FLOOR      4069 SQ.FT.      3822 SQ.FT.

**TOTAL      11,957 SQ.FT.      11,192 SQ.FT.**



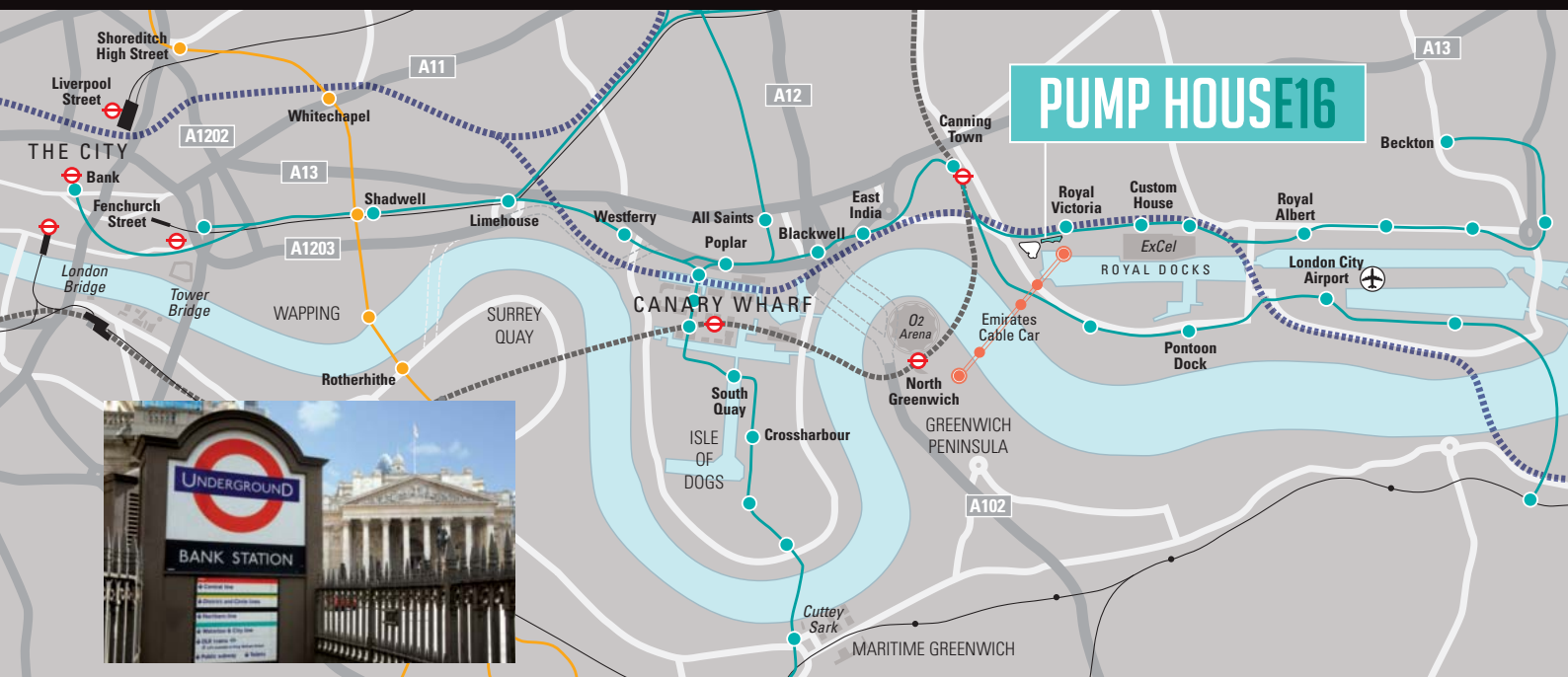
11,957 sq.ft. of prime self contained office space adjacent to Royal Victoria DLR - one stop (2 mins) from Crossrail connections and located at the gateway to London's third financial district - The Royal Docks.



# PUMP HOUSE 16

ROYAL VICTORIA DOCK LONDON

# A DYNAMIC TRANSPORT INFRASTRUCTURE



The Pump House enjoys excellent accessibility by road, DLR or Cable car from North Greenwich. The building is also one stop (1 minute) from forthcoming Crossrail services at Custom House and one stop (2 minutes) from Jubilee line services at Canning Town - interconnection to the capitals entire transport network.

## DOCKLANDS LIGHT RAILWAY

With services less than a minute's walk away at Royal Victoria, the DLR offers virtually door to door connections to Canary Wharf, City Airport and the heart of the City.

## ELIZABETH LINE

Crossrail is scheduled to enter service at Custom House from December 2018 significantly cutting journey times across central London. When fully operational (December 2019) peak services will provide a train every 5 minutes - further endorsing the Royal Docks as one of the capitals key desitnations.

## JUBILEE LINE

With connections at North Greenwich and Canning Town the Jubilee Line links to London Bridge in around 10 minutes and the heart of the West End in little over 15 minutes.

## EMIRATES AIR LINE

Carrying up to 2,500 passengers an hour, the 5 minute hop across the Thames links two of the biggest entertainment venues in Europe - the ExCel and the O2 Arena.

## LONDON CITY AIRPORT

City Airport remains the backbone of domestic and international travel for London's business sector and is located within 15 minutes journey time via the DLR Thames Clipper.

## THAMES CLIPPER

The nearest service operates from the QEII pier on North Greenwich peninsula travelling upstream to Embankment Westminster and the London Eye.

### TERMS:

We are instructed to offer this long leasehold property for sale in shell and core finish, subject to the existing use. Our clients may consider leasing the building to an occupier and completing the final fit out if required.

### QUOTING RENT AND PRICE:

On application.

### VIEWING/FURTHER INFORMATION

Further information can be obtained from joint sole agents.

# PUMP HOUSE 16

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