

7 - 9 Western Gateway,

London E16 1AB

10,183 sq ft

Preliminary brochure



savills.co.uk

Location

7 – 9 Western Gateway is a ground floor office suite situated 2 minutes from The London Excel Center. It is a 7 minute walk to Custom House and 8 minutes to Royal Victoria stations both on The Docklands Light Railway (DLR), which has trains direct to Canary Wharf in under 20 minutes. 7 – 9 Western Gateway has brilliant connections to the rest of Europe being less than a 10 minute drive to London City Airport, as well as being a short walk from the Emirates Royal Docks Thames Cable Car.

The Western Gateway area has a number of restaurants and bars in the nearby hotels that have been developed as the Excel host large exhibitions and conventions and City Airport expands its capacity. There are large green spaces in close to Western Gateways and the office boasts great views across the Royal Victoria Dock.

Description

A unique grade A office on the ground floor of a hotel next to the Excel London

The Grade A specification is due to include:

- New male / female WCs
- Refurbished common parts and reception
- LED lighting
- Water side terrace
- Access to green space
- Air Conditioning
- 1:8 square meter occupational density
- 3 meter plus floor to ceiling height.

EPC

The ground floor unit currently has an EPC of E

USE

Use Class E (previously A1, A2, A3 and B1)

Viewing

 - strictly by appointment through appointed agents

Robert Pearson
Savills
020 7299 3093
rpearson@savills.com

Ben Harris
Savills
020 7877 4541
ben.harris@savills.com



Available Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
Ground	Office	10,183	946

*All areas are approximate and measured on a NIA basis.

Lease

Sublease being offered from current long leasehold tenant. Full quoting terms are available on request.

Rent

Quoting terms available on request.

Rates & Service Charge

Service Charge - TBC
Business rates - TBC

VAT

VAT is excluded from all quoted figures.

Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

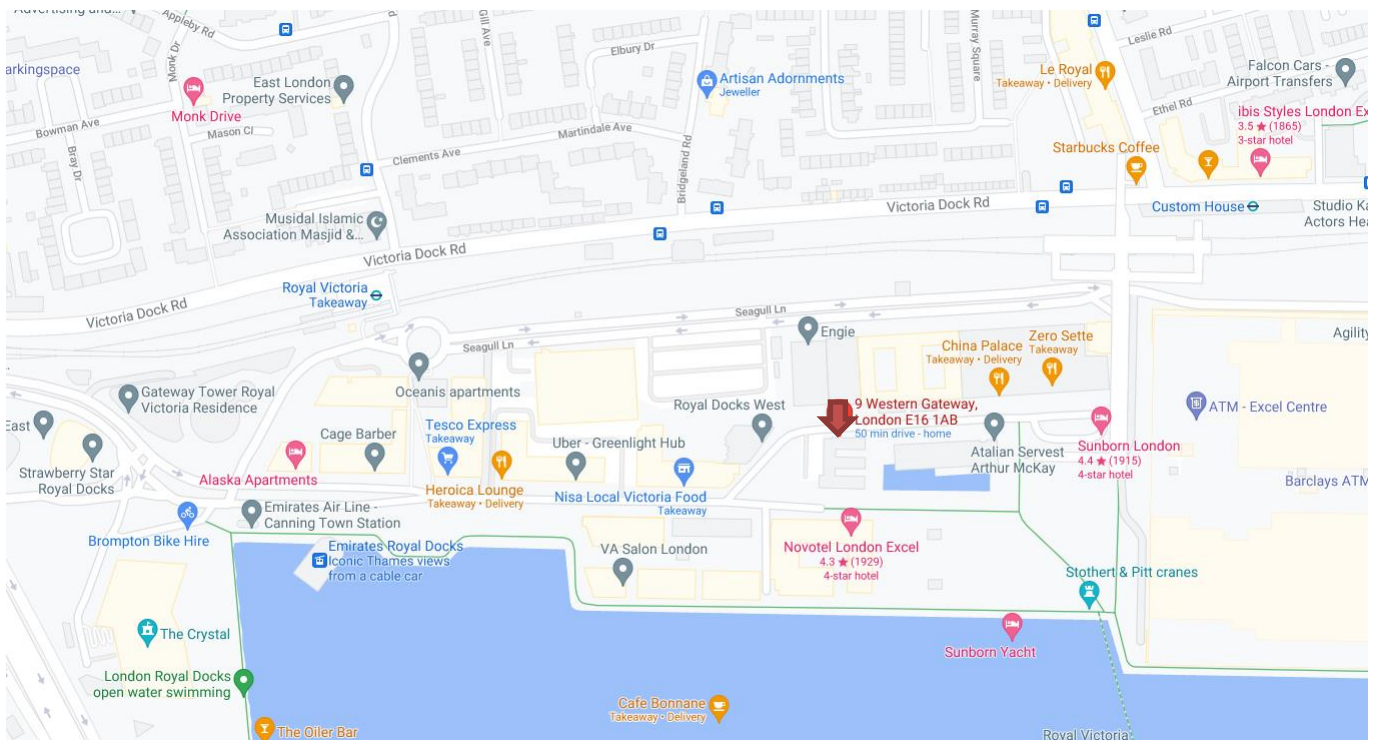
9 –11 Western Gateway, London E16 1AB

10,183 sq ft

savills

savills.co.uk

Location Plan



Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

9 –11 Western Gateway,

London E16 1AB

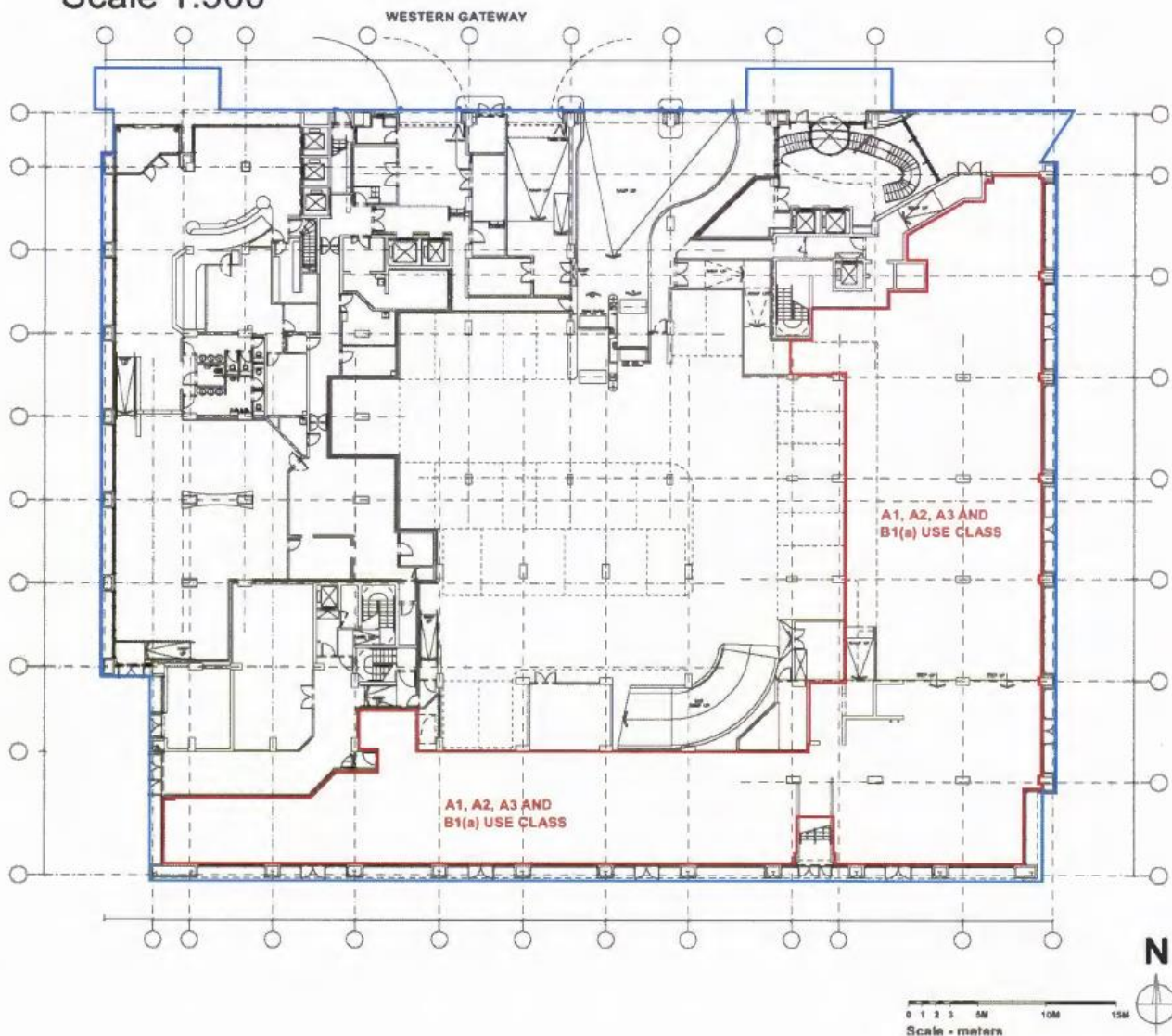
10,183 sq ft

savills

savills.co.uk

Ground Floor Plan

Scale 1:500



Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.