



## Building 1000, Newham Dockside, 1000 Dockside Road, London, E16 2QU

Modern offices close to London City Airport

- Full height winter garden atrium
- Fully accessible raised floors
- Six passenger lifts
- Four-pipe fan coil air-conditioning
- On-site restaurant and cafe
- Parking available on request

Interested?

Request more information.

020 8221 9610

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# Building 1000, Newham Dockside, 1000 Dockside Road, London, E16 2QU

## Summary

Available Size	12,743 to 51,795 sq ft
Rent	£27.50 per sq ft
Rates Payable	£10.50 per sq ft
Service Charge	£9 per sq ft
EPC Rating	C (73)

## Description

Building 1000 is a modern office premises constructed in 2004 purchased by London Borough of Newham in 2010. The property has a large central atrium with a winter garden and staffed reception space on the ground floor. The offices benefit from raised floors, air conditioning, break out spaces and fitted WC's.

There are a number of small retail and food outlets within the premises.

## Location

The premises directly overlooks Royal Docks and London City Airport and can be easily accessed via the closeby DLR station, Royal Albert Dock.

It is easily accessible by road via Royal Albert Way and has good links to the A13, M25 or Central London and Canary Wharf.

## Accommodation

The accommodation comprises the following

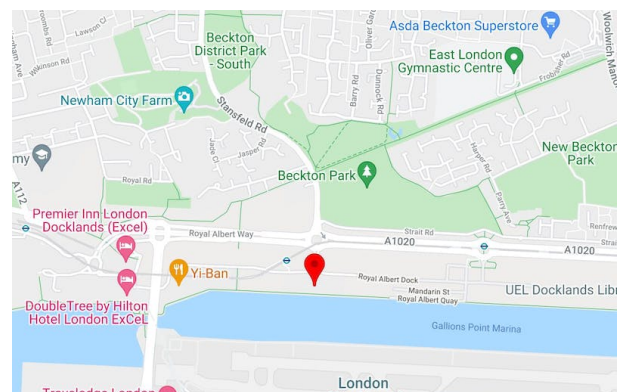
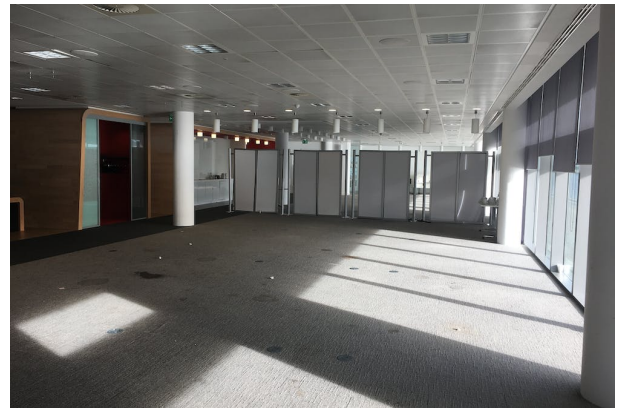
Name	sq ft	sq m	Availability
1st - East Level 1 North	12,984	1,206.25	Available
2nd - East Level 2 North	12,995	1,207.28	Available
3rd - East Level 3 North	13,073	1,214.52	Available
3rd - East Level 3 South	12,743	1,183.86	Available
<b>Total</b>	<b>51,795</b>	<b>4,811.91</b>	

## Viewings

Strictly by appointment only through the joint sole agents.

## Lease

A new full repairing and insuring lease for a term to be agreed.



## Viewing & Further Information

**Nick Robinson MRICS**

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