

**ROYAL  
ALBERT  
WHARF**

# ROYAL ALBERT WHARF, E16

**Notting Hill  
Genesis**

THE ROYAL DOCKS



**A COLLECTIVE MIX OF RETAIL, OFFICE AND LEISURE OPPORTUNITIES  
IN THE EXCITING VIBRANT NEW COMMUNITY OF ROYAL ALBERT WHARF**

**SPACES AVAILABLE FROM 665 SQFT – 3,723 SQFT**

**Dobbin &  
Sullivan**  
Chartered Surveyors, Est. 1991

ROYAL ALBERT WHARF IS A NEW EXCITING DESTINATION OFFERING RIVERSIDE VIEWS, OPEN PARK SPACES, CAFÉ, RESTAURANT, WORKSPACES AND MORE. CANARY WHARF AND STRATFORD APPROXIMATELY 20 MINUTES AWAY USING THE DLR STATION AT GALLIONS REACH. EXPOSED BRICK AND FLOOR TO CEILING GLAZING RESIDENTIAL BLOCKS FILL THE DEVELOPMENT WITH UNIQUE MODERN DESIGNS AND PLENTY OF OPEN SPACE TO ENJOY.

LOCAL BUSINESSES IN THE AREA INCLUDE:



UPPER DOCK WALK



20 MAGELLAN BOULEVARD

UNIT	SIZE	RENT
27 Shackleton Way	665 SQFT 61.8M <sup>2</sup>	£16,500PA +VAT
12 Upper Dock Walk	712 SQFT 66.1M <sup>2</sup>	Under Offer
13 Upper Dock Walk	735 SQFT 68.3M <sup>2</sup>	£20,500 PA +VAT
14-15 Upper Dock Walk	GROUND - 1,568 SQFT FIRST—1,137 SQFT TOTAL— 2,490 SQFT 231.3M <sup>2</sup>	£48,000 PA +VAT
17-18 Lower Dock Walk	GROUND - 1,421 SQFT FIRST—777 SQFT TOTAL— 2,198 SQFT 204.2M <sup>2</sup>	£55,000 PA +VAT
1 Shackleton Way	2,600 SQFT 241.5 M <sup>2</sup>	Under Offer
20 Magellan Boulevard	FIRST FLOOR 3,723 SQFT 345.9M <sup>2</sup>	£90,000 PA +VAT

\* WE ARE OFFERING A MIX OF COMMERCIAL UNITS SUITABLE FOR A VARIETY OF USES WITHIN THE RETAIL, OFFICE, LEISURE USES UNDER CLASS E.

\* OTHER USES WOULD BE CONSIDERED, SUBJECT TO PLANNING.

\* WE ARE LOOKING TO CREATE A VIBRANT COMMUNITY WHERE BUSINESSES CAN WORK TOGETHER AND ALSO SERVE THE LOCAL COMMUNITY OF OVER 1,000 HOMES.

\* PARKING IS AVAILABLE WITH ALL UNITS

\* SERVICE CHARGES WILL BE PAYABLE WITH COSTS TO BE CONFIRMED FOR EACH UNIT

\* EPC 'S FOR SPECIFIC UNITS AVAILABLE ON REQUEST

\* FLOORPLANS AND SITE PLANS ALL AVAILABLE ON THE WEBSITE [DOBBINANDSULLIVAN.COM](http://DOBBINANDSULLIVAN.COM)

\* BUSINESS RATES WILL BE ASSESSED FOLLOWING OCCUPATION. WE RECOMMEND TENANTS CARRY OUT FURTHER RESEARCH



17-18 LOWER DOCK WALK



17-18 LOWER DOCK WALK

## ROYAL ALBERT WHARF

DEVELOPED BY NOTTING HILL GENESIS, WE ARE NOW OFFERING THE COMMERCIAL UNITS WITHIN THE DEVELOPMENT IN A SHELL CONDITION. SOME UNITS WILL BENEFIT FROM THE INSTALLATION OF WC'S, AIR CONDITIONING, LIGHTING AND A BASIC FLOOR COVERING. WHEREAS OTHERS ARE READY FOR A TENANT'S BESPOKE FITOUT.

ALL ARE FITTED WITH FULL FLOOR TO CEILING GLAZING PROVIDING A FLOOD OF NATURAL LIGHT INTO THE COMMERCIAL SPACES MAKING THEM IDEAL FOR OFFICES, RETAIL UNITS AND MANY MORE.

NEW TENANTS ARE MOVING IN FOR 2023 WHICH INCLUDE AN ANYTIME FITNESS GYM AND A LOCAL NURSERY PROVIDER.

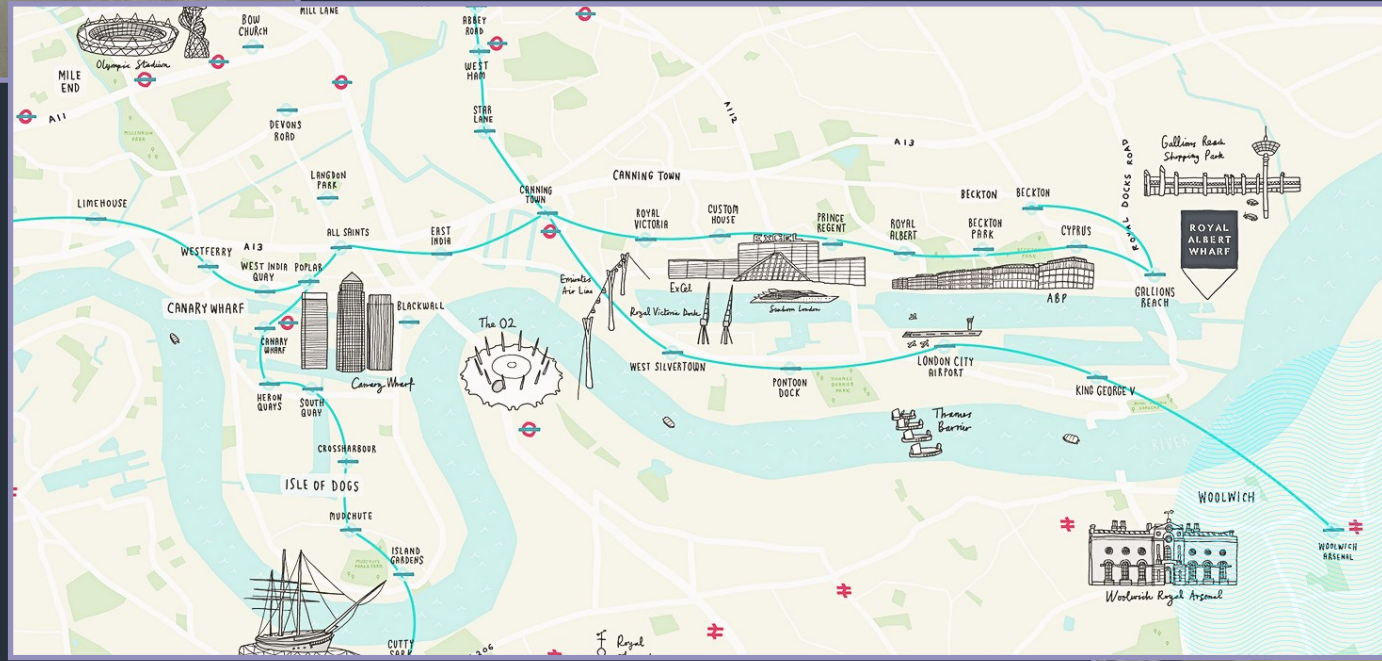
## CONNECTIVITY



## THE ROYAL DOCKS

THIS AREA IS A UNIQUE WATER-FRONT AND A GROWING HOME FOR BUSINESS AND CULTURE IN NEWHAM. HIGHLIGHTS INCLUDE

- \* THAMES BARRIER PARK
- \* WAKEUP DOCKLANDS WATER SPORTS
- \* CITY AIRPORT
- \* BRICK LANE MUSIC HALL
- \* IFS CLOUD CABLE CAR
- \* LONDON EXCEL CENTRE



## LEGAL COSTS

EACH PARTY TO BEAR THEIR OWN COSTS IN THE TRANSACTION WITH THE INGOING TENANT TO PROVIDE AN UNDERTAKING FOR ABORTIVE COSTS SHOULD THEY WITHDRAW FROM THE TRANSACTION AFTER HAVING AGREED TERMS.

## VIEWINGS AND MORE INFORMATION

DOBBIN & SULLIVAN

NICK ROBINSON—020 8221 9612

NICK.ROBINSON@DOBBINANDSULLIVAN.COM

REUBEN REID—WILLIAMS—020 8221 9619

REUBEN.REID—WILLIAMS@DOBBINANDSULLIVAN.COM



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