

# CAX

THIS IS CAXTON WORKS E16

# T O N

Site Overview,  
Technical Specifications  
and Floorplans





# WE'RE REINVENTING CANNING TOWN

Caxton Works is the beating heart of a redeveloped two acre site in Canning Town, masterminded by architect Studio Egret West. We're creating a sustainable commercial quarter with a range of businesses – from start-ups to household names. And we're offering tenants a discounted rent equivalent to £6 per sqft per annum for the first three years.

Our 13 units are at ground and mezzanine levels, include floor to ceiling windows, and have an exposed concrete finish. Hoy Street, which runs between the North and South blocks, is pedestrianised – which creates a community feel and drives footfall to local businesses, like yours.

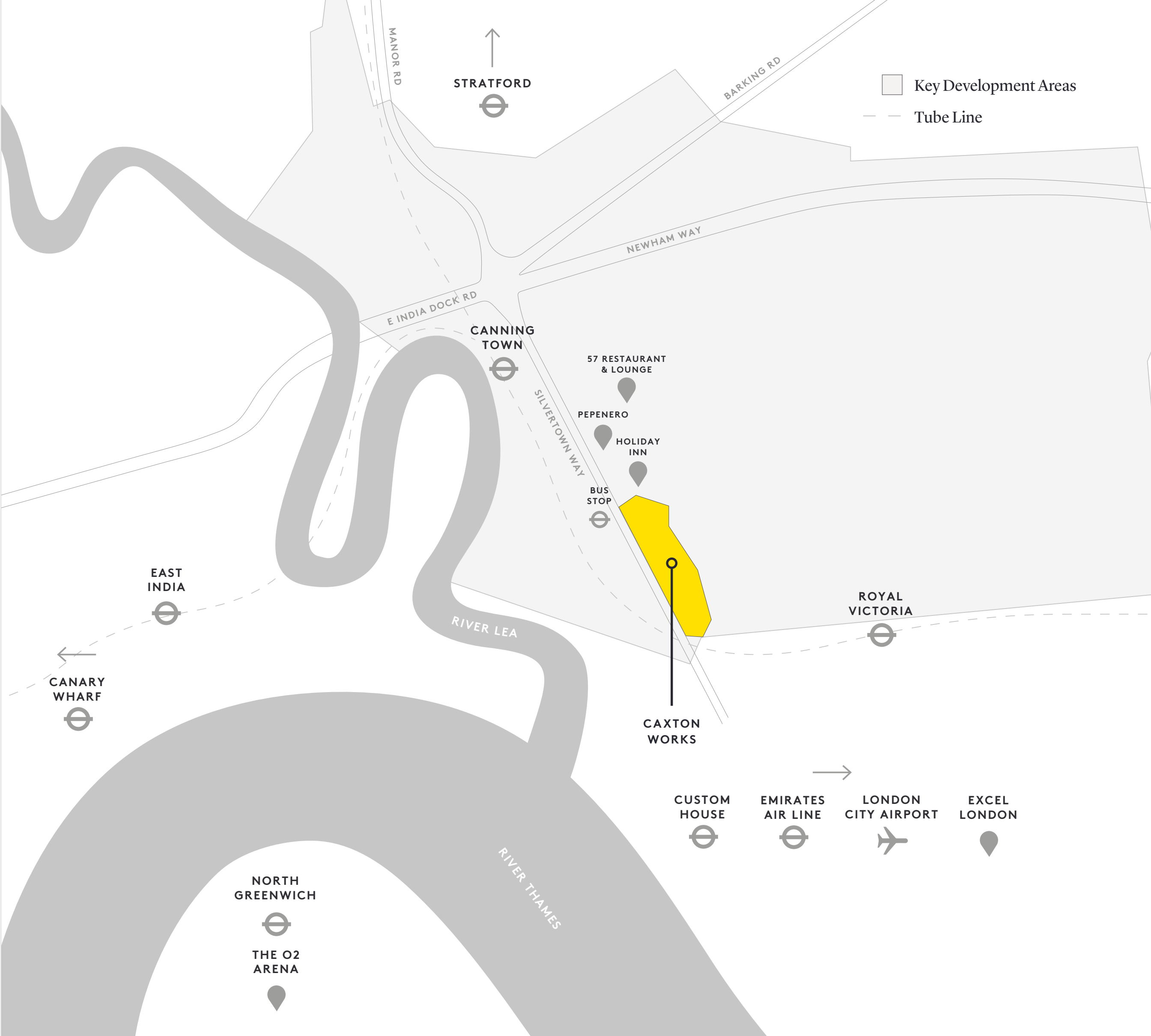




# CONNECTED FOR THE FUTURE

Granted, Canning Town is no Shoreditch... yet. But it's brimming with promise. You'll be right next to the new Emirates Air Line cable car, which is the classy way to get to work. Or, if you're scared of heights, you can take the shiny new Cross Rail. For jet setters, you'll find yourself mere walking distance from London City Airport.

Got a taste for adventure? Enjoy a post-work swim in London Royal Docks – the most iconic outdoor swimming spot in the world. Or if you prefer retail therapy to open water, you're just a short trip from Stratford's Westfield shopping centre, which houses just about every shop you could ever need to visit.



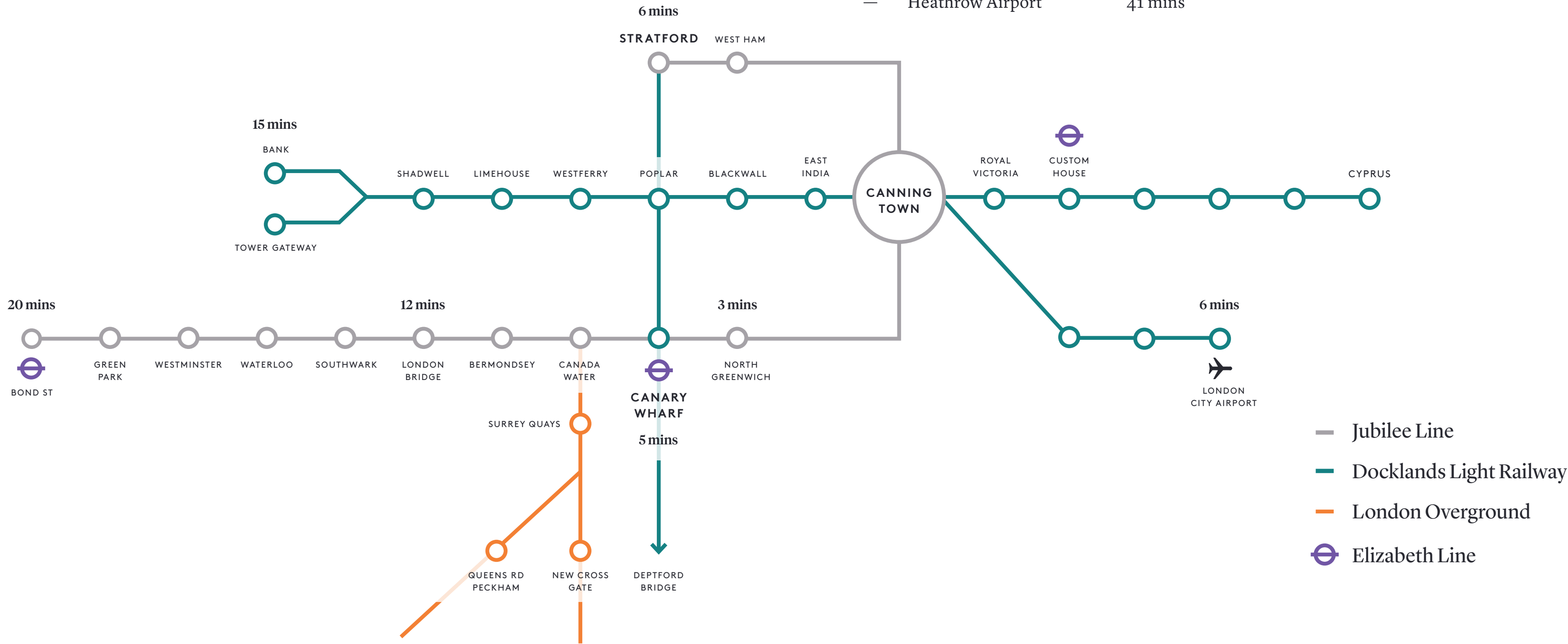
# TRANSPORT & ELIZABETH LINE

**Caxton Works benefits from the following transport infrastructure:**

- 5 minutes walk from Canning Town Station (DLR and Jubilee Line)
- 10 minutes walk from Custom House (DLR and Elizabeth Line)
- 10 minutes walk to Emirates Air Line Cable Car (10 minutes journey to Greenwich Peninsula)
- Pedestrian Link to Excel (15 minutes walk)
- 15 minutes on the 474 bus to London City Airport

**Journey Times from Custom House, Elizabeth Line:**  
(Operational service scheduled 2018)

- Canary Wharf 5 mins
- Liverpool Street 8 mins
- Farringdon 10 mins
- Bond Street 20 mins
- Tottenham Court Road 15 mins
- Paddington 18 mins
- Heathrow Airport 41 mins





# SITE PLAN

SQ M

UNIT	GROUND	MEZZANINE	TOTAL AREA	USE CLASS
1	52	62	114	B1
2	54	64	118	B1
3	46	35	81	B1
4	47	94	141	B1
5	64	N/A	64	A3 & B1
6	274	232	506	B1
7	83	N/A	83	B1
8	81	N/A	81	B1
9	224	120	344	B1
10	148	89	237	B1
11	162	80	242	B1
12	127	187	314	B1
13	65	N/A	65	B1
TOTAL	1427	963	2390	N/A

SQ FT

UNIT	GROUND	MEZZANINE	TOTAL AREA
1	564	672	1236
2	590	692	1282
3	495	374	869
4	560	1017	1577
5	686	N/A	686
6	2952	2492	5444
7	890	N/A	890
8	870	N/A	870
9	2416	1293	3709
10	1589	959	2548
11	1748	864	2612
12	1362	2012	3374
13	701	N/A	701
TOTAL	15423	10375	25798

Please note: units 1–4 & 9–11  
can be taken separately or as  
combined units.







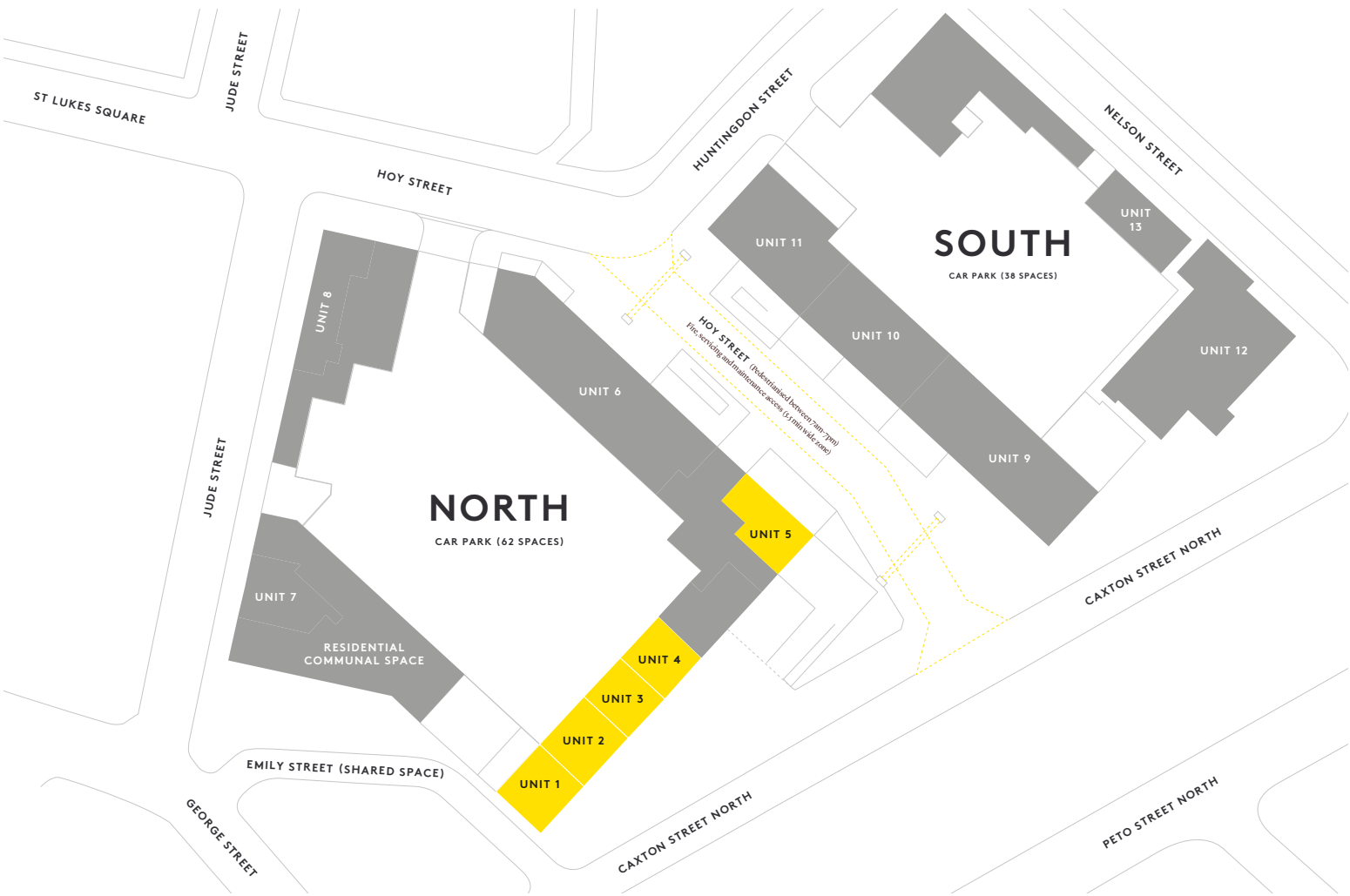


# THE NORTH QUARTER

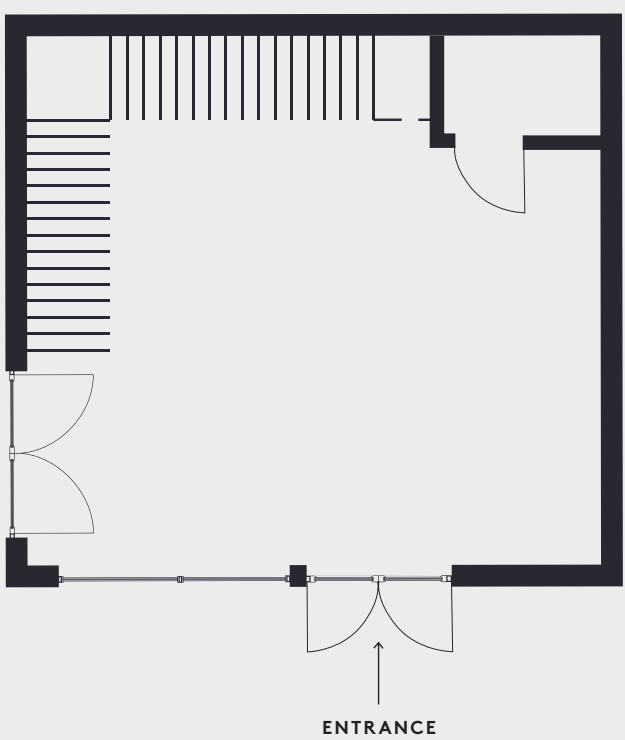




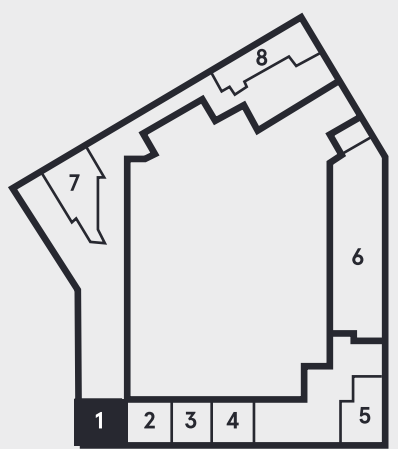
# CAXTON NORTH STREET



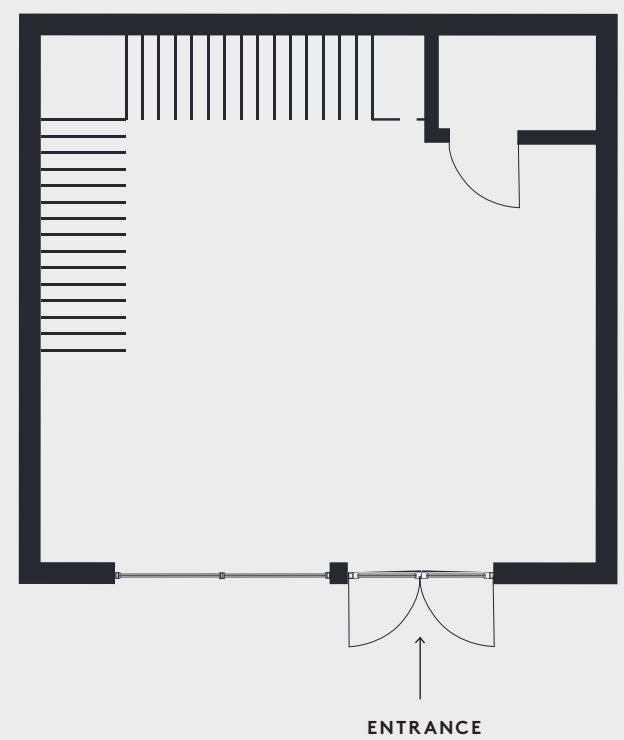
## UNIT 1 Ground level Class B1



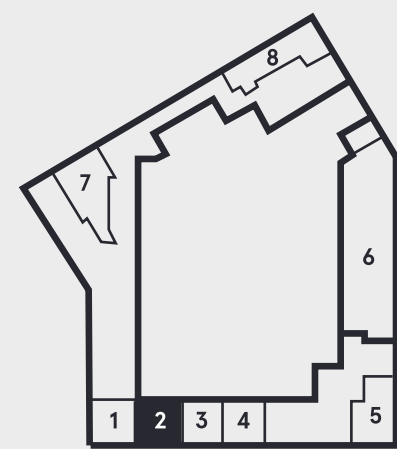
1	56.4	607	7120MM
---	------	-----	--------



## UNIT 2 Ground level Class B1



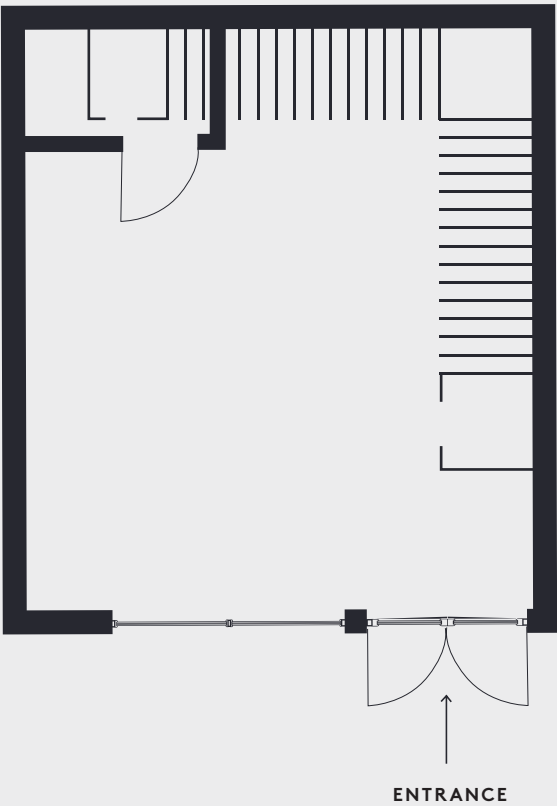
2	55	592	7460MM
---	----	-----	--------



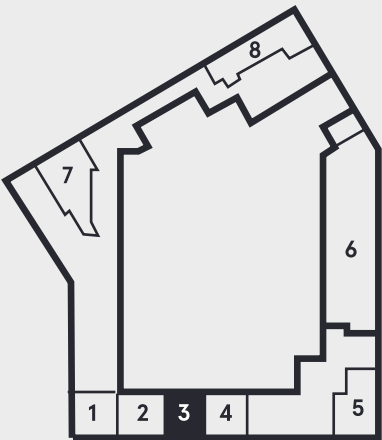


COMMERCIAL UNIT 3

Ground level  
Class B1

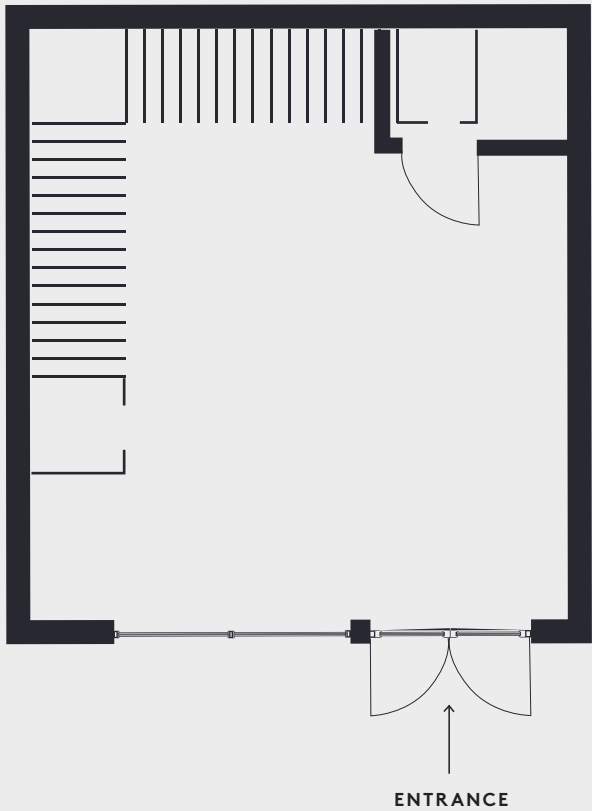


3	46.1	496.2	7150MM
---	------	-------	--------

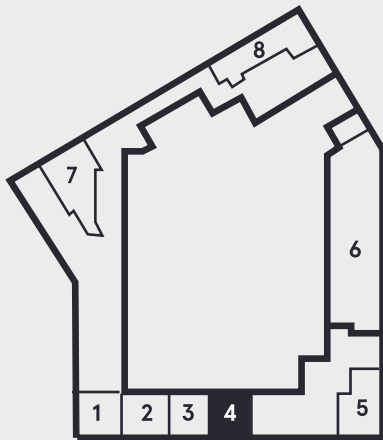


COMMERCIAL UNIT 4

Ground level  
Class B1

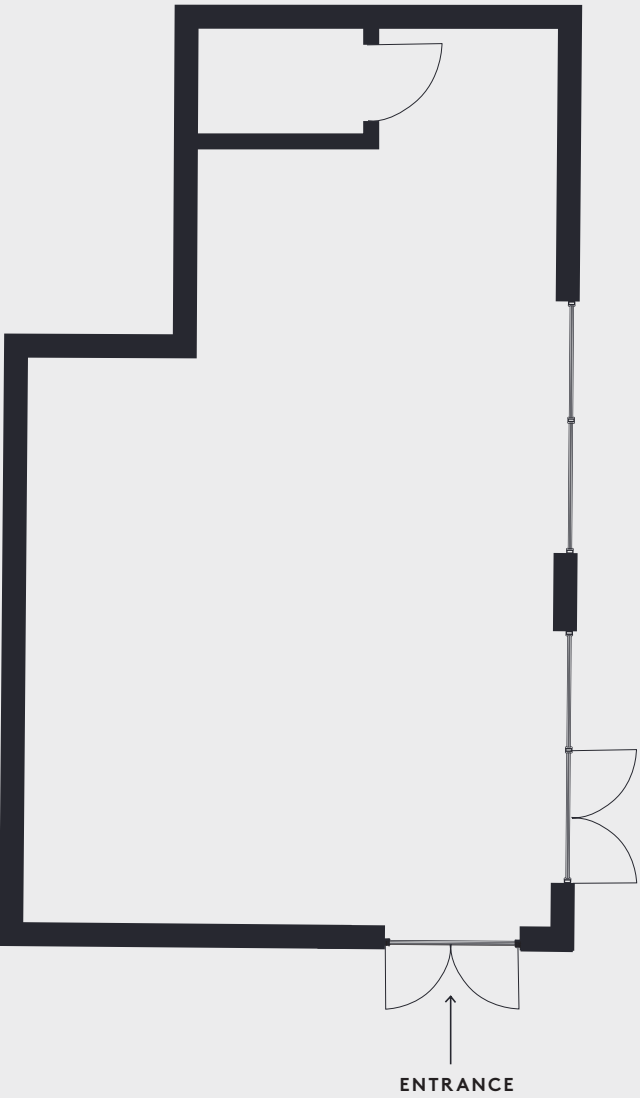


4	48.8	525.3	7550MM
---	------	-------	--------

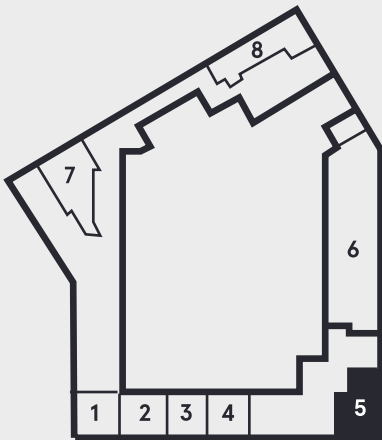


COMMERCIAL UNIT 5

Ground level  
Class A3 & B1



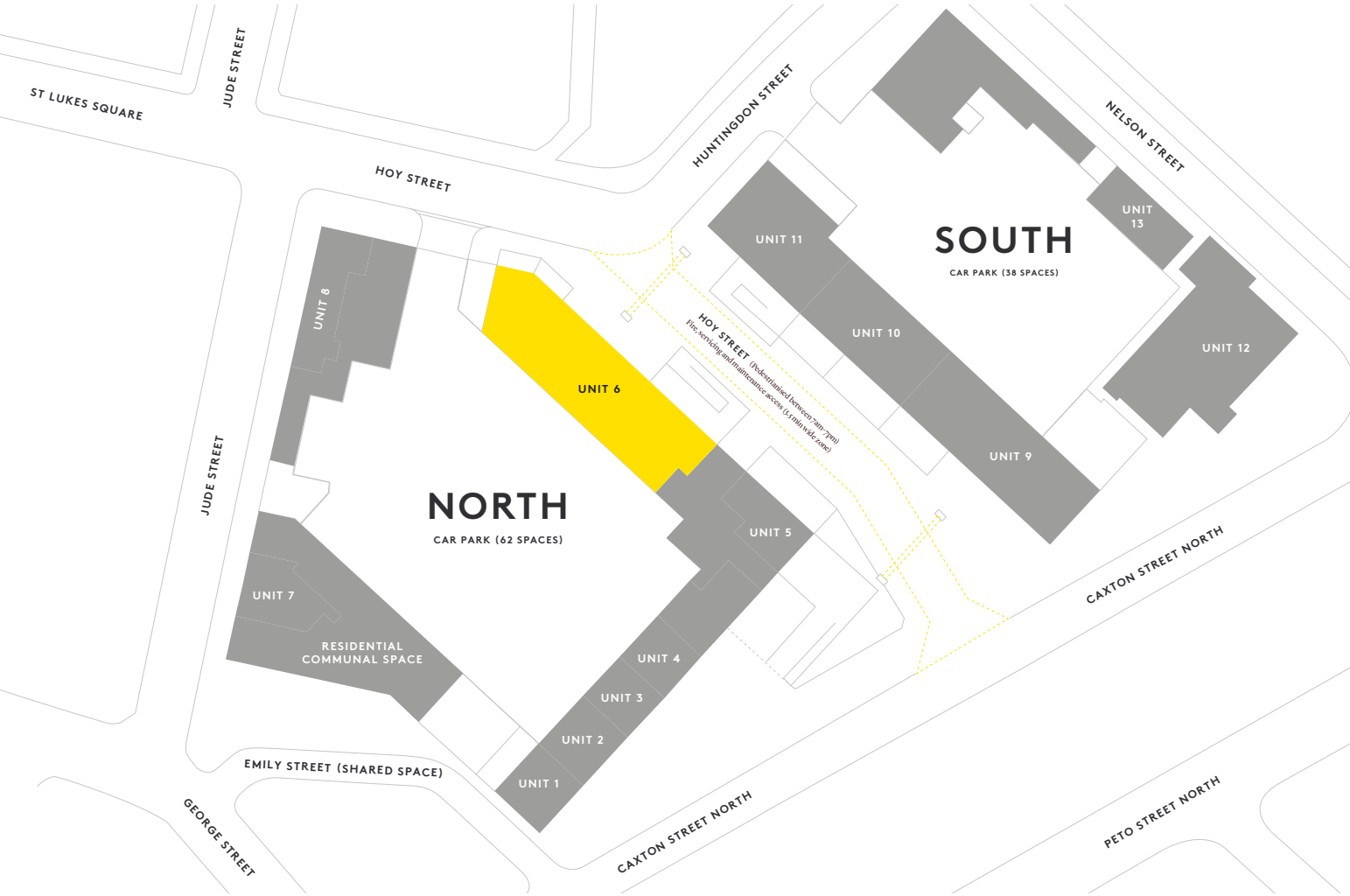
5	63.2	680.3	7050MM
---	------	-------	--------



# HOY STREET



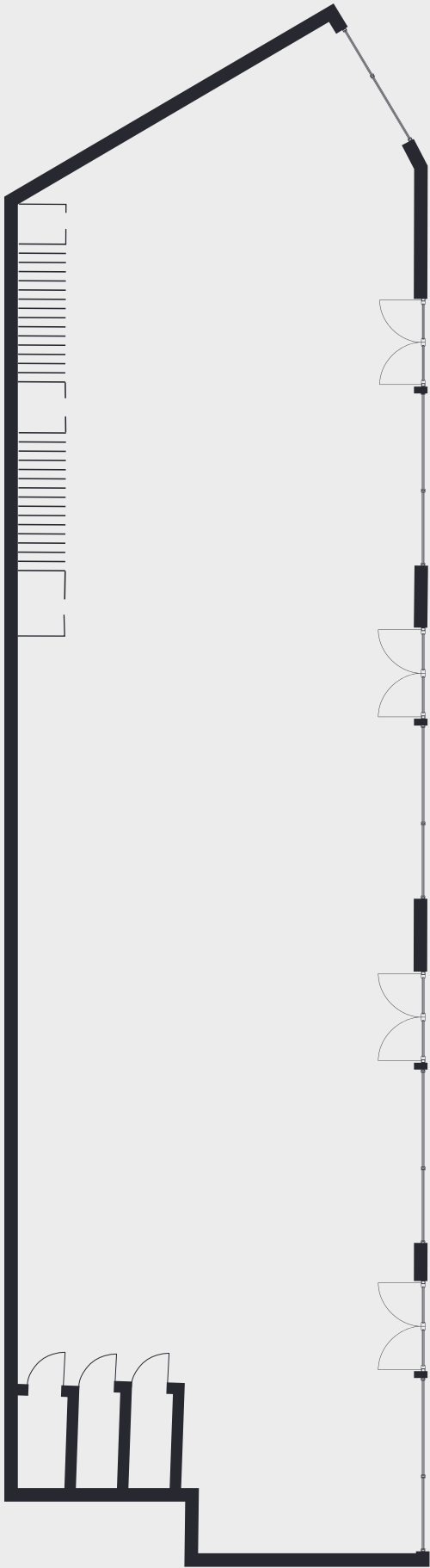
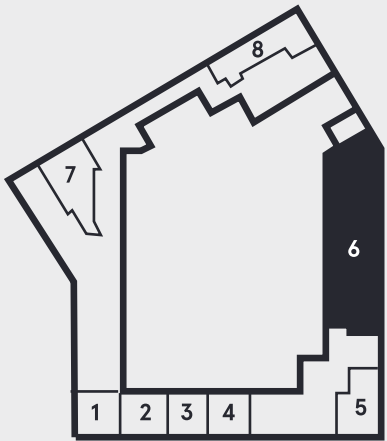
UNIT 6



## UNIT 6

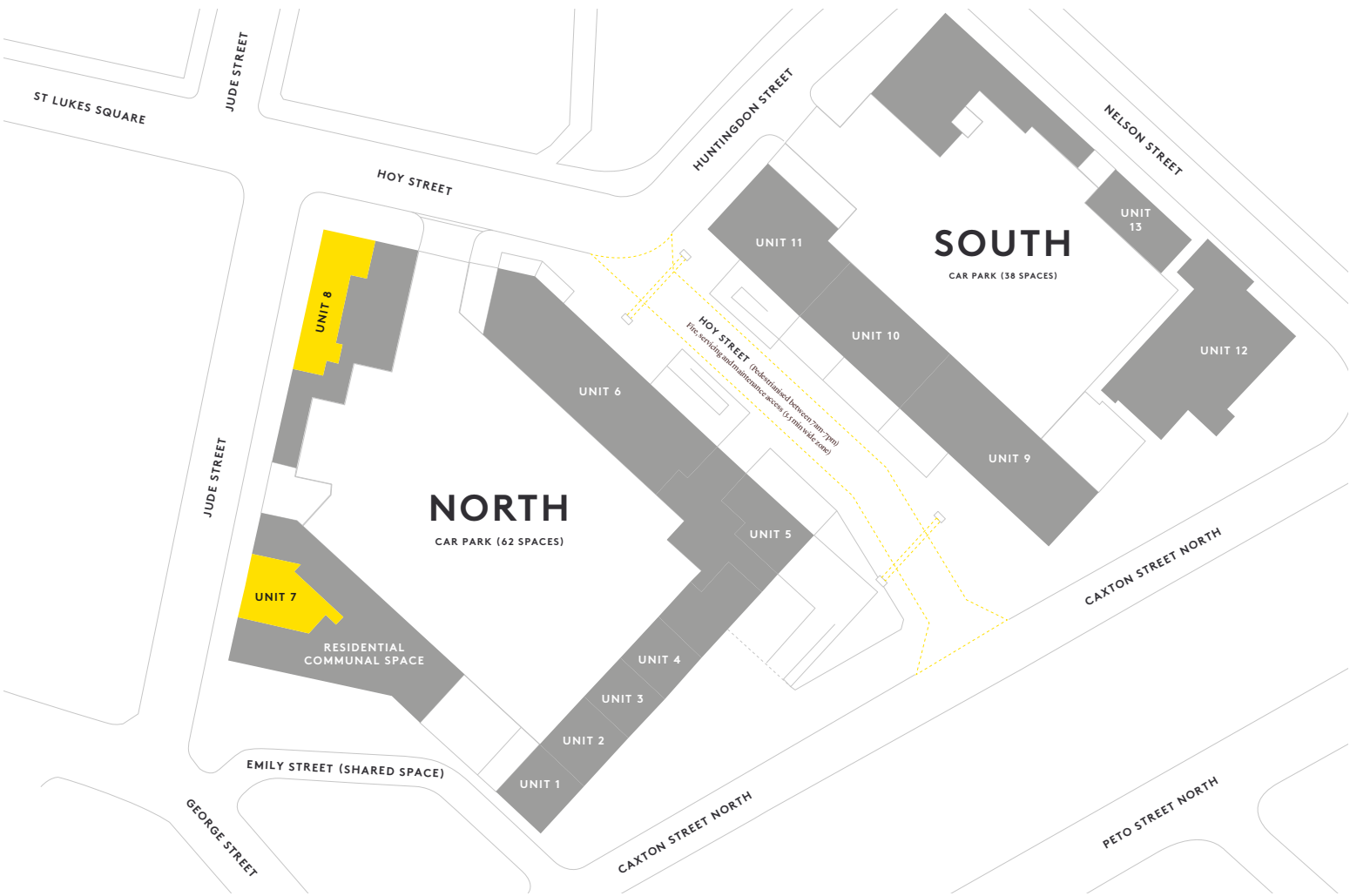
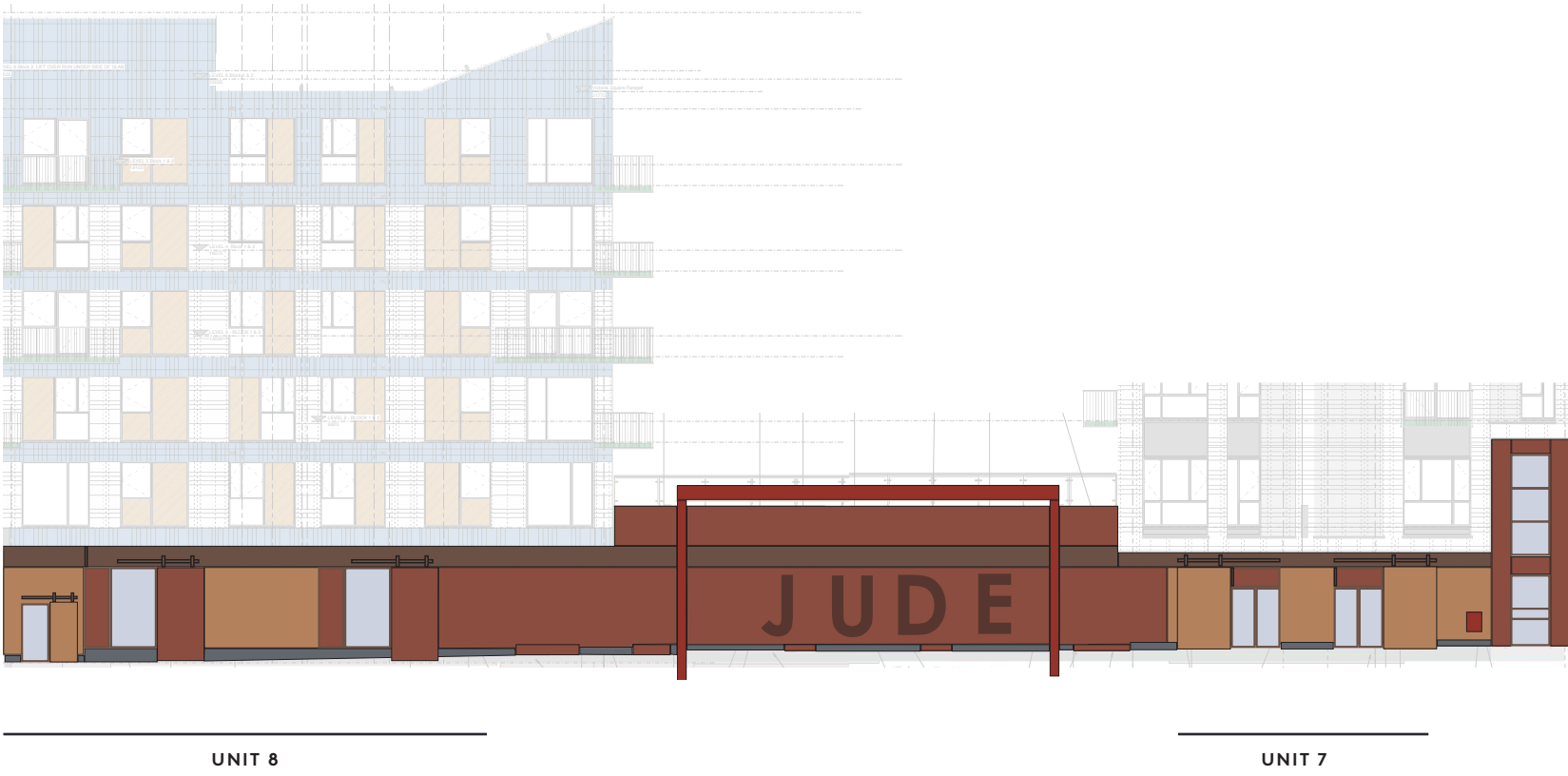
Commercial Unit  
Class B1

6	273.3	2941.8	HIGH 7550MM LOW 6373MM
---	-------	--------	------------------------



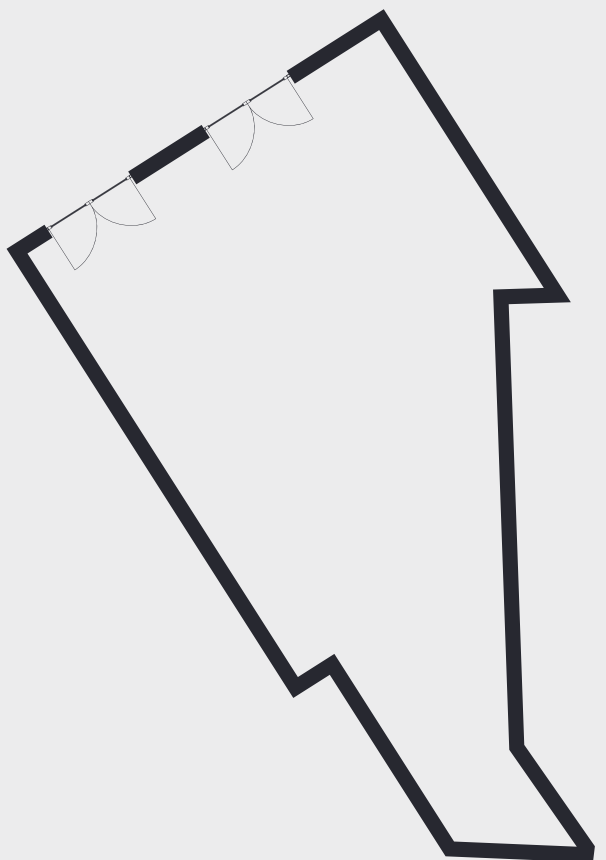


# JUDE STREET

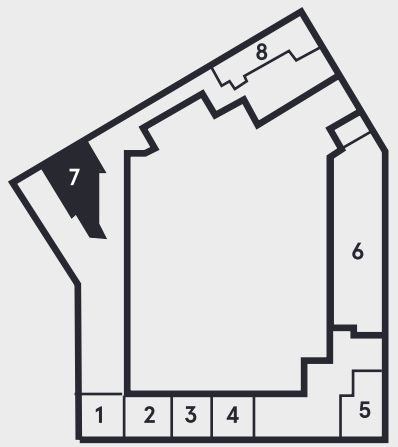


## UNIT 7

Ground level  
Class B1

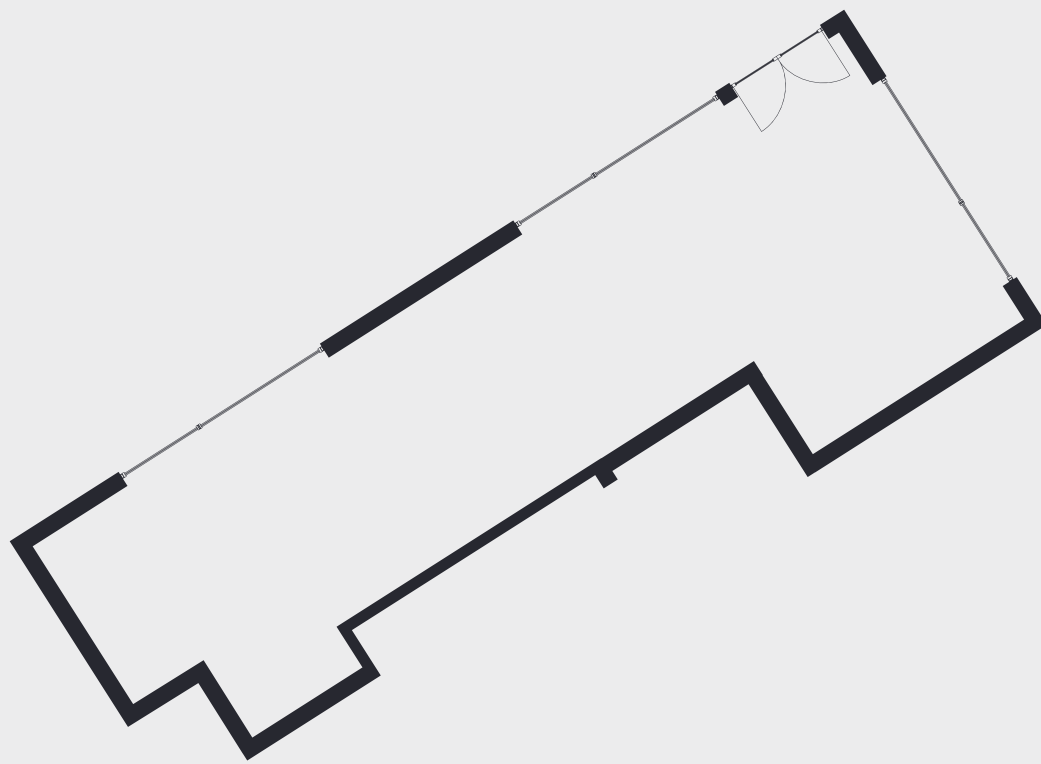


7	85.2	917	3555MM
---	------	-----	--------

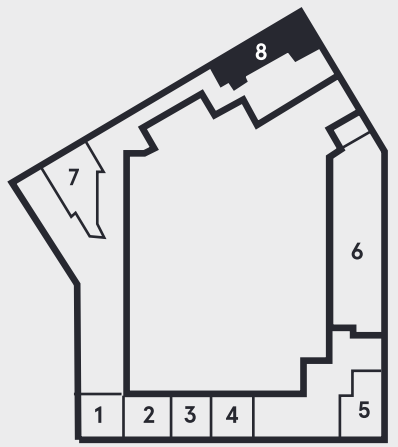


## UNIT 8

Ground level  
Class B1



8	79.7	857.9	3575MM
---	------	-------	--------





# THE SOUTH QUARTER





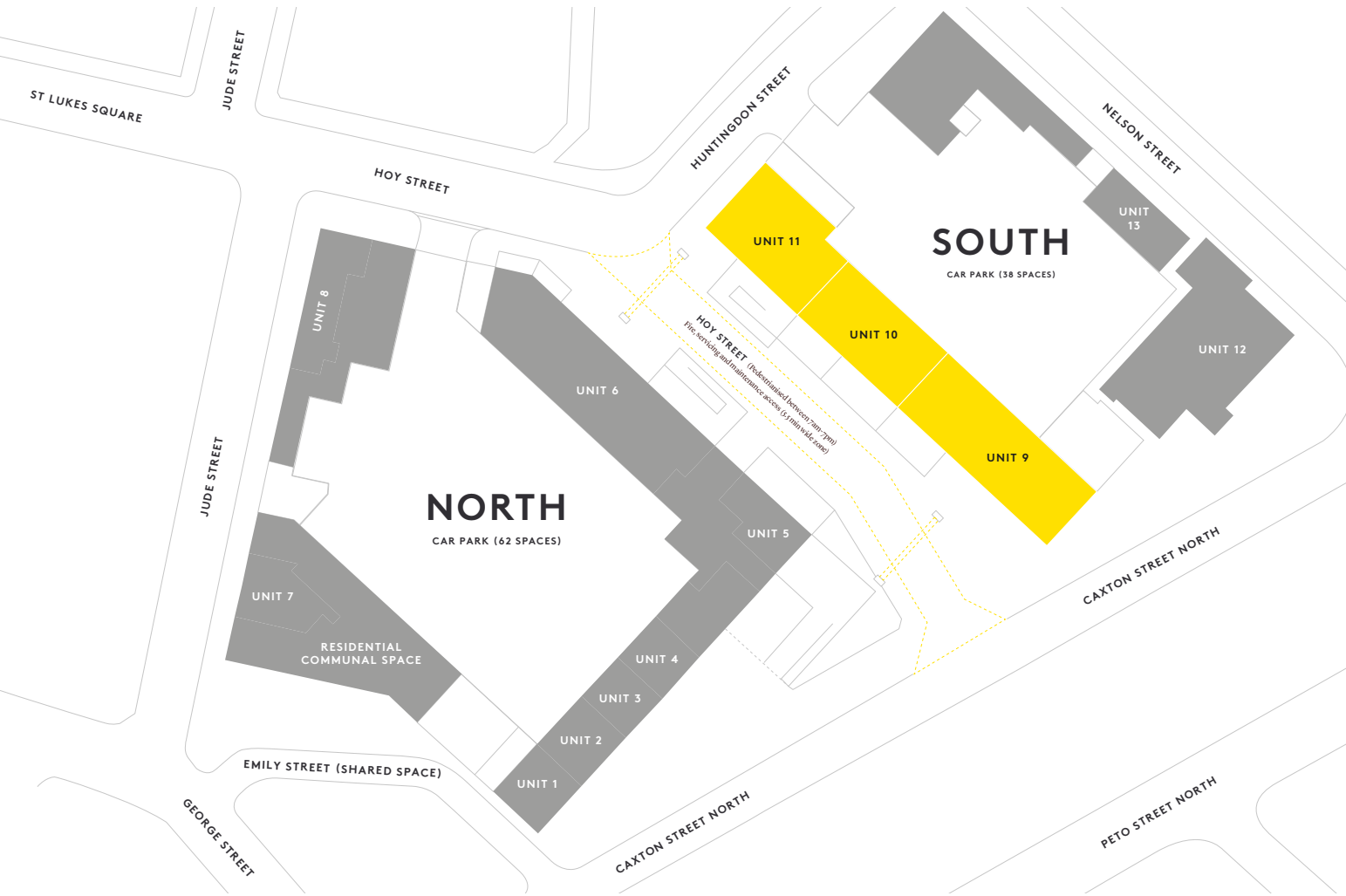
# HOY STREET



UNIT 11

UNIT 10

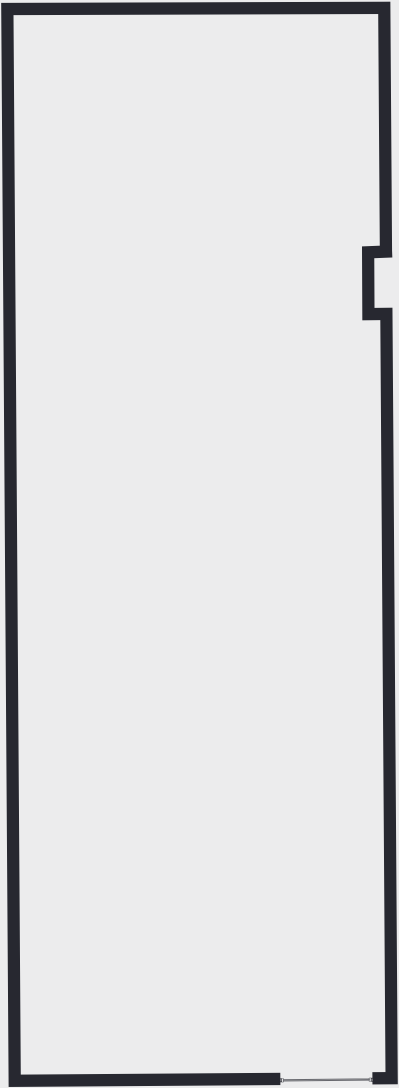
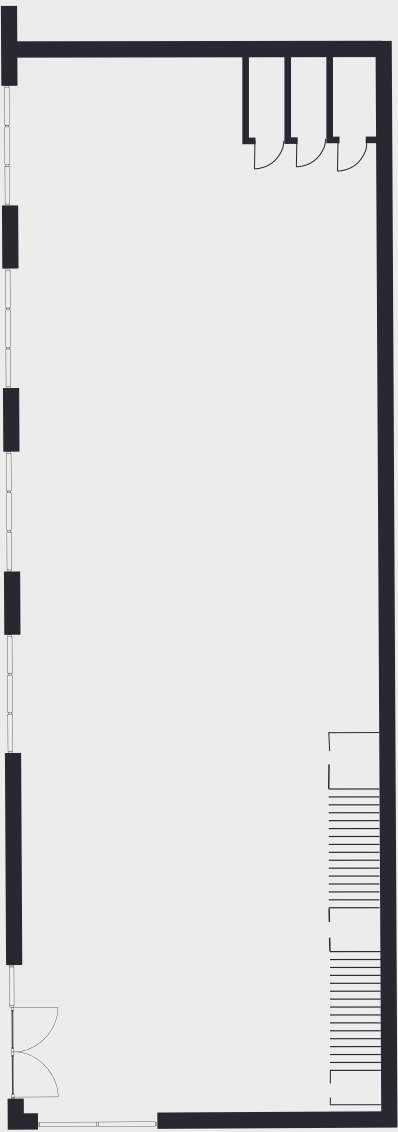
UNIT 9



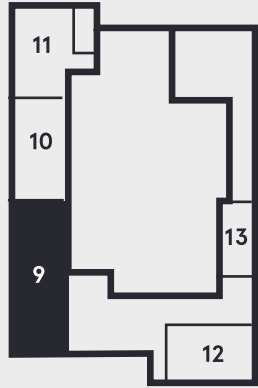
## UNIT 9

Ground level  
Class B1

First Floor  
Class B1



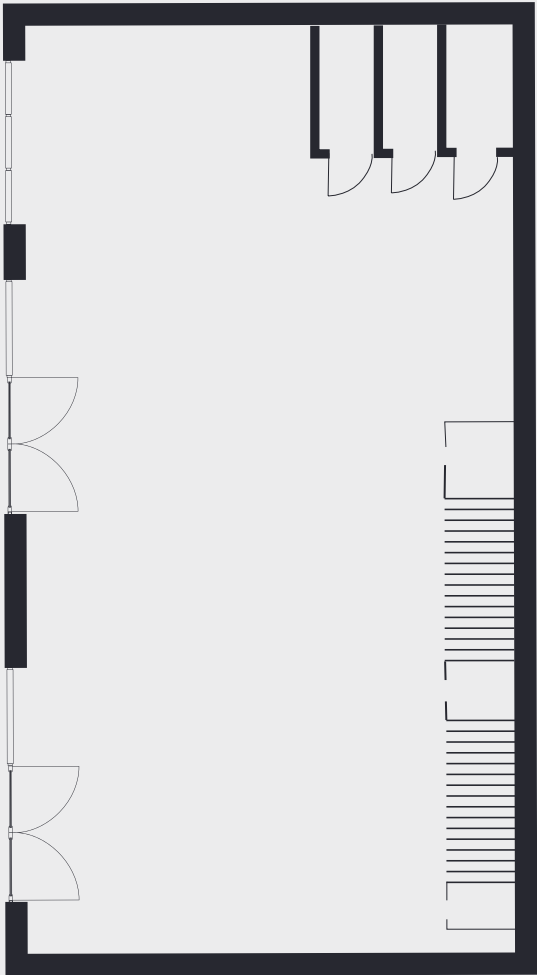
9	225	2421.9	6325MM
---	-----	--------	--------



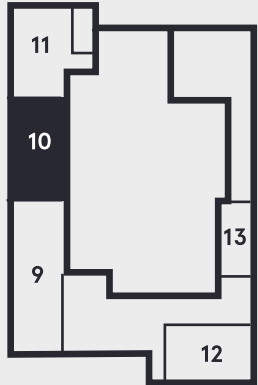


UNIT 10

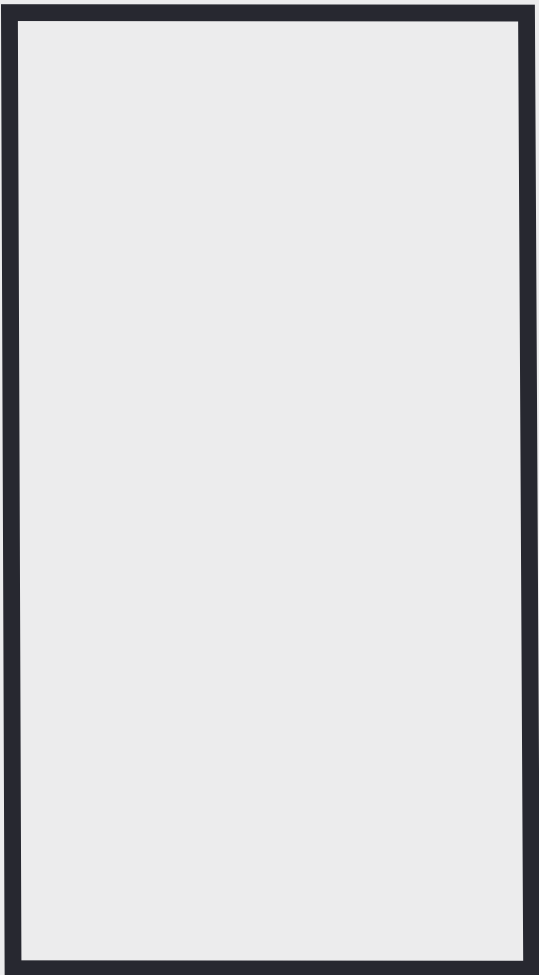
Ground level  
Class B1



10	146.4	1575.8	5882MM
----	-------	--------	--------

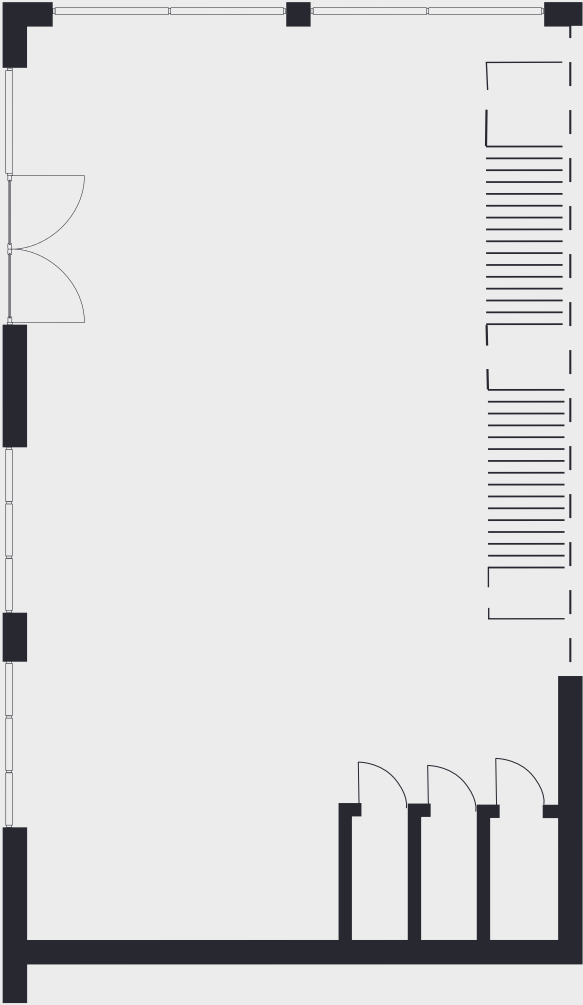


First Floor  
Class B1

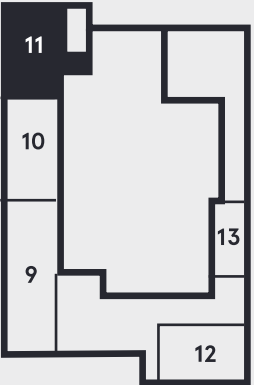


UNIT 11

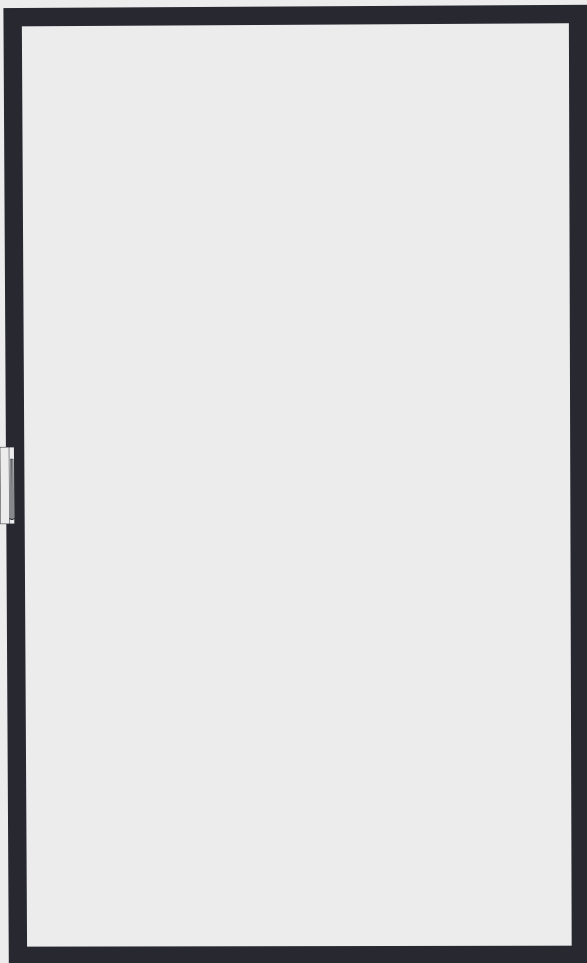
Ground level  
Class B1



11	160.2	1724.4	5882MM
----	-------	--------	--------

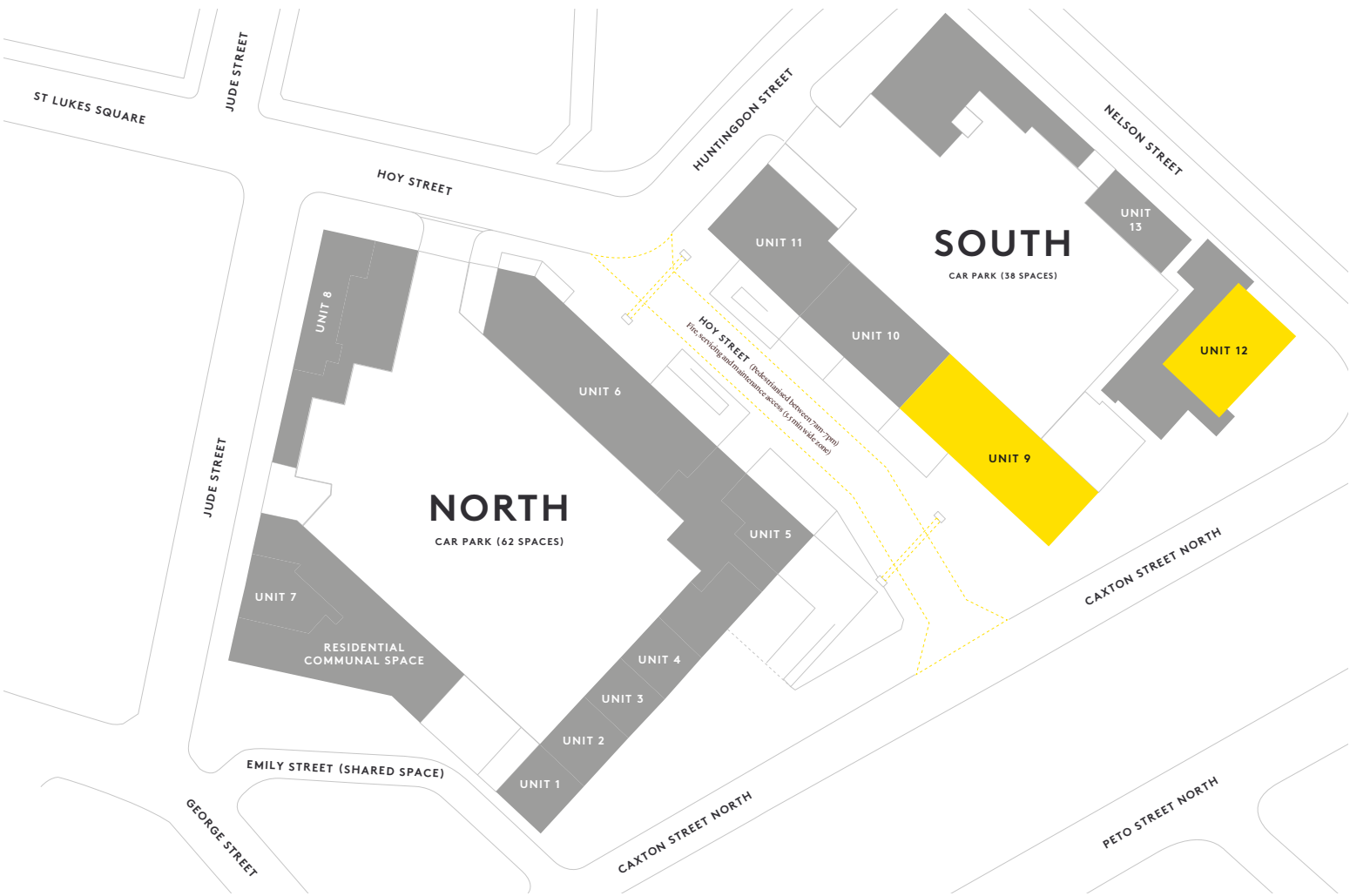
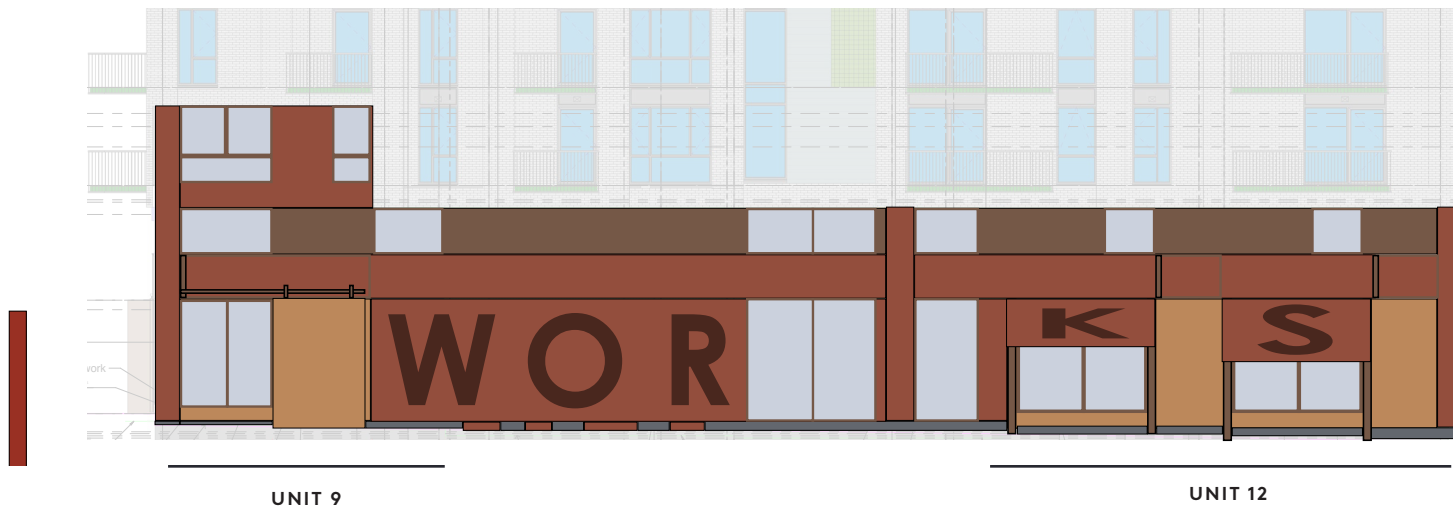


First Floor  
Class B1





# CAXTON STREET NORTH



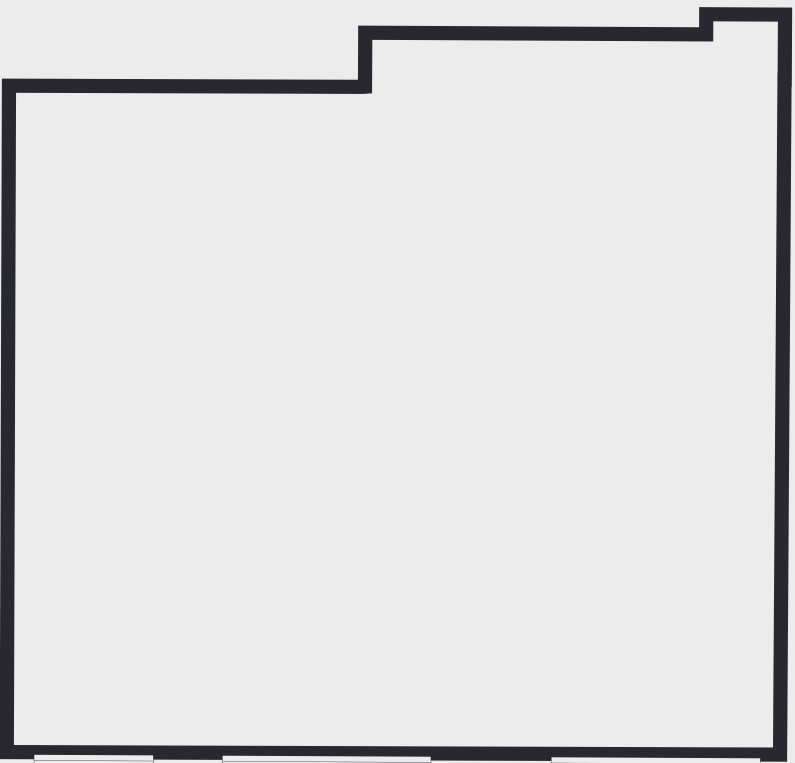
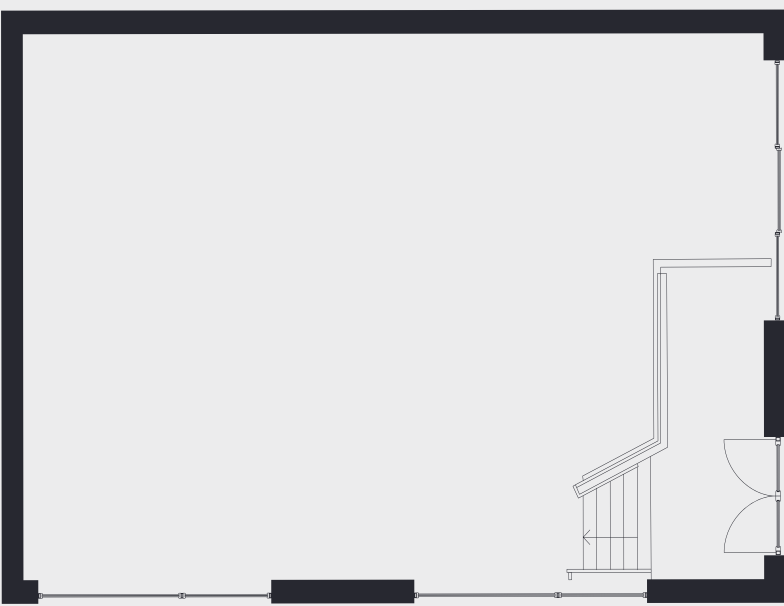
## UNIT 12

Ground level

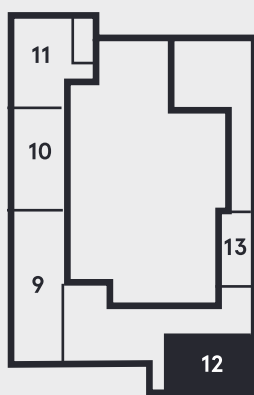
Class B1

## First Floor

Class B1

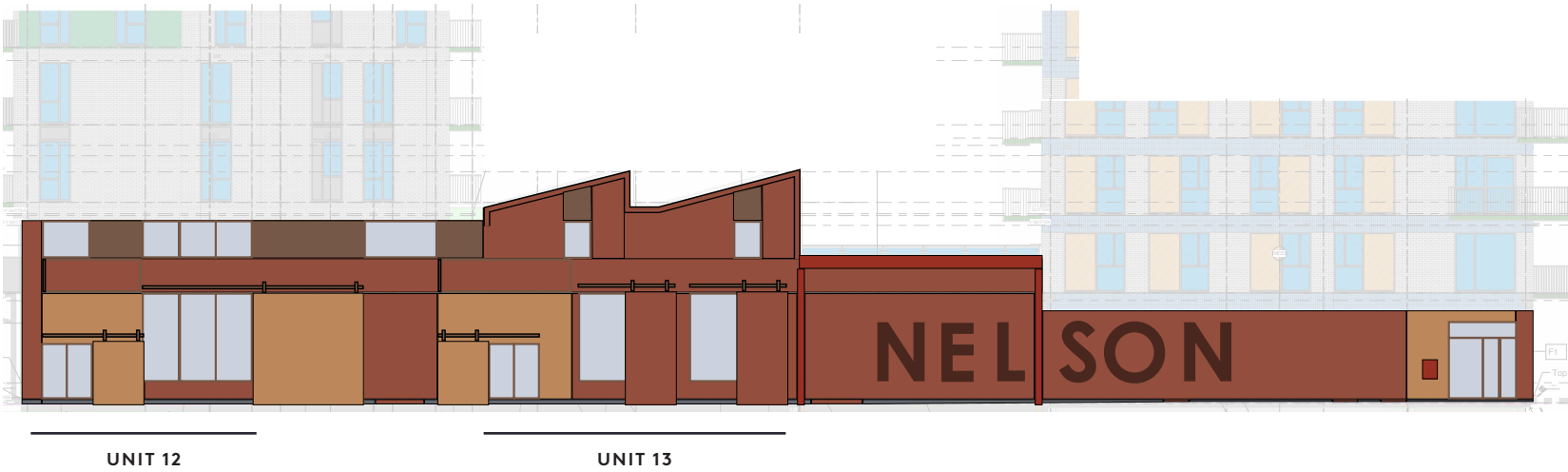


12	125.9	1355.2	6525MM
----	-------	--------	--------





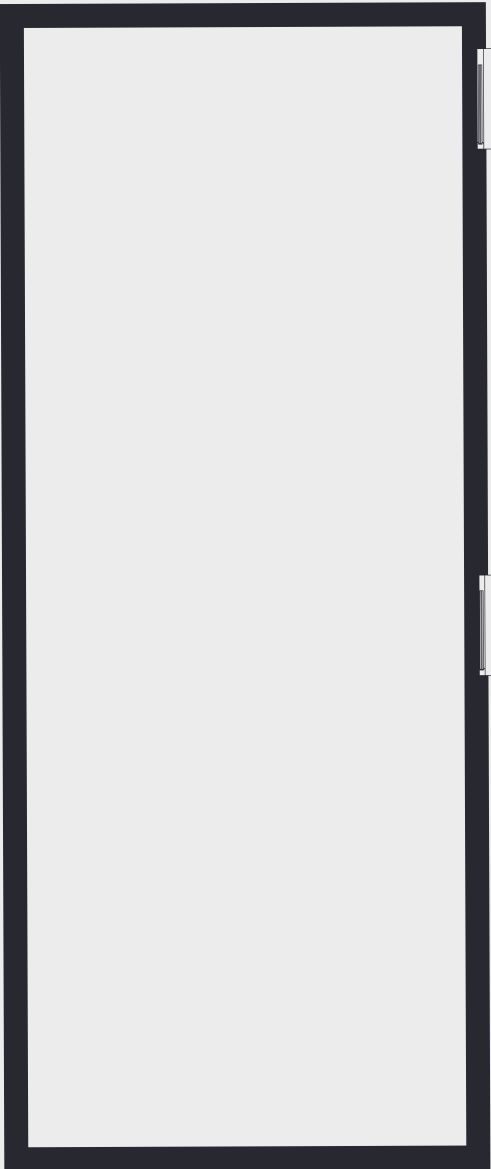
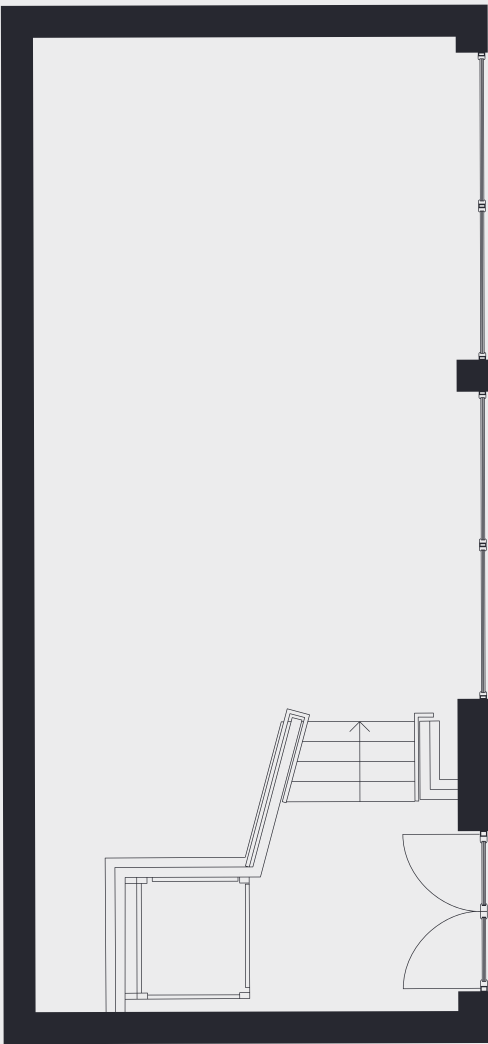
# NELSON STREET



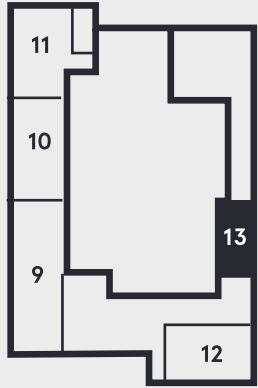
## UNIT 13

Ground level  
Class B1

First Floor  
Class B1



13	64.2	691	6345MM
----	------	-----	--------





# SUMMARY SPECIFICATION

The development comprises thirteen units fitted to shell and core, with the surrounding build constructed to BREEAM very good standard. The construction comprises of concrete floors and ceilings, external facades of timber and weathered steel finishes and block work walls. The base build has been designed to allow the installation of mezzanines within nine of the units.

There are drainage, water, electric and hot water supplies in each and a gas supply fitted to two units. Condensers can be installed within the car park and there are designated refuse and bicycle stores installed for the commercial tenants.

<b>1.0</b>	<b>Floors</b>	<b>7.0</b>	<b>Refuse Stores</b>
1.1	The existing floor finish consists of the concrete slab.	7.1	Commercial refuse stores are located in both the north and south quarter of the development.
<b>2.0</b>	<b>Ceilings</b>	<b>8.0</b>	<b>Services</b>
2.1	Ceilings finishes consist of exposed concrete.	8.1	Heating, Ventilation and Air Conditioning
<b>3.0</b>	<b>External Walls and Shop Fronts</b>	8.1.1	A capped flow and return low temperature hot water connection, from the site wide system is provided inside the unit.
3.1	The external walls to the shop fronts comprise a weathered steel rainscreen façade with hardwood timber sections.	8.2	Foul Water Drainage
3.2	Shop fronts are double glazed units and shutters and doors shall be finished to match the surrounding elements of the façade.	8.2.1	Units are be provided with a capped drainage connection.
<b>4.0</b>	<b>Mezzanines</b>	8.3	Gas Supply
4.1	Units 1, 2, 3, 4, 6, 9, 10, 11 and 12 are designed in order that a mezzanine level can be constructed within the unit.	8.3.1	A 173 Kw/h gas supply is provided to units 5 and 12.
<b>5.0</b>	<b>Walls</b>	8.4	Water Supply
5.1	Walls within the unit are paint grade concrete blockwork.	8.4.1	A 28mm metered water supply point will be provided to the units with a minimum pressure of 1 bar.
<b>6.0</b>	<b>Access</b>	8.5	Electrical Supply
6.1	Customer and staff access to the unit is provided from the street, no access to the units is available from the rear.	8.5.1	The following electrical supplies are to be provided to the units.
		—	Units 1, 2, 3, 4, 5, 7, 8 and 13 have one 100A 3 phase supply.
		—	Units 6 and 9 have one 200A 3 phase supply and two 100A 3phase supplies.
		—	Units 10, 11 and 12 have two 100A 3 phase supplies.

8.6	Fire Alarm and Detection System	<b>10.0</b>	<b>Plant Zone</b>
8.6.1	A single break glass unit and smoke detector shall be left installed in the unit with an interface to the buildings fire alarm panel left ready for use by tenants.	10.1	External condensers maybe installed within the car park subject to the installation not interfering with its use and receiving landlords consent.
8.7	Sprinkler Installation	<b>11.0</b>	<b>Sustainability and Part L</b>
8.7.1	A sprinkler supply can be provided to each unit for use by tenants if required.	11.1	The shell is built to achieve a BREEAM New Construction ‘Very Good’ standard.
8.8	Telecommunications Services	11.2	All tenants shall be required to connect to the site-wide district heating system.
8.8.1	Ducts and cable routes are provided ready for tenant’s installations.		
<b>9.0</b>	<b>Security</b>		
9.1	A CCTV system will be provided to the external areas around the development.		

## Terms

New lease terms are available directly from the landlord.

And we’re offering tenants a discounted rent equivalent to £6 per sqft per annum for the first three years.

The property is elected for VAT that will therefore be payable on the rent.

## Planning

The development currently holds planning for office (B1) use.

The landlords preference is to secure office tenants for the estate however other uses may be considered subject to all necessary consents.

Important. Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed, and any intending tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars.







## DEVELOPER



[uandiplc.com](http://uandiplc.com)

## AGENT

**Cherryman**

**Colin Leslie**

T: 020 7093 1907

M: 07775 665 714

[colin@cherryman.co.uk](mailto:colin@cherryman.co.uk)

**Bob Ashton**

T: 020 7093 1921

M: 07775 522 705

[bob@cherryman.co.uk](mailto:bob@cherryman.co.uk)

**CF  
Commercial**

**Craig Fisher**

T: 020 3216 3911

M: 07947 534 589

[craig@cfcommercial.co.uk](mailto:craig@cfcommercial.co.uk)

**Zack Berman**

T: 020 3370 4334

M: 07973 387 692

[zack@cfcommercial.co.uk](mailto:zack@cfcommercial.co.uk)