

**RAD**

Royal Albert Dock



# RAD

## The Townhouses

For sale or to rent: 20 office buildings ranging  
from 11,356 – 23,115 sq ft

Individual floors available from 1,274 – 3,499 sq ft  
Available now

**BUSINESS ISN'T  
A DESTINATION**

**IT'S A JOURNEY**

**MAKE  
THE  
JOURNEY  
RAD**



## A brand new waterside development and dynamic commercial district

- Royal Albert Dock is a new commercial district totalling 4.7 million sq ft of office, residential, retail and leisure
- A rich mix of businesses in different stages of growth
- A wide range of sizes to suit every requirement





# A culture that extends beyond work

- RAD is part of the exciting East London story
- Greater cultural and sporting amenities are transforming life in and around the Royal Docks





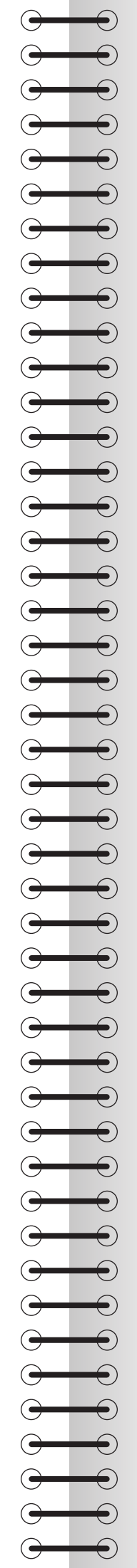
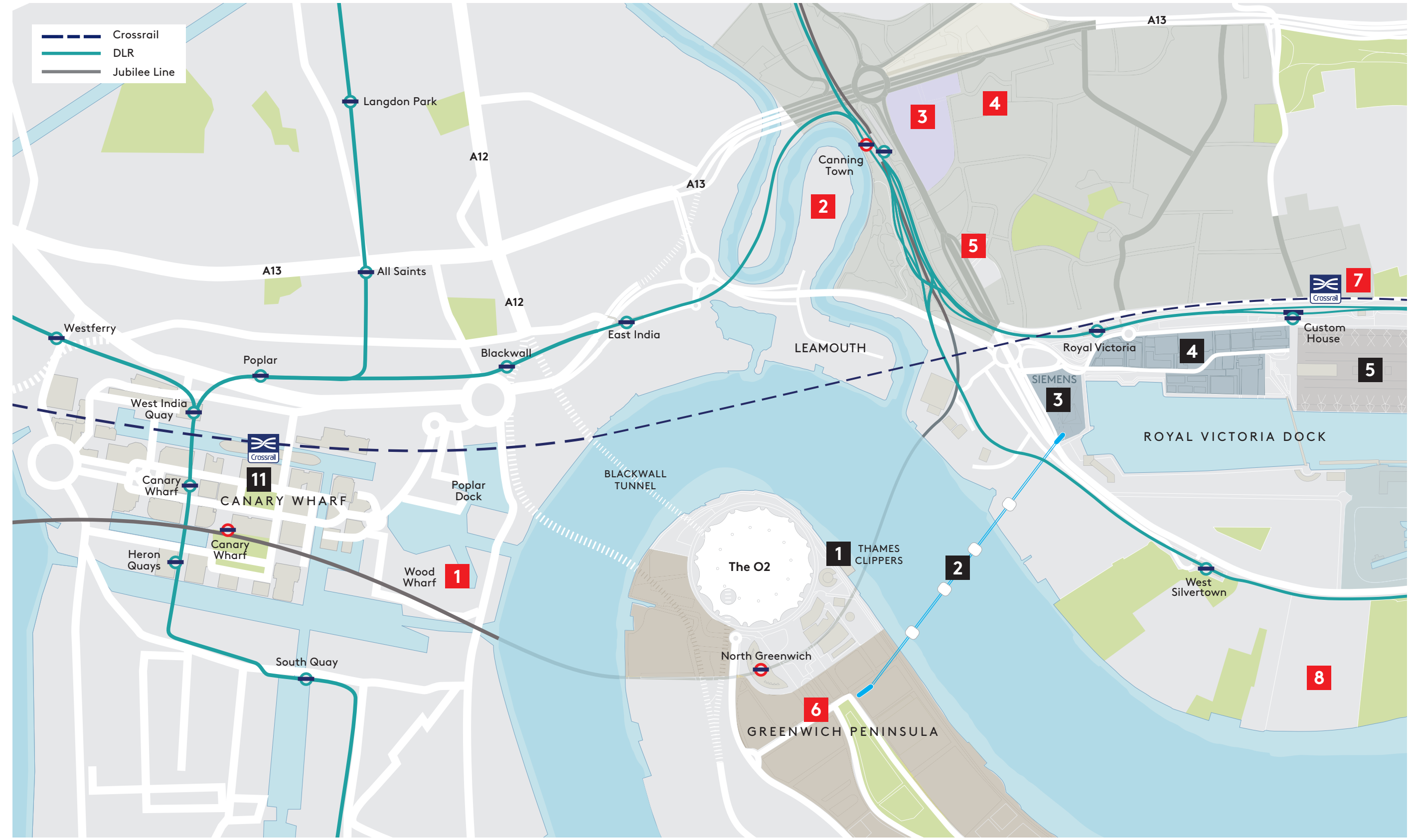
# RAD is part of a wider story that reflects the transformation of East London

- 1 ExCeL London
- 2 English National Ballet
- 3 The University of East London
- 4 The O2 Arena
- 5 The London Film School





# Location



Existing amenities:

- 1 Thames Clippers
- 2 Emirates Air Line
- 3 The Crystal
- 4 Crowne Plaza Hotel
- 5 ExCeL
- 6 Aloft ExCeL Hotel
- 7 Thames Barrier Park
- 8 London City Airport
- 9 University of East London
- 10 Gallions Reach shopping park
- 11 Canary Wharf
- 12 Moxy & Hampton hotels

Pipeline developments:

- 1 Wood Wharf
- 2 London City Island
- 3 Hallsville Quarter
- 4 Canning Town regeneration area
- 5 Royal Gateway
- 6 Greenwich Peninsula
- 7 Crossrail
- 8 Royal Wharf
- 9 Silvertown Quays
- 10 Waterside Park
- 11 Gallions Quarter & Marina
- 12 Albert Island



# Brilliantly connected internationally

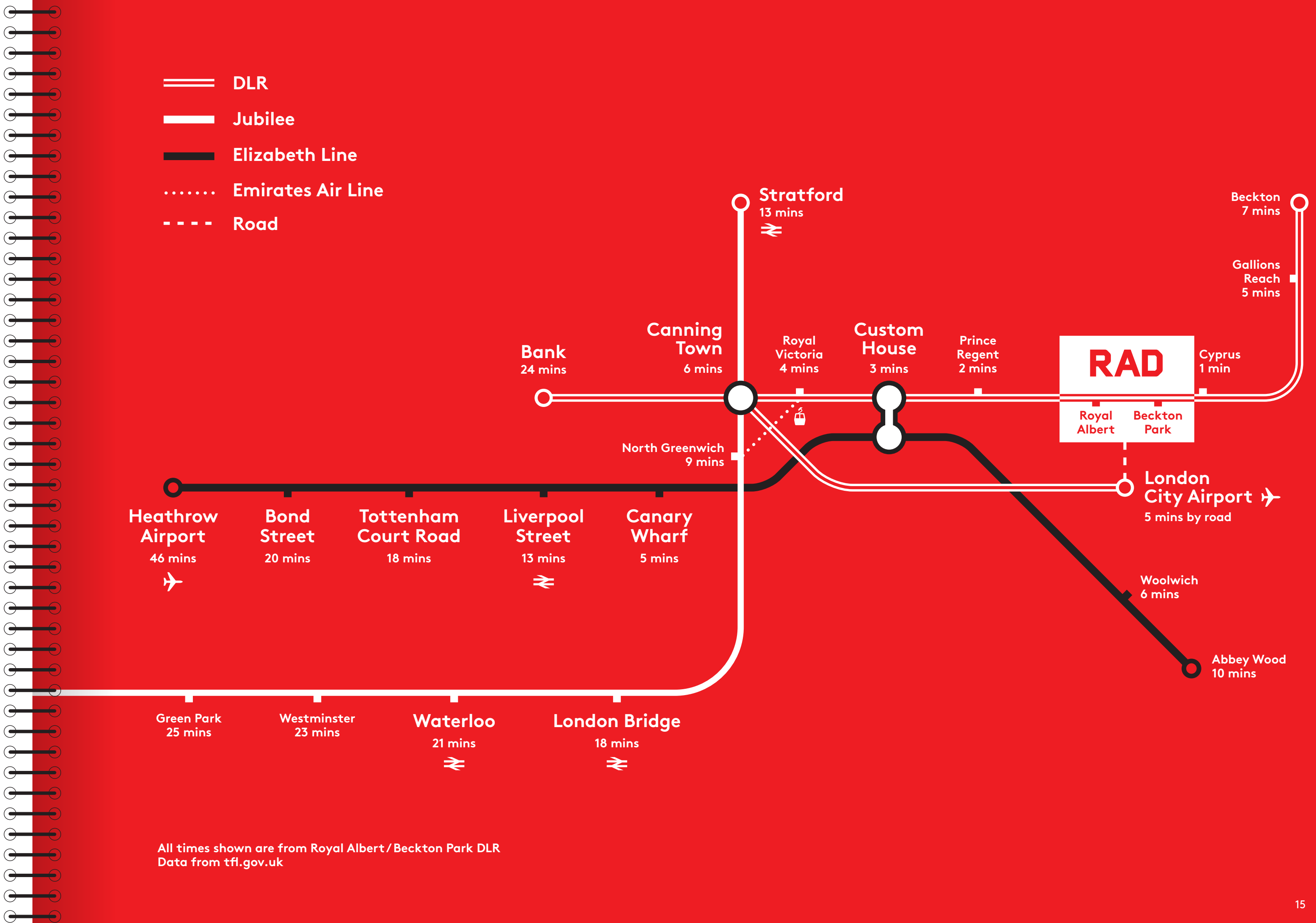
- Global reach with access to the expanding London City Airport in five minutes
- Over 40 European destinations within two hours
- New destinations include New York and the Middle East





# Brilliantly connected locally

- Royal Albert Dock has three DLR stations
- Walking distance to the new Elizabeth Line station at Custom House
- Canary Wharf 5 minutes, Liverpool Street 13 minutes, Bond Street 20 minutes and Heathrow 46 minutes



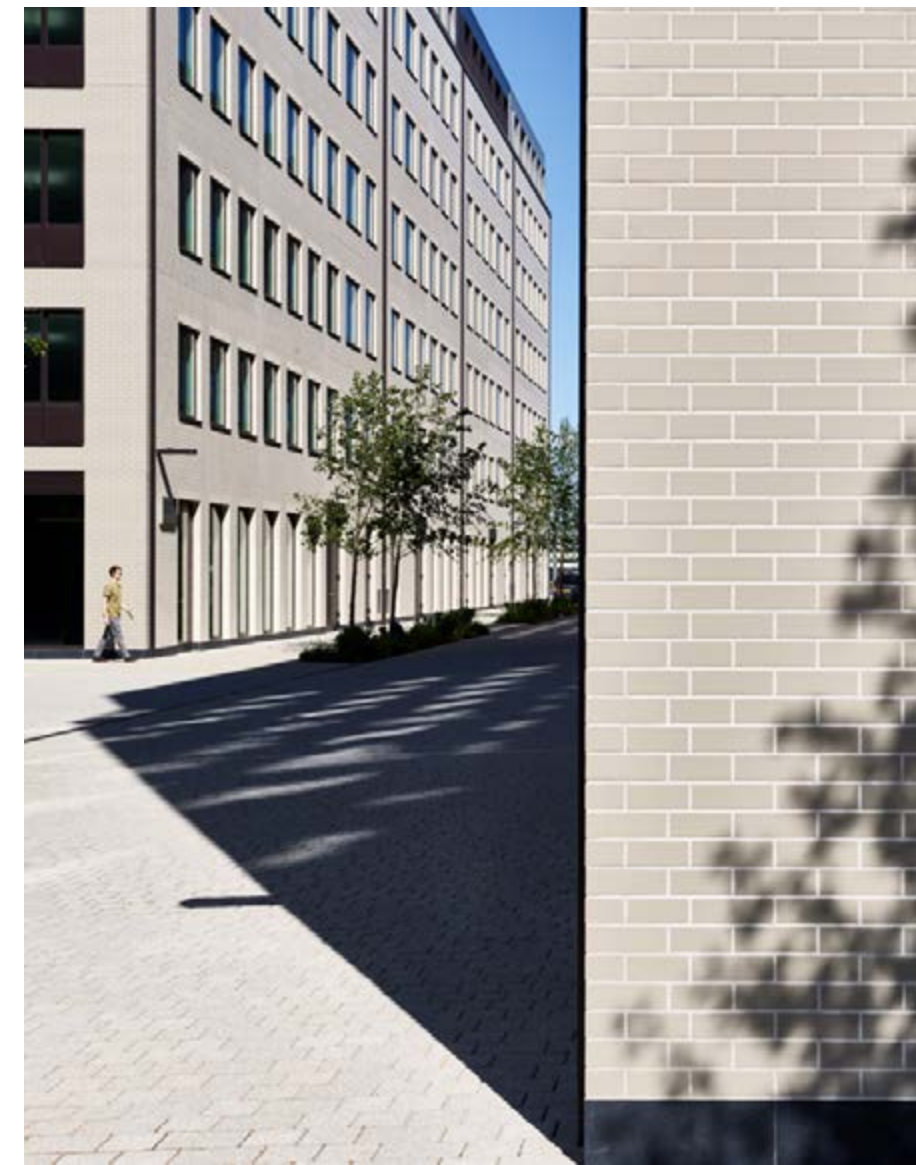
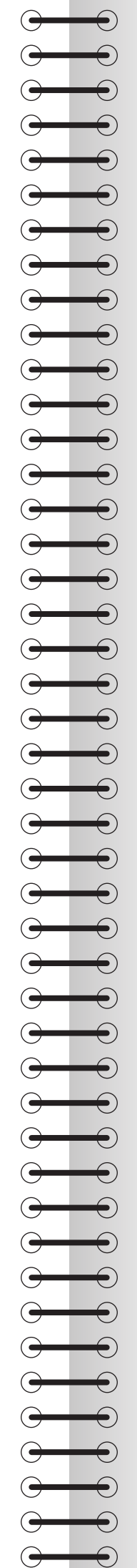


# Exceptional quality, excellent value

- Masterplan by internationally renowned firm Farrells
- Pricing will attract dynamic companies who are looking for flexibility to accelerate their business



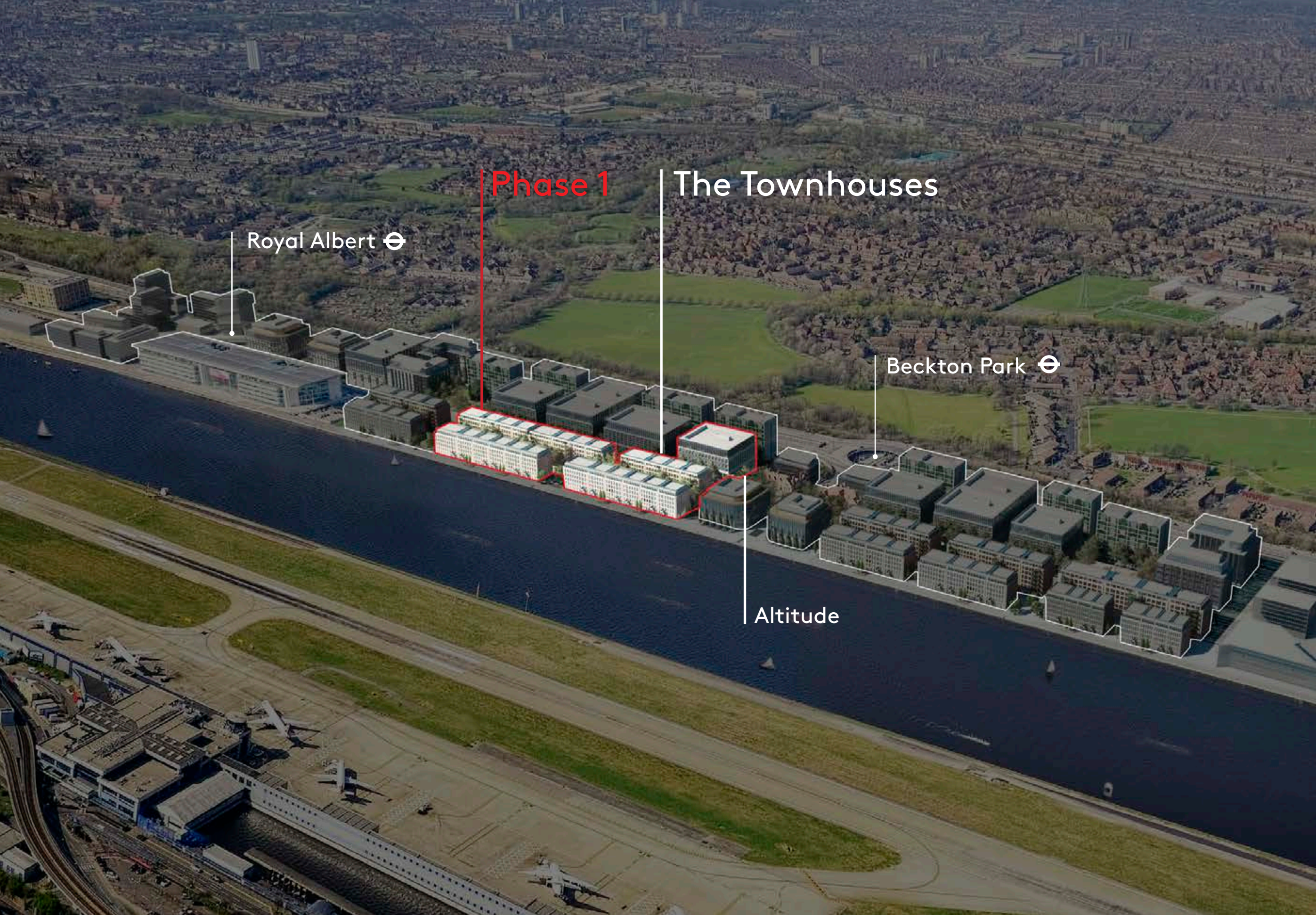






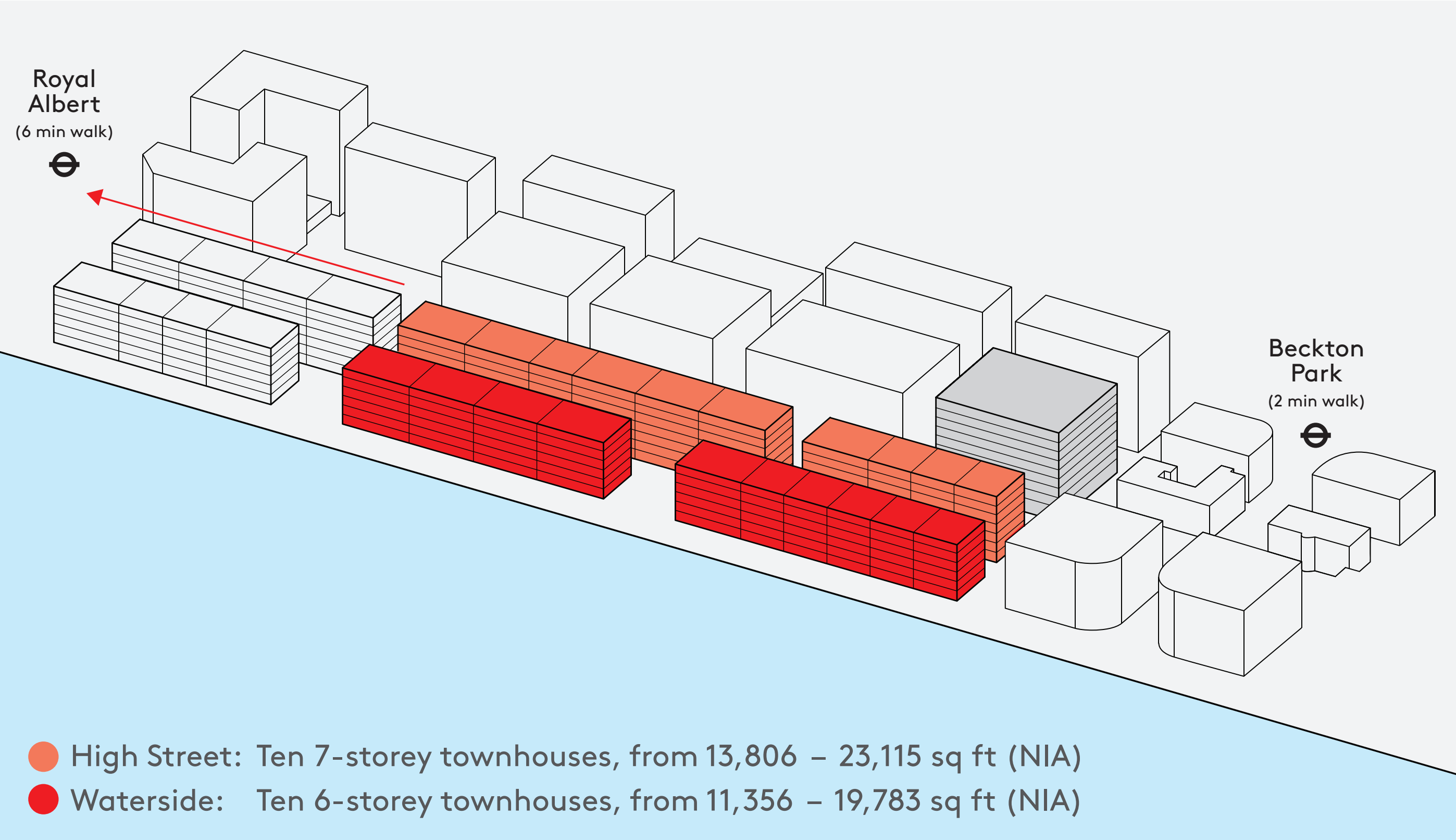
# Masterplan

- Revitalising London's Royal Albert Dock with a £1.7 billion, 4.7 million sq ft project
- Creating 460,000 sq ft in 21 contemporary office buildings in Phase One

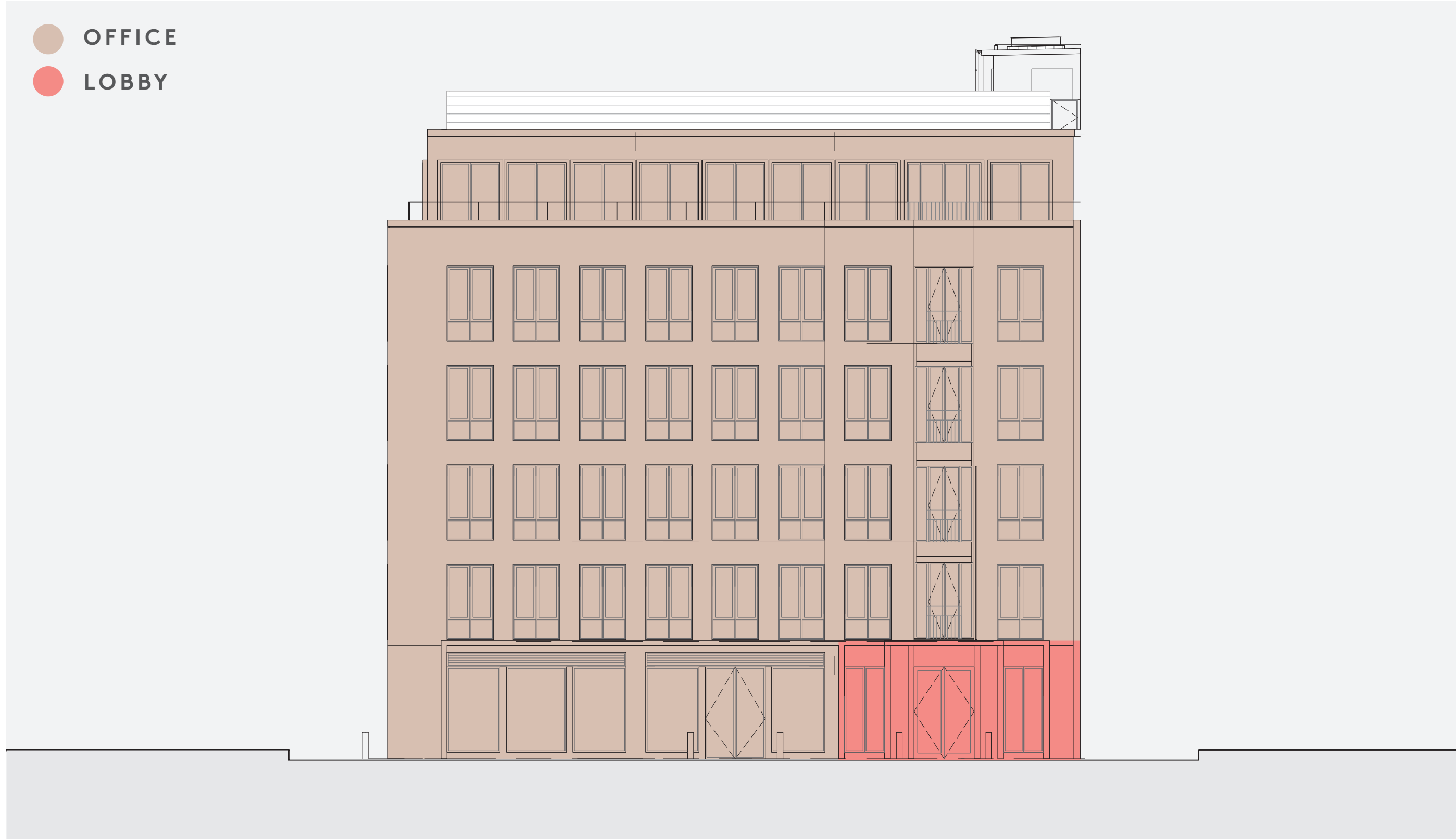




# Location

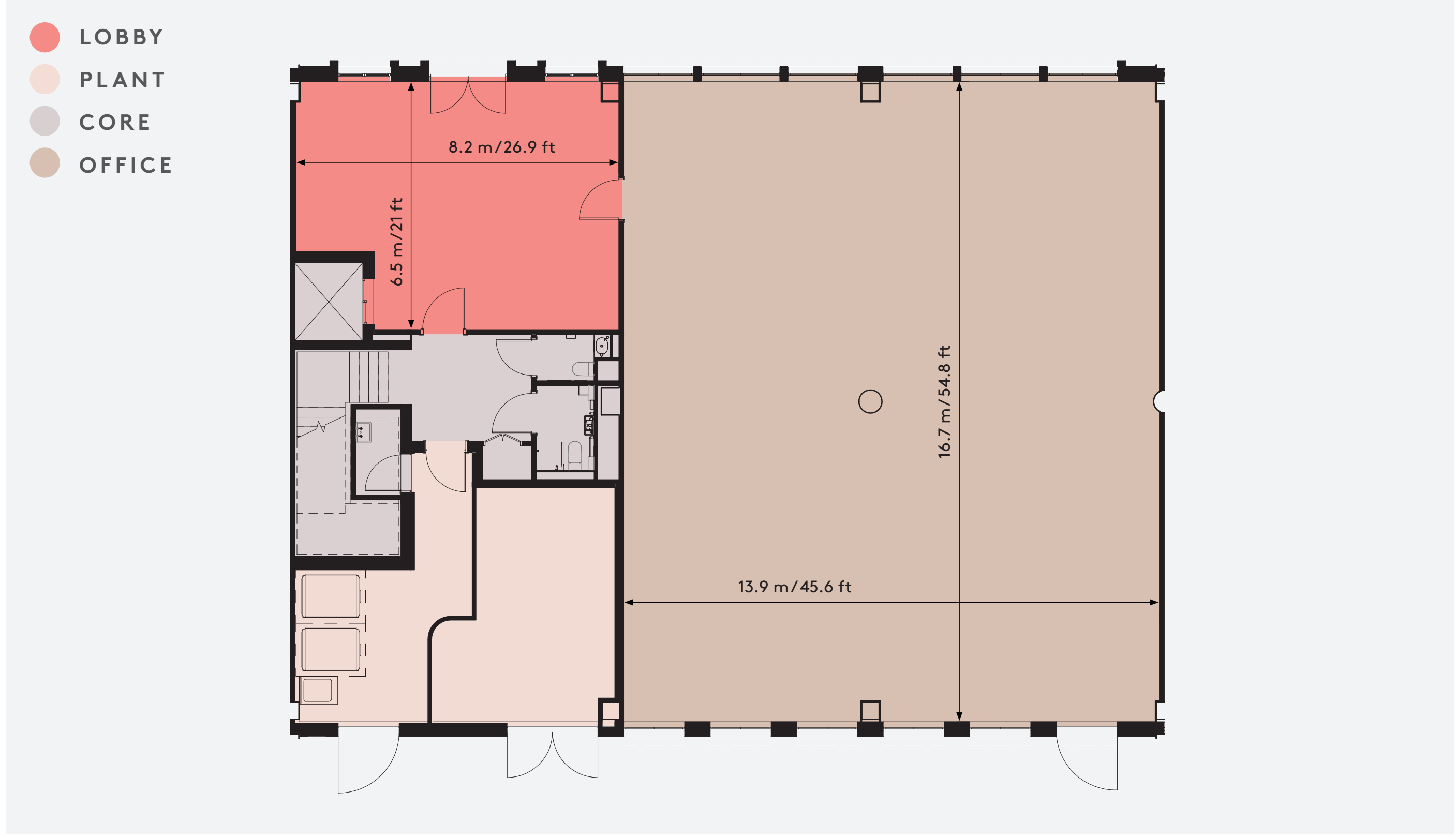


# The buildings

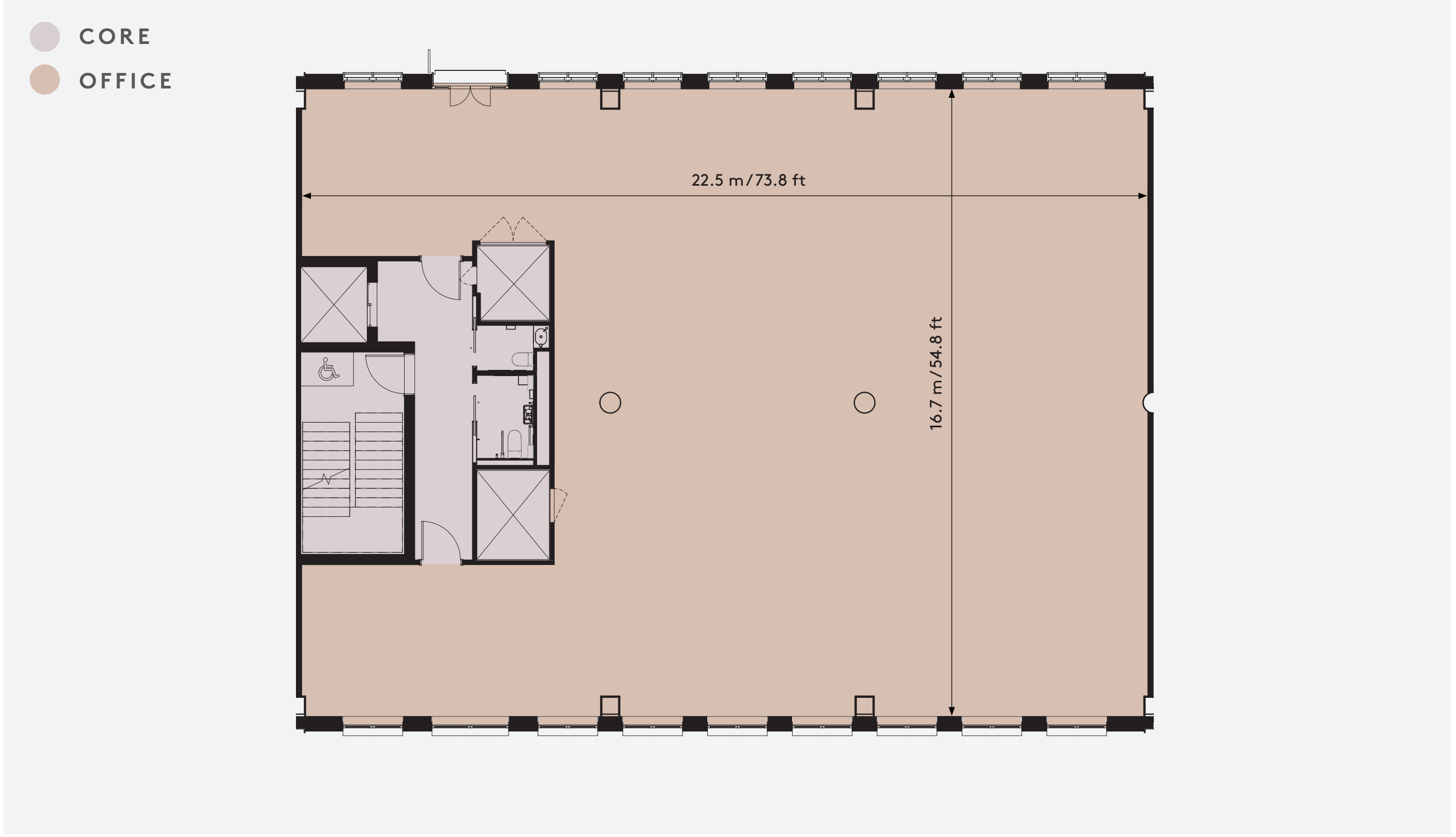




# Ground Floors: 1,274 – 2,652 sq ft (NIA)



# Upper Floors: 1,864 – 3,499 sq ft (NIA)





# Corporate Layout

NIA: 3,401 sq ft (316m<sup>2</sup>)

**Workpoint Breakdown:**

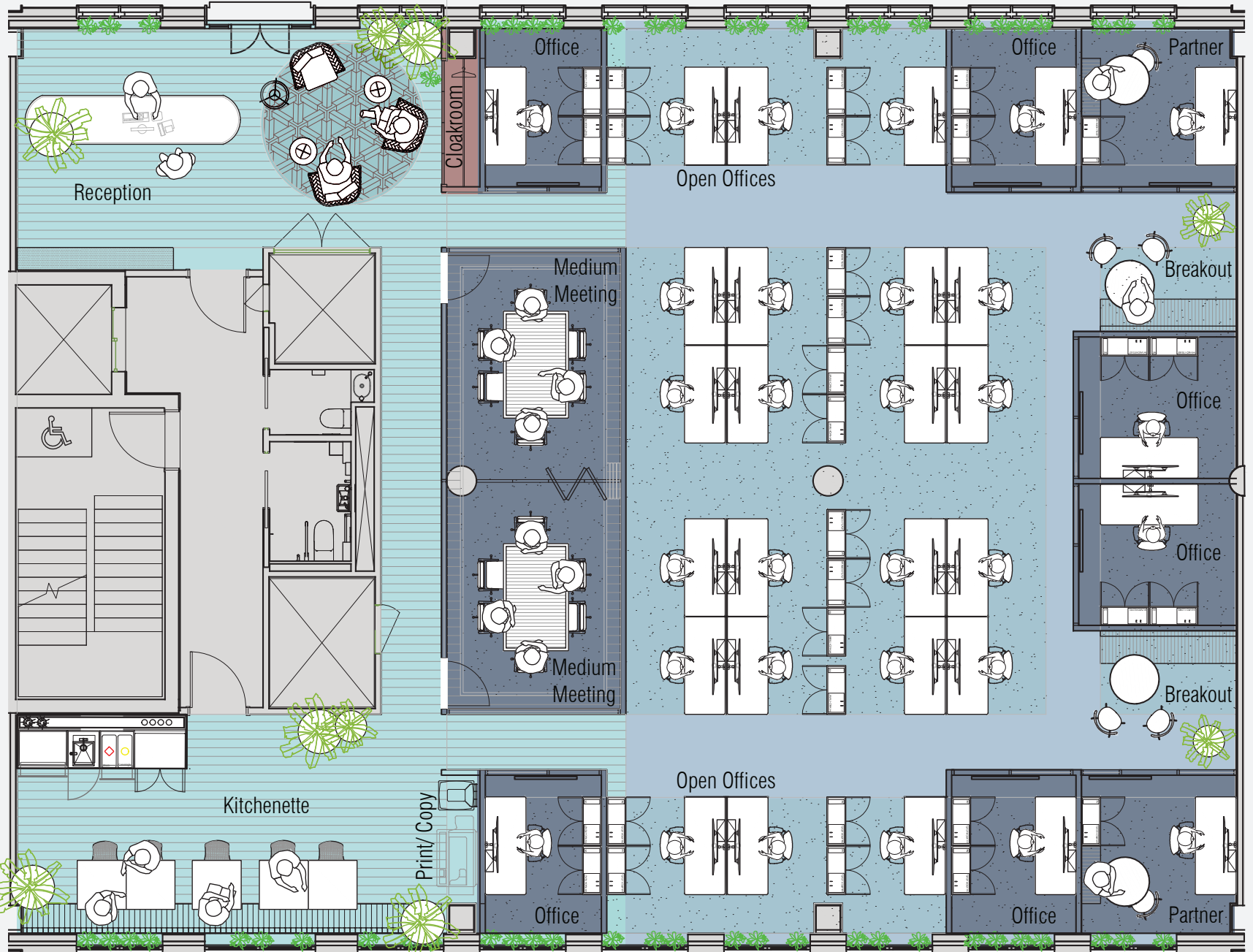
- 8 x Offices
- 6 x Open Offices
- 16 x Workpoints in open plan

**30 x TOTAL WORKPOINTS**

Workpoint Ratio - 1:10.6

**Additional Spaces:**

- 1 x Reception/Waiting
- 2 x Breakout
- 2 x Medium meet (1 x Combined Large)
- 1 x Kitchenette
- 1 x Print/Copy



# Professional Layout

NIA: 3,401 sq ft (316m<sup>2</sup>)

**Workpoint Breakdown:**

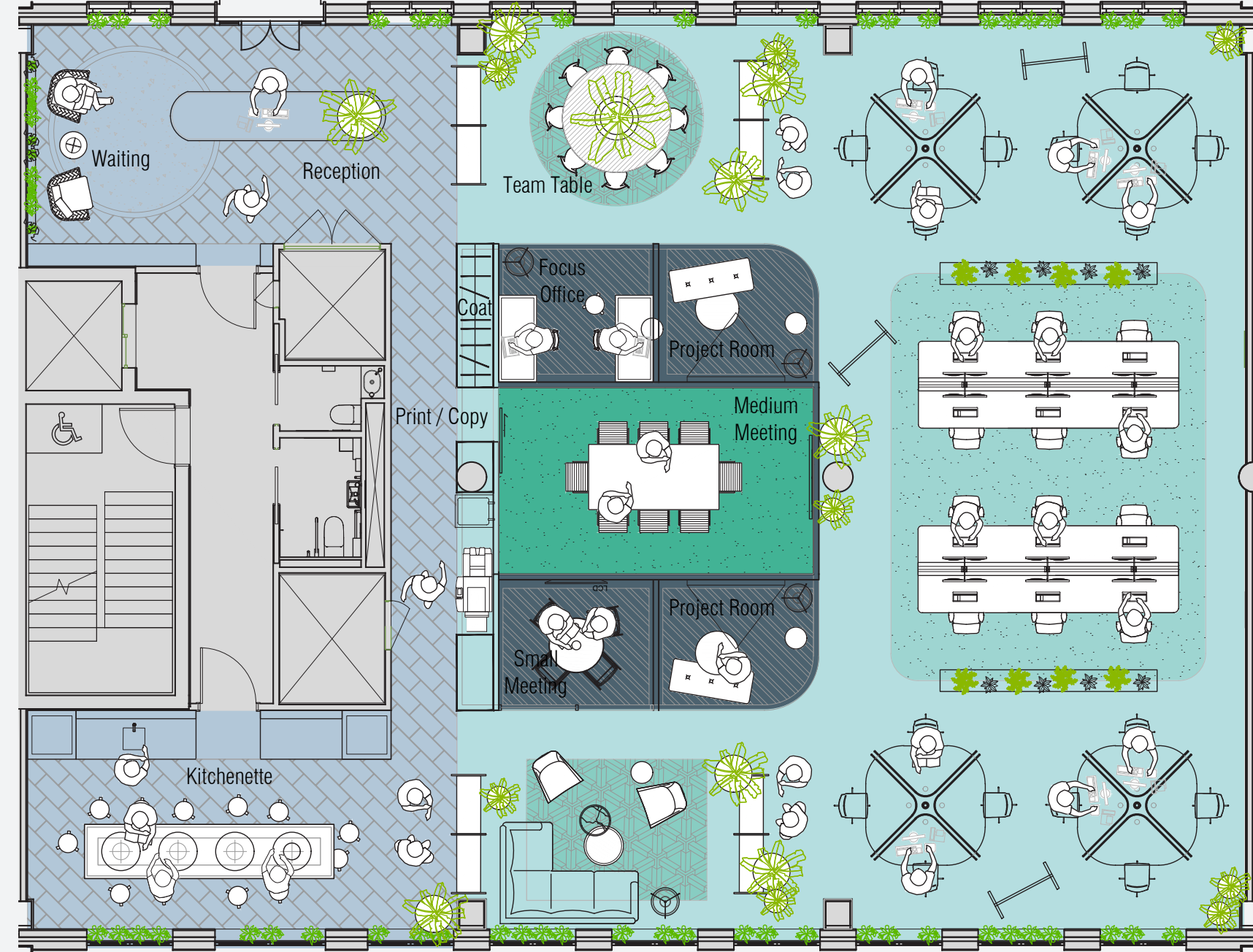
- 28 x Workpoints in open plan
- 2 x Focus Office

**30 x TOTAL WORKPOINTS**

Workpoint Ratio - 1:10

**Additional Spaces:**

- 1 x Reception/Waiting
- 1 x Team table
- 1 x Medium meet
- 1 x Small Meet
- 2 x Project rooms
- 1 x Breakout
- 1 x Kitchenette
- 2 x Copy/Print Point





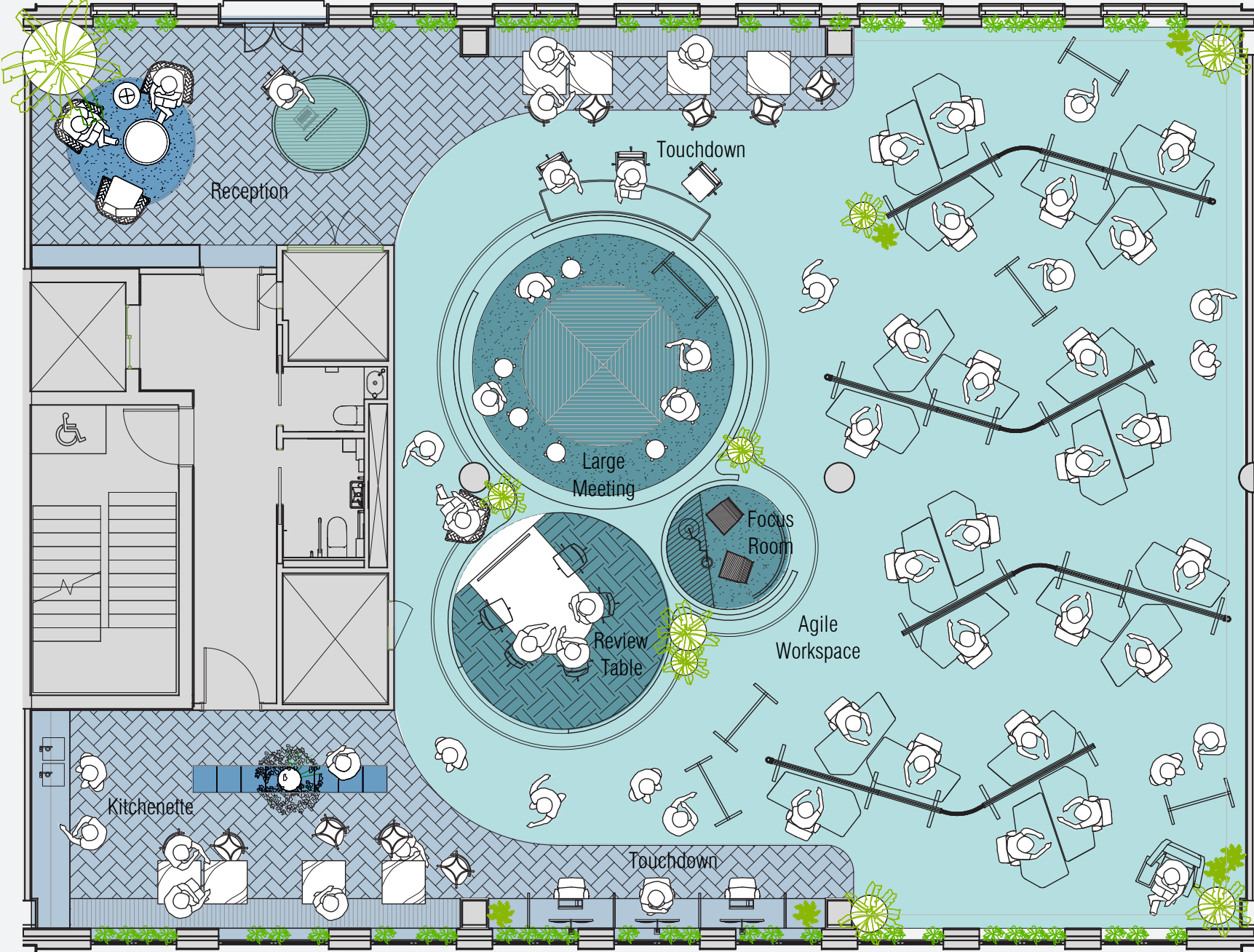
# Creative Layout

**NIA: 3,401 sq ft (316m<sup>2</sup>)**

**Workpoint Breakdown:**  
 24 x Workpoints in open plan  
 8 x Alternative Workpoints

**32 x TOTAL WORKPOINTS**  
 Workpoint Ratio - 1:10

**Additional Spaces:**  
 1 x Reception/Waiting  
 1 x Breakout  
 1 x Large meet  
 1 x Review table  
 1 x Kitchenette





## Typical Lobby



## Typical Upper Floor





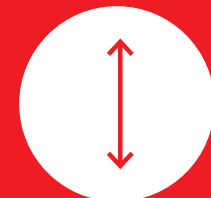
# Specification



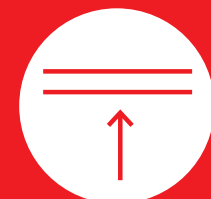
BREEAM Excellent



Occupancy: 1 person/10 sq m



2.615m floor-to-ceiling



80mm raised floors



Fan Coil Unit System



162 cycle spaces  
(central bike storage)



2 car parking spaces per building



2 WCs per floor  
(including 1 accessible WC)

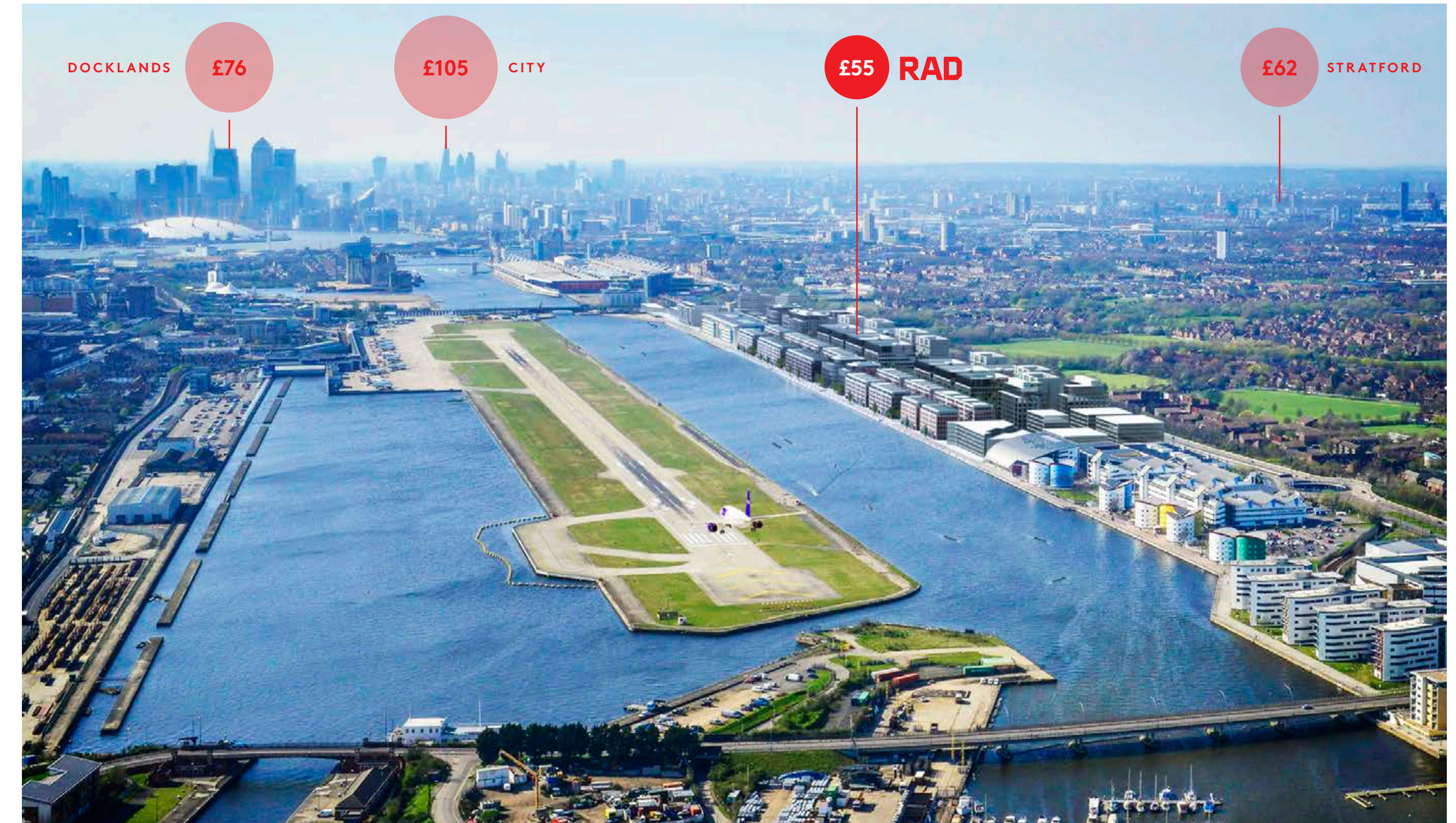


Central showers, drying, changing  
& locker facilities



1 passenger lift  
(13 persons)

# Total occupancy cost





## World-class architect: Sir Terry Farrell

Sir Terry Farrell's award-winning practice has designed the masterplan and buildings for Royal Albert Dock. Their previous commissions include Regent's Place, the Transport for London HQ at Greenwich Peninsula, and the Earl's Court Masterplan.



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