



**ABI**

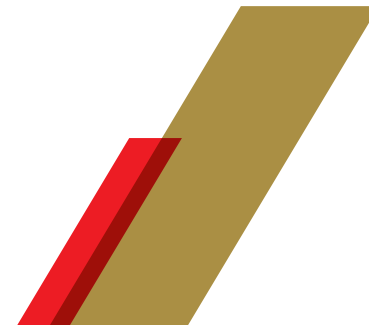
LONDON'S NEW BUSINESS HEART

PHASE ONE / TYPE A



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AT THE HEART OF LONDON'S FUTURE



PHASE ONE / TYPE A





## LONDON IS LOOKING EAST

Finding a prestigious space for your business to thrive in London is rare. Finding one that offers both lifestyle and international business connections is even more rare. That's why the new ABP Royal Albert Dock is set to send shock waves throughout the business world.

As the global centre of international finance, London's new financial districts have grown eastwards along the docklands. First St Katharine's Dock was transformed, then Limehouse, and then the world-famous Canary Wharf. Now there is ABP Royal Albert Dock. Learning from these previous developments, ABP Royal Albert Dock is designed to offer more. More opportunity, life and vibrancy.

With 4.7 million sq ft of brand new business, residential, retail and entertainment, it will be a new business heart of the capital, Europe and beyond. But it will also be a unique place to live, shop and relax, with dynamism like no other. With businesses from Asia seizing this moment to establish their UK and European headquarters here, it's a chance to have key international contacts on your doorstep.







## BREATHING NEW LIFE INTO A WORLD-FAMOUS DOCK

Royal Albert Dock  
was once the bustling  
heart of international  
business. It will be again.

For over 100 years, London's Royal Albert Dock stood at the epicentre of trade from around the world. During the 1980s this giant workhorse of the British Empire slipped out of use, and has since been idle. That's all about to change. Like a phoenix it will rise again as a new Albert Dock for the modern era.

In 2013, ABP acquired sole private ownership of this valuable 35-acre estate through a Development Agreement with the Greater London Authority. Now ABP will revitalise this once celebrated trade centre, creating an outstanding business district, combining commercial, residential, retail and leisure, while bringing two listed buildings back to life.

### About ABP

Known in China as Advanced Business Park, ABP has an enviable track record for large-scale regeneration developments. Transforming areas with phenomenal potential into successful business districts where, inevitably, enterprises thrive. ABP's first project in Beijing 2003 was impressive. Completed in 2010, the 15 million sq ft development is home to more than 500 companies employing 50,000 employees in the financial, high-tech and business sectors. ABP continues to make an impact with developments underway in Qingdao and Shenyang, and evolving plans for a massive 180 million sq ft project in Haining, of which the 13 million sq ft core area of Phase 2 is under construction with the theme of 'Entity Cluster' and 'Town Cluster'.







PHASE ONE / TYPE A



## A TRULY GLOBAL VILLAGE

Creating a new international community of financial, cultural and social importance.

ABP Royal Albert Dock London has national and global backing, supported by the UK Government and the Mayor of London. The project is seen as an effective example of a London project attracting foreign investment and strengthening economic and trade relations between the UK and China. The project is already creating excitement in the Far East, with many companies seeing it as the perfect place to establish a base to reach new European markets.

The difference with ABP Royal Albert Dock is that it will be a community, alive beyond standard opening hours. With companies from the UK and from all corners of Asia, working across multiple time zones, it will be a beating heart that never stops. An 'always on' culture where business and pleasure can mix – any time of day or night. A hub for socialising, shopping and entertainment, the buzz will be unique, attracting not just financial enterprises but also creative ones. In fact, a rich mix of diverse and prestigious companies will grow and flourish.





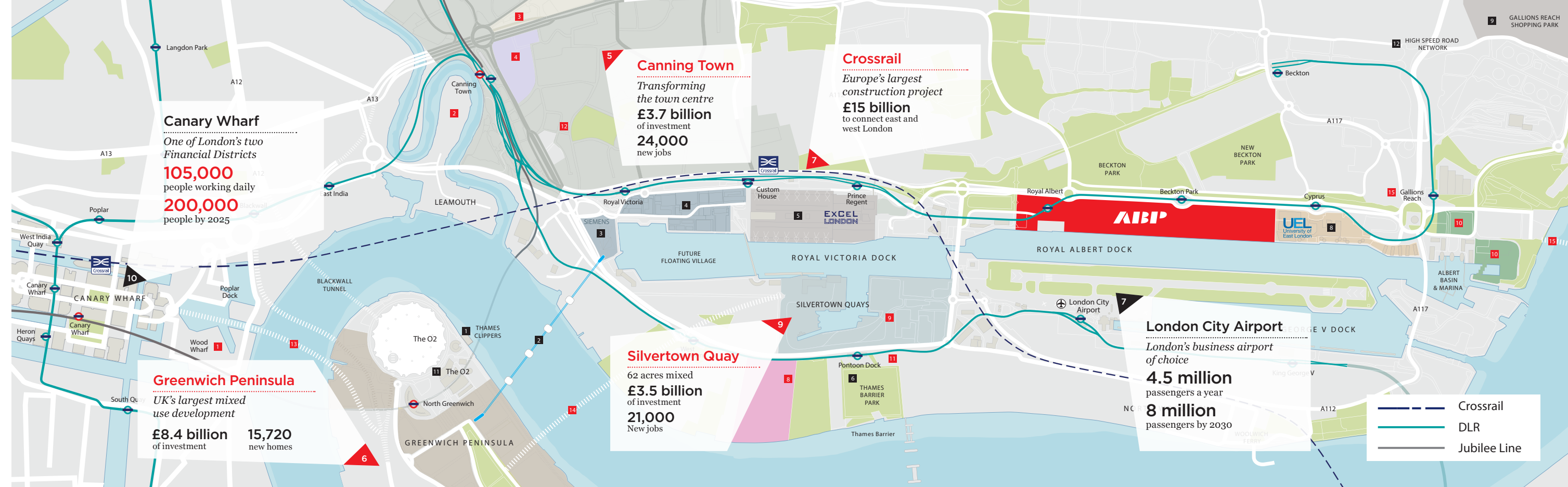
## THE ARC OF OPPORTUNITY - £26 BILLION INVESTMENT

### Existing Amenities and Services

1. Thames Clippers  
The fastest and most frequent ferry from Greenwich to Central London
2. Emirates Air Line  
Cable car crossing between Royal Docks and Greenwich Peninsula
3. The Crystal  
One of the world's most sustainable buildings
4. Destination Hotels  
1,000 rooms providing budget to high level accommodation
5. ExCeL  
One of Europe's largest exhibition centres
6. Thames Barrier Park  
A 14 hectare award-winning landscaped park
7. London City Airport  
The only airport within Greater London
8. University of East London  
Home to 25,000 students
9. Gallions Reach Shopping Park  
Multiple large 'high street' brand superstores
10. Canary Wharf  
London's second business district
11. O2 Arena  
Europe's largest in-door sports and entertainment complex
12. High speed road network  
Nearby links to the local and national road system

### Pipeline Development

1. Wood Wharf  
4.9m sq ft mixed use development (3,500 homes, 2.8m sq ft office and retail)
2. London City Island  
1,700 new apartments and a new performance space for the English National Ballet
3. Rathbone Market  
650 new homes built around an improved traditional market area
4. Hallsville Quarter  
1,100 new homes and 320,000 sq ft of retail and leisure
5. Canning Town and Custom House Regeneration Area  
Major local government plan to upgrade residential, retail and infrastructure
6. Greenwich Peninsula  
Over 15,000 new homes being built around large public open leisure spaces



7. Crossrail  
London's new high-speed East-West rail link becoming operational in 2018
8. Royal Wharf  
3,385 new homes being delivered with accompanying retail and leisure
9. Silvertown Quays  
3,000 new homes, Brand Pavilions and a Tech Hub
10. Gallions Quarter and Marina Quarter  
800 new homes set around a marina
11. Waterside Park  
780 apartments already completed
12. Royal Gateway  
336 exclusive apartments and penthouses surrounding a vibrant new 'cosmopolitan market'
13. Canary Wharf to North Greenwich Ferry  
New regular fast crossing between O2 Arena and London's second business district
14. Silvertown Tunnel  
New road tunnel linking Silvertown and Greenwich, to open by 2025
15. Gallions Reach  
New DLR extension from Royal Docks to Thamesmead



East meets West  
in 4.7 million sq ft\*  
of mixed-use development,  
creating a wonderfully  
diverse environment.

## A 21ST CENTURY BUSINESS HIGH STREET

The business high street is a vibrant place. Commercial spaces, residential properties and green open public spaces will grow up alongside stylish cafés, quality retail outlets and high-end showrooms. With unrivalled East to West connectivity, it's the ideal location for international businesses to showcase.

Residential  
1,030,000 sq ft\*

## THE 3RD LONDON FINANCIAL DISTRICT PROMENADE

The waterside promenade will be the focal point for the development. Alive with Asian and global financial businesses, as well as alfresco dining, it'll be the perfect place to do business. Imagine holding meetings at a waterside restaurant while impressive motor yachts glide past and international jets land in front of you.

Office  
3,300,000 sq ft\*

## THE CENTRAL SQUARE

At the very heart of the development will be a large bustling central square, where something will always be happening. It will be a place to meet, a place to relax, a place to enjoy waterside views and a place where all kinds of events will be held.

Retail/leisure  
166,000 sq ft\*

## THE DISTRICT THAT NEVER SLEEPS

This is a place to work hard and play hard, whatever time of day. The multi-time zone nature of businesses here will create a unique 24-hour culture. Expect people out and about in the many public spaces, sipping lattes in the small hours while calling Far Eastern business colleagues.

Other\*\*  
222,000 sq ft\*

\*Figures indicate Gross External Area (GEA)  
that has detailed and outline planning consent

\*\*Including: energy centre, car parking,  
management offices and a retail outlet









Welcome to  
ABP Royal Albert Dock

Welcome to  
ABP Royal Albert Dock

SIDE COFFEE

WHARF'S SUSHI

platform for CITY Airport, Excel,  
Crossrail, Canary Wharf, City

Opposite platform for CITY Airport, Excel,  
Crossrail, Canary Wharf, City





One  
Central Square  
Royal Albert Dock





BUSINESS, BUT NOT AS USUAL



### First Stop London

As for planning your big move, well, we'll make sure relocating here is smooth and seamless, and above all stress-free. We offer an international relocation service for all businesses coming here.

You'll have your own personal mentor to help you every step of the way. We call the service 'First Stop London' and we're offering local support and knowledge, tax and legal guidance, technical assistance, recruitment and HR, as well as help with education and accommodation and other family matters.



## A LOCATION WITH FINANCIAL BENEFITS

ABP Royal Albert Dock offers numerous benefits for businesses moving here:

- / Opportunity for growth
- / Costs are up to 70% less than Central London
- / Good time to invest
- / Located in the gateway to Europe

### Value growth

Evidence shows values at successful regeneration schemes can exceed local growth trends by as much as 10%.\*

### Customisable property

In the high-finish office buildings, tenants can add their personal touch with a choice of interior design and customised fittings.

### Exceptional investment

Some of the buildings are for sale – an incredibly rare opportunity to buy commercial property in the capital and to see the investment grow.

### Increased connectivity

With Crossrail arriving here, there is an anticipated 10% capital value increase already rising above baseline projections over the next decade.\*\*

### Attracting talent

With businesses from Asia establishing a base here, impressive worldwide connectivity, the regeneration of an illustrious trade hub and outstanding global opportunities, this development will be an irresistible magnet, attracting the best talent from around the capital.

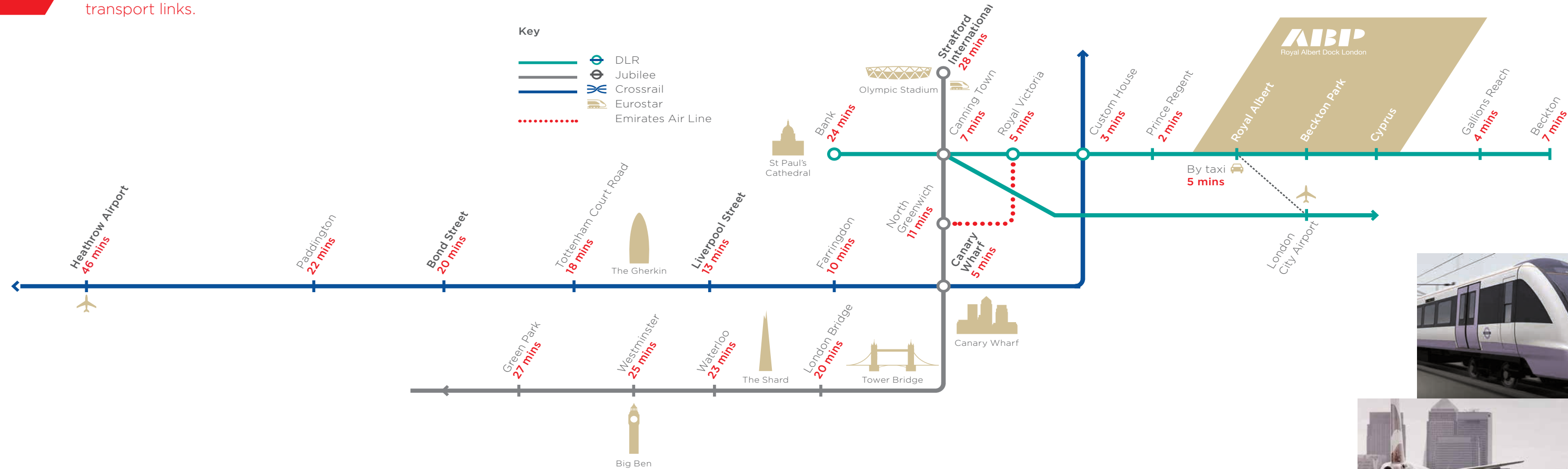


\*Source: Savills

\*\*Source: Crossrail Impact Study



Royal Albert Dock London is an iconic location with exceptional transport links.



## CONNECTED TO EVERYWHERE

London City Airport is just across the water, offering direct flights to over 40 international business cities including New York.

The site is remarkably accessible with three Docklands Light Railway (DLR) stations along its northern edge, and a modern road network linking it to central London and the M11 towards Cambridge.

Beautifully timed, the first phase of ABP Royal Albert Dock is set to open when London's new high-speed rail link is complete.

The £15 billion Crossrail scheme will strategically transform the accessibility of the Royal Docks:

- Canary Wharf / 5 minutes
- Liverpool Street / 13 minutes
- Bond Street / 20 minutes
- Heathrow Airport / 46 minutes





London City Airport currently serves major European destinations and JFK, New York. With planning permission from the UK Government granted in July 2016 the airport is set to expand to serve 6.5 million passengers a year and reach destinations in The Gulf, Middle East, Turkey, Russia and more destinations in the United States.



## YOU HAVE ARRIVED

Royal Albert Dock is an original; a trailblazing business district that puts companies here at the heart of global business. We know connectivity is key and that's why we chose this one-off location, supported by the Greater London Authority and central government.

Served by not one, but three DLR stations, Royal Albert Dock is situated next to London City Airport. Step on a bespoke shuttle bus and you'll be whisked from door to door and ready to take off. Morning meeting in your dockside HQ, then to a business lunch in Amsterdam or Paris, and still want to be back at your office for 5pm? Easily done.

By road ABP Royal Albert Dock is conveniently positioned only 5 minutes away from the intersection of the main Eastern and Circular arterial roads that service London. These connect directly with the National Motorway system and mean destinations such as Cambridge can be reached in under an hour. Car owners will have access to ample parking spaces at two on-site locations along with many electric charging points. For premium travel, there is a limousine service, and a concierge to help you map out your itinerary. Those happier on two wheels have the benefit of a cycle-way leading into central London. There are also three bus services running through the middle of our business district, and there is a waterside promenade lined with cafés and restaurants.

To add to the current local transport network, five new river crossings within 4 miles of ABP Royal Albert Dock have been proposed by local government. This will result in much easier movement of people and vehicles between North and South London via the new pedestrian/cycle bridge, road tunnel, 2 rail crossings and a ferry service, by their estimated completion in 2025.







ABI

中信建设(英国)有限公司  
CITIC CONSTRUCTION (UK) LIMITED





## SOCIABILITY IS AT OUR HEART

Royal Albert Dock will be the home for an exciting global business community, with the potential to grow your company alongside some of the world's best business leaders. But the story doesn't stop there. This new energy and cultural diversity will extend beyond the office, where you will find the buzz and sociability of a vibrant mini city, making this a business and leisure district unrivalled in the capital.







## DAY AND NIGHT

Royal Albert Dock is more than a place of business, it's a vibrant community and a destination. This hub remains vibrant and stimulating well beyond the standard office hours of business. In fact, it will be a genuine 24-hour world culture, buzzing daytime and thrilling and entertaining at night time.

### For the active

Because of its privileged waterside position, there's access to a huge variety of water sports and leisure activities such as paddle-boarding - the latest celebrity fitness trend - as well as kayaking, sailing and rowing, and there's also state-of-the-art gym facilities. Or if you just want to relax and take it easy, just hit the public beach sponsored by ABP.







#### For the shopper

If retail is your kind of therapy then Royal Albert Dock will feature a unique high street, hosting international fashion brands you won't find in the West End. Affordable boutique shops from Asia, Europe and the US, sit alongside delicatessens that offer delightful foods, both locally made, and from home. The high street will reflect the international feel of the district and when you need refreshing or to relax, simply enjoy one of the European-style piazzas, or landscaped gardens.

Beyond the beautifully carved green spaces of Royal Albert Dock, there are local nature trails to enjoy, like the wildflower meadows and ambling walking paths of Beckton Park which frame its own sprawling lake. Home to waterside bird life and a weekly timed 5km run, there's plenty to do on your doorstep too.





The Royal Albert Dock is a diverse mix of European piazzas, Modern Georgian style office space and a very London Skyline.

**For the evening**

It's going to be lively with people drawn to all the attractions and also because of the 24-hour nature of the businesses locating here. Night-time revellers will rub shoulders with workers popping out to take a quick break from the Far Eastern markets. There's going to be nowhere like it in London.

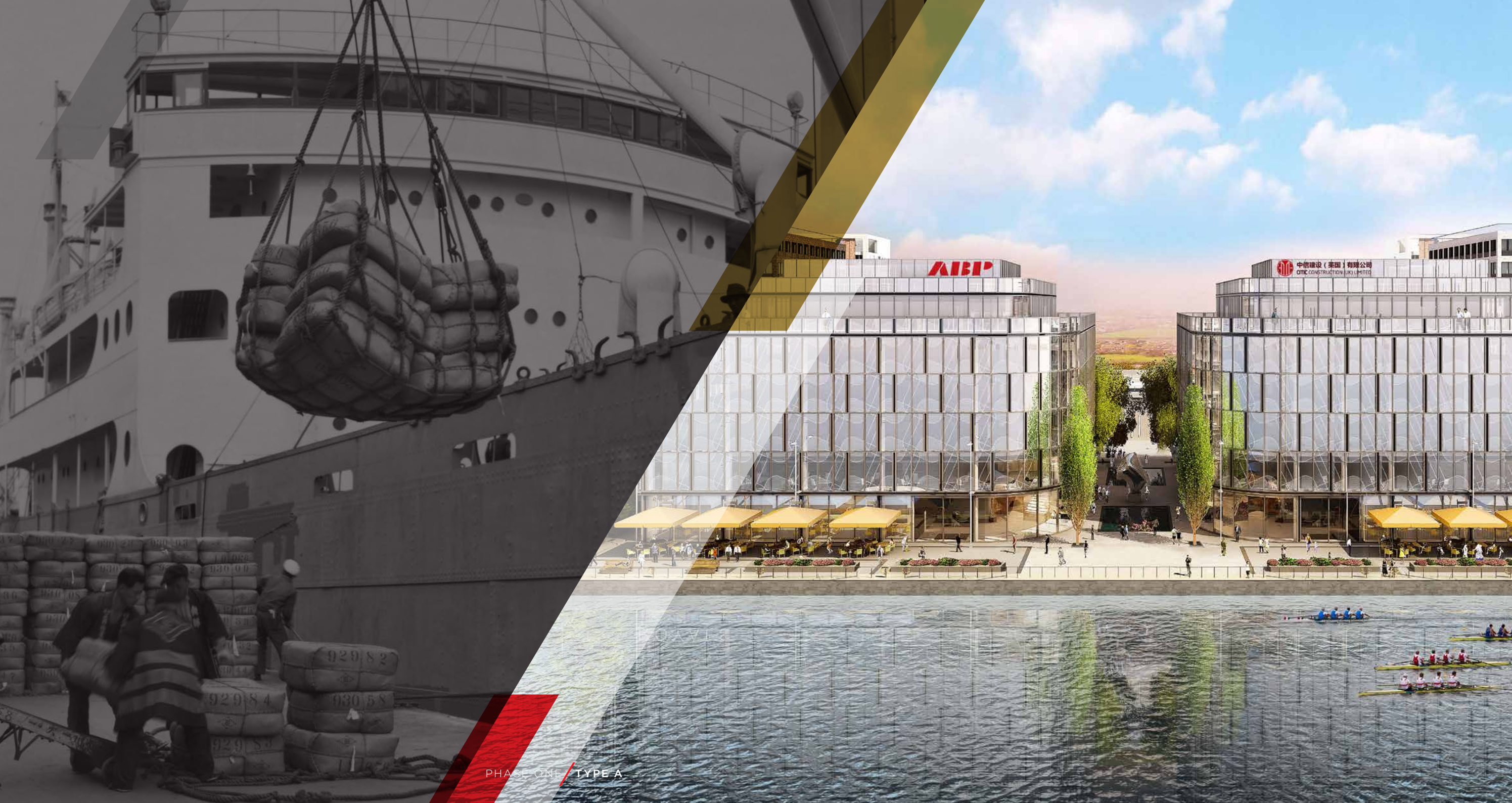
In addition to the night-time bars and pavement cafés where you can sip cocktails or lattes, depending on what time-zone you're on, ABP is developing a multi-platform outdoor cultural programme to include a live orchestra, light installations and spoken word; a mini on-site festival for culture lovers.

ABP have received some exciting pitches for our historic Victorian buildings, including a member's club and a go-to contemporary art gallery. The development will also boast a number of unique, 'star chef' eateries, bucking the trend for high street chains, and promising to attract visitors from postcodes across London.

Of course, residents can also enjoy their proximity to the area's high-profile entertainment spaces, whether it's Fleetwood Mac at the O2 Arena or reliving the magic of 2012 at the Olympic Park, Stratford. The ExCeL London Exhibition Centre is just a few minutes away via public transport either on the DLR or by hopping on the bespoke bus service that will drop you to the door.







## ROYAL ALBERT DOCK BY NUMBERS

Phase 1 completed **2018**

**Just 5 minutes** from Canary Wharf\*

Up to **30,000** jobs created

**4.7 million sq ft** mixed development

**£1.7 billion** investment

**1** unique opportunity

\*Post Crossrail launch in 2018.

## HISTORY IN THE MAKING

Both Londoners, and international residents, will appreciate the rich heritage of this special corner of the capital. Opened in 1880 with the boast that it was, 'the greatest dock system in the world', these docks offered three miles of quay as well as stations for ship repairs. A working day saw 55 gallons of tobacco from the US, and food from Spain and Italy, imported in ships weighing up to 12,000 tonnes. Royal Albert Dock was also the first ever dock to be lit by electricity.





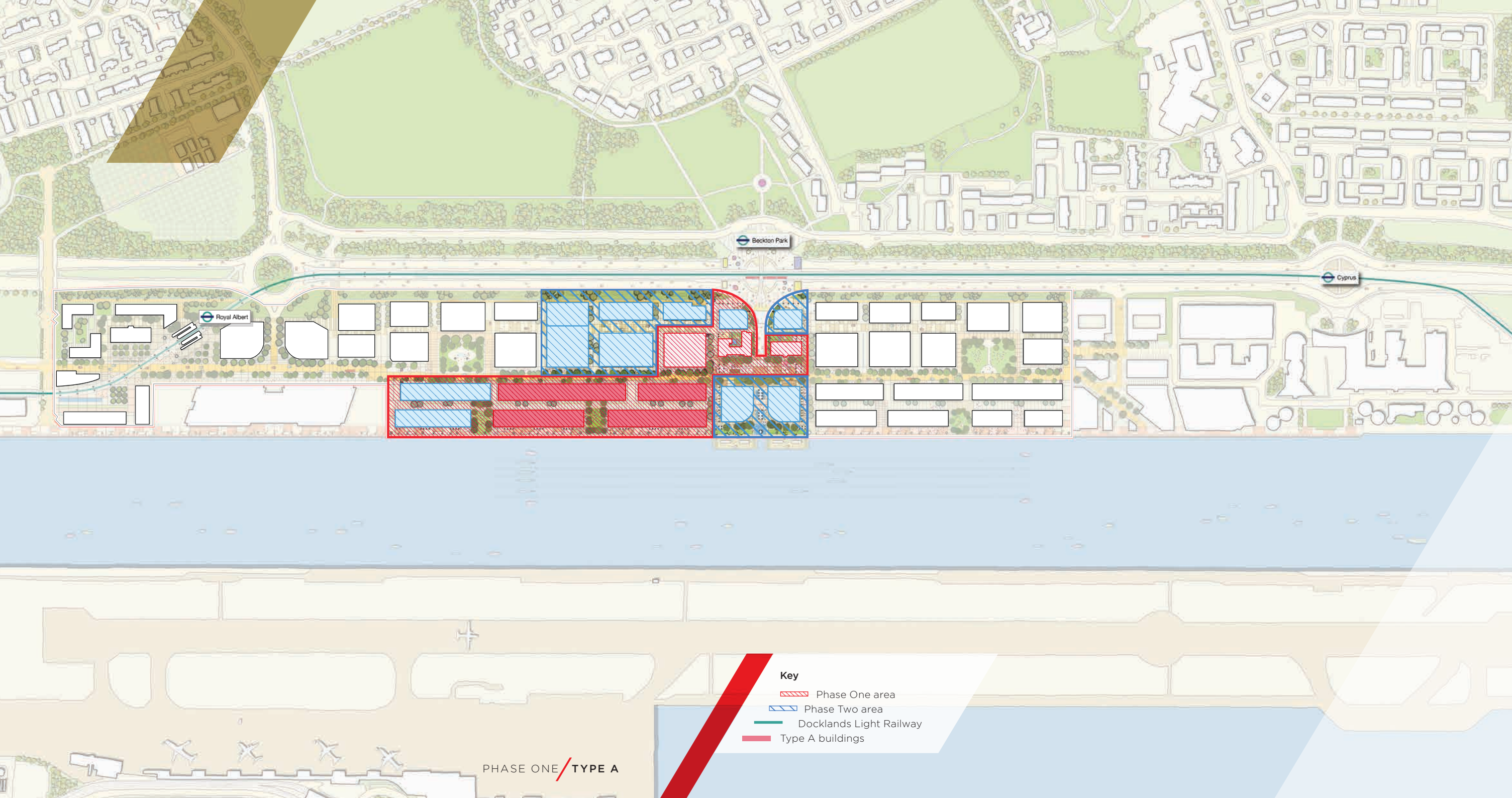
OFFICE > RESIDENTIAL > RETAIL > LEISURE





PHASE ONE /  
TYPE A BUILDINGS





## THE MASTERPLAN PHASE ONE

The first phase will include a 451,254 sq ft waterfront development of 20 'Type A' buildings, lining both the promenade and the high street. Prestigious and sought after, these initial buildings are specifically designed to accommodate high-quality HQ offices, and will be accessed via entrances along the waterside and high street. To add to their attraction, these buildings are available to buy on a long-term basis for both owner and for long-lease occupation.

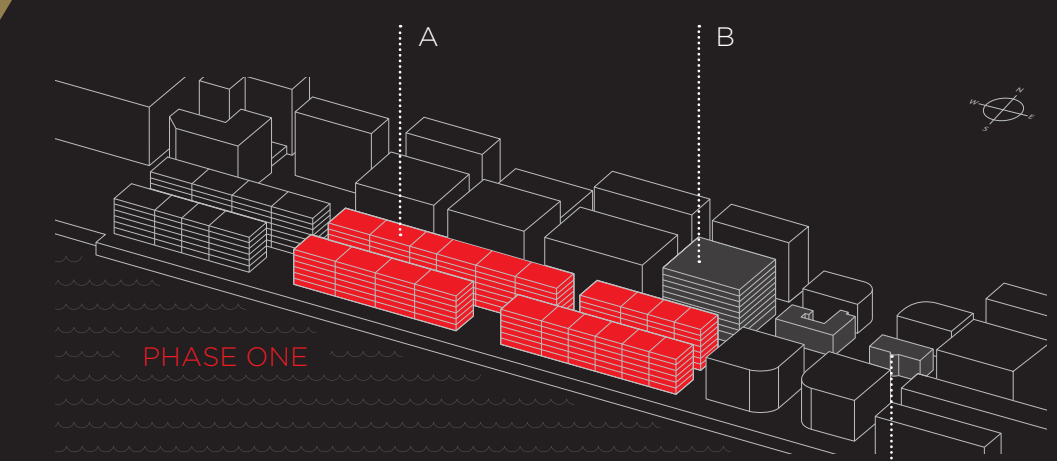
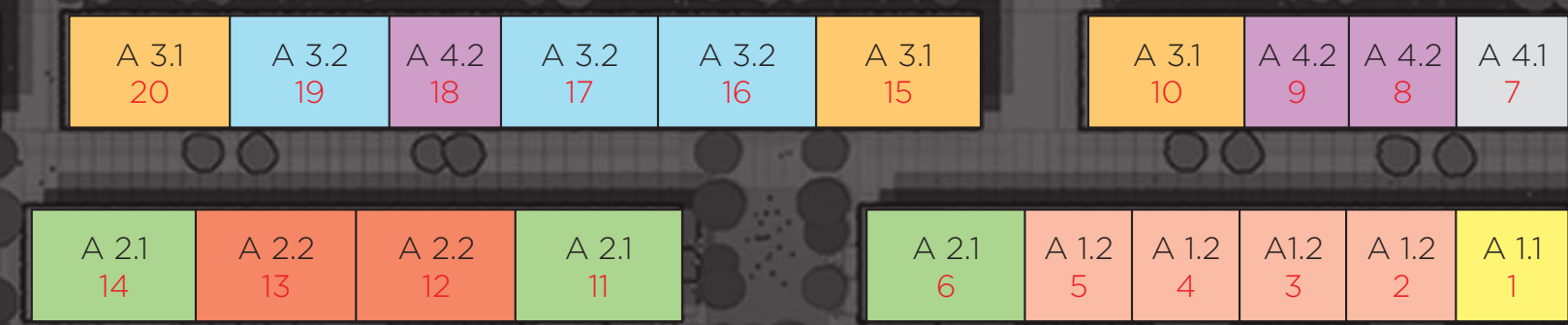
- / 679,397 sq ft (GEA) in total
- / 23 buildings, including the restoration of two listed buildings
- / 20 terraced office buildings, available to purchase on a long leasehold basis, ranging from 16,705–28,267 sq ft (GIA)
- / Available for sale or rent on a floor by floor basis from 1,000 sq ft
- / Approximately 34,000 sq ft of ground floor retail and leisure space
- / High street and Central Square – focal points of the Masterplan
- / Construction commenced in 2017
- / Completion of Phase One in 2018

**Key**

- Phase One area
- Phase Two area
- Docklands Light Railway
- Type A buildings



## PHASE ONE TYPE A BUILDINGS



Floor	A1.1		A1.2		A2.1		A2.2		A3.1		A3.2		A4.1		A4.2	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
Top Floor	2,476	230	2,605	242	3,595	334	3,724	346	3,595	334	3,724	346	2,476	230	2,605	242
Typical Floor	2,906	270	2,820	262	4,112	382	4,037	375	4,112	382	4,037	375	2,906	270	2,820	262
Ground Floor	2,906	270	2,820	262	4,112	382	4,037	375	4,112	382	4,037	375	2,906	270	2,820	262
<b>GIA Total</b>	<b>17,006</b>	<b>1,580</b>	<b>16,705</b>	<b>1,552</b>	<b>24,155</b>	<b>2,244</b>	<b>23,909</b>	<b>2,221</b>	<b>28,267</b>	<b>2,626</b>	<b>27,946</b>	<b>2,596</b>	<b>19,912</b>	<b>1,850</b>	<b>19,525</b>	<b>1,814</b>

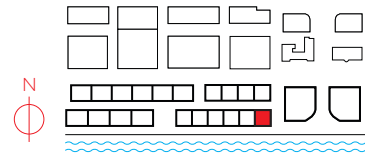
A / Type A buildings  
 B / Type B building  
 LB / Listed buildings

\*There are six floors in A1 and A2 types of buildings, with 4 typical floors in each building. There are seven floors in A3 and A4 types of buildings, with 5 typical floors in each building.





## A1.1 FLOOR PLANS



Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,476	230	1,861	173
4th Floor	2,906	270	2,260	210
3rd Floor	2,906	270	2,260	210
2nd Floor	2,906	270	2,260	210
1st Floor	2,906	270	2,260	210
Ground Floor	2,906	270	1,356	126
<b>Total</b>	<b>17,006</b>	<b>1,580</b>	<b>12,257</b>	<b>1,139</b>

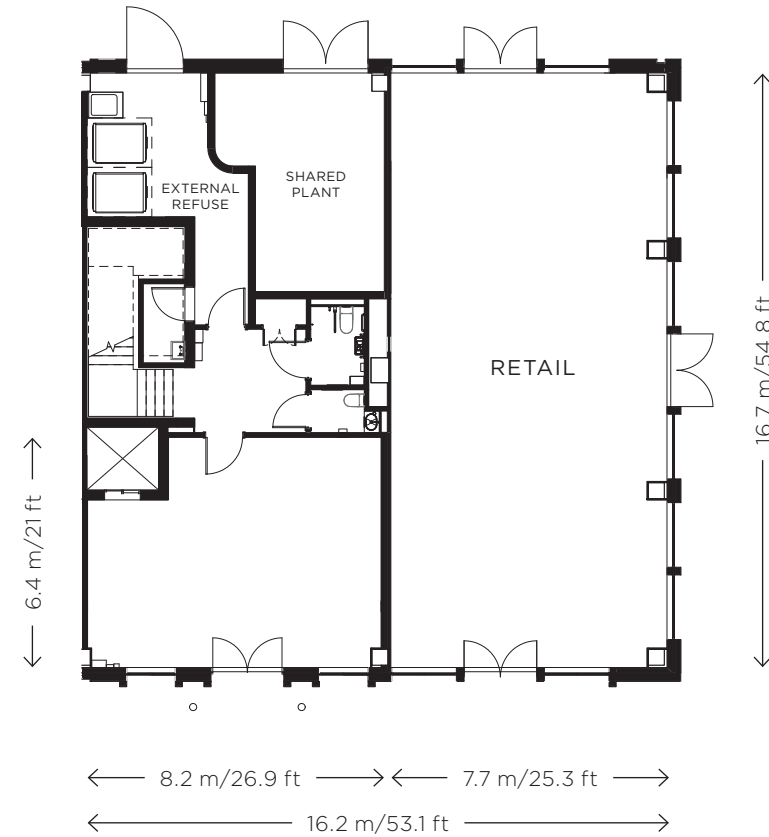
Retail space is available upon application and subject to the feasibility of planning.

Floor plans not to scale. For indicative purpose only.



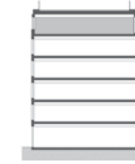
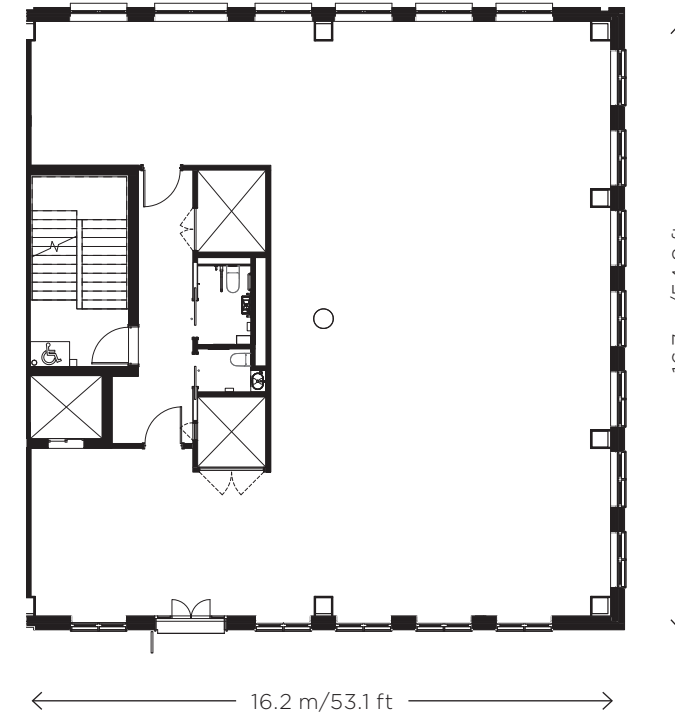
### GROUND FLOOR

GIA: 2,906 sq ft/270 sq m  
 NIA: 1,356 sq ft/126 sq m  
 Ground floor to ceiling height 3.125 m



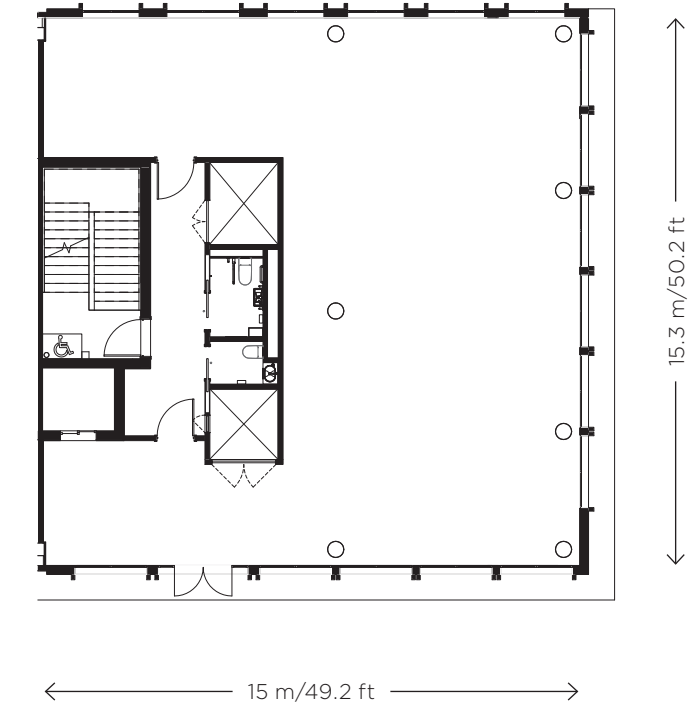
### TYPICAL FLOOR

GIA: 2,906 sq ft/270 sq m  
 NIA: 2,260 sq ft/210 sq m  
 Typical floor to ceiling height 2.615 m



### TOP FLOOR

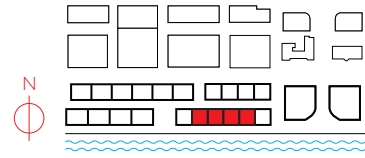
GIA: 2,476 sq ft/230 sq m  
 NIA: 1,861 sq ft/173 sq m  
 Top floor to ceiling height 2.615 m



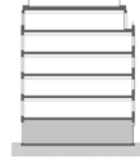




## A1.2 FLOOR PLANS

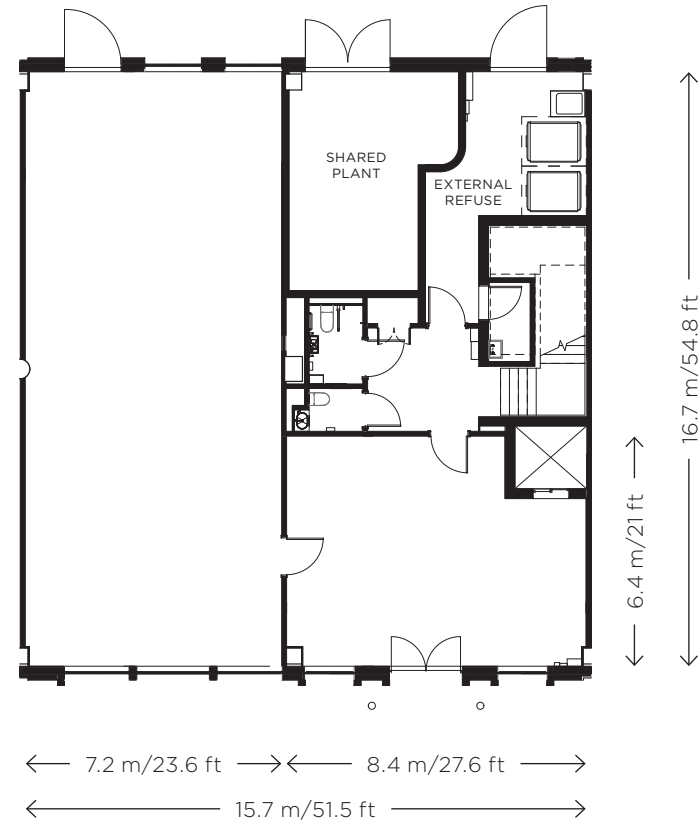


Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,605	242	1,970	183
4th Floor	2,820	262	2,185	203
3rd Floor	2,820	262	2,185	203
2nd Floor	2,820	262	2,185	203
1st Floor	2,820	262	2,185	203
Ground Floor	2,820	262	1,281	119
<b>Total</b>	<b>16,705</b>	<b>1,552</b>	<b>11,991</b>	<b>1,114</b>



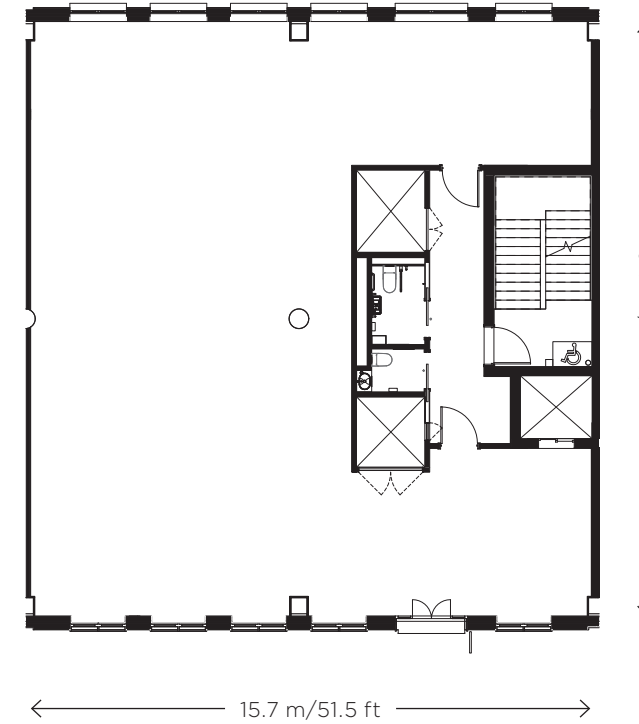
### GROUND FLOOR

GIA: 2,820 sq ft/262 sq m  
 NIA: 1,281 sq ft/119 sq m  
 Ground floor to ceiling height 3.125 m



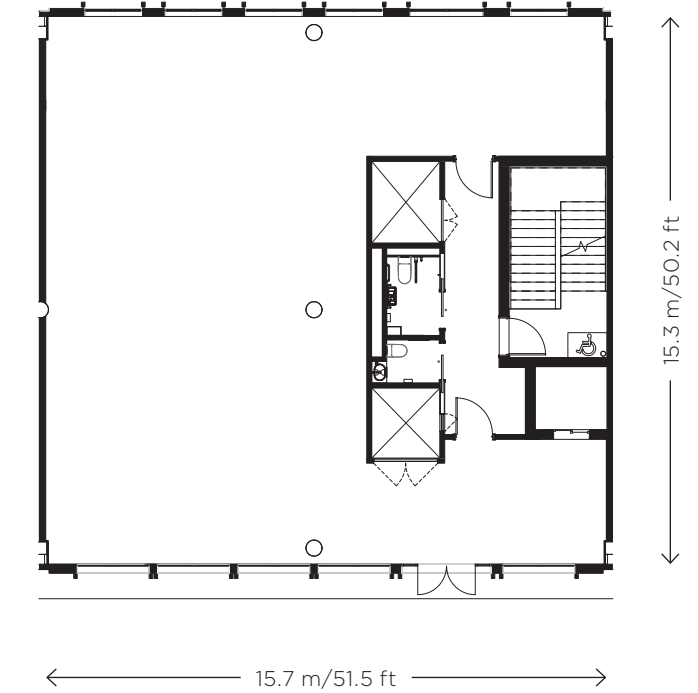
### TYPICAL FLOOR

GIA: 2,820 sq ft/262 sq m  
 NIA: 2,185 sq ft/203 sq m  
 Typical floor to ceiling height 2.615 m



### TOP FLOOR

GIA: 2,605 sq ft/242 sq m  
 NIA: 1,970 sq ft/183 sq m  
 Top floor to ceiling height 2.615 m

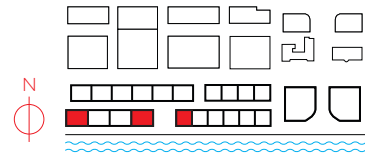


Floor plans not to scale. For indicative purpose only.

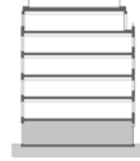




## A2.1 FLOOR PLANS

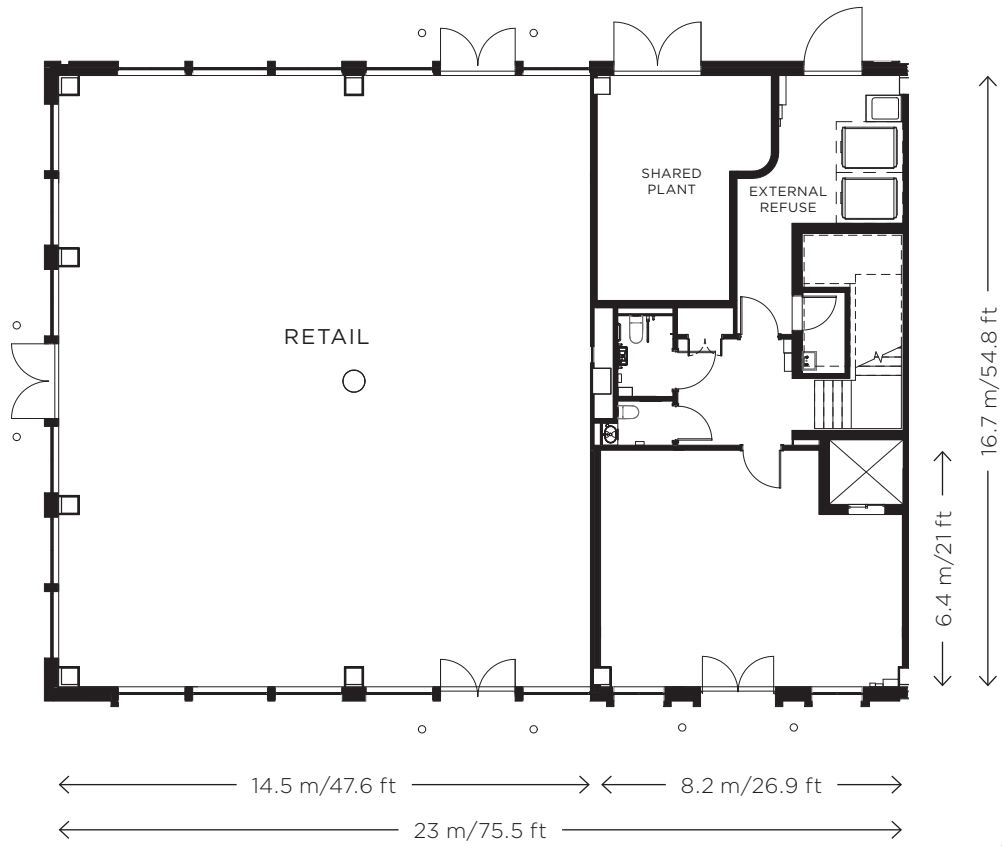


Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,595	334	2,960	275
4th Floor	4,112	382	3,455	321
3rd Floor	4,112	382	3,455	321
2nd Floor	4,112	382	3,455	321
1st Floor	4,112	382	3,455	321
Ground Floor	4,112	382	2,562	238
<b>Total</b>	<b>24,155</b>	<b>2,244</b>	<b>19,342</b>	<b>1,797</b>



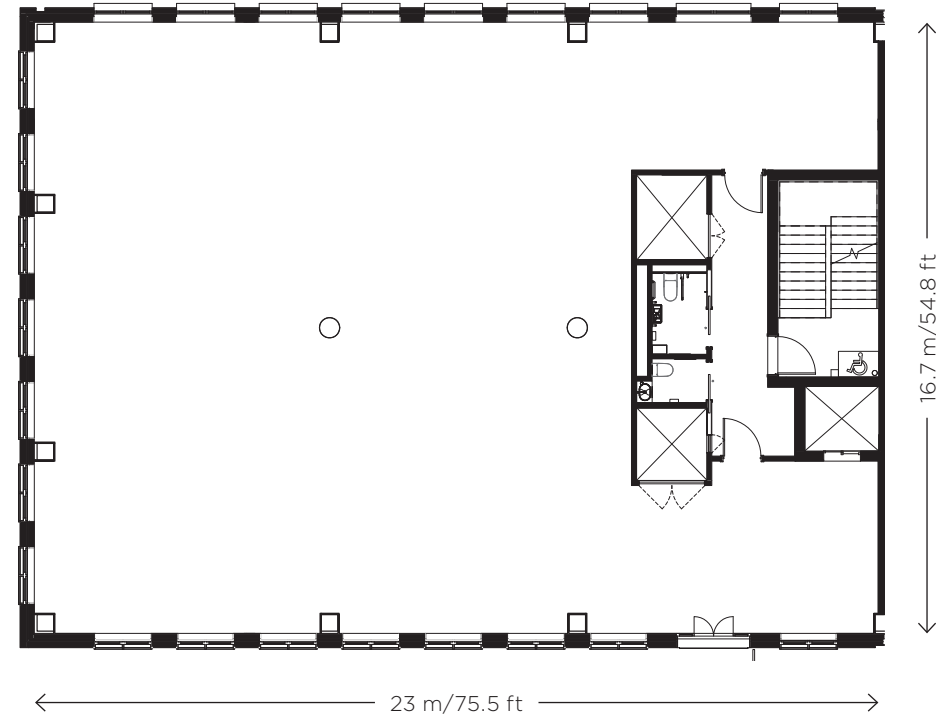
### GROUND FLOOR

GIA: 4,112 sq ft/382 sq m  
 NIA: 2,562 sq ft/238 sq m  
 Ground floor to ceiling height 3.125 m



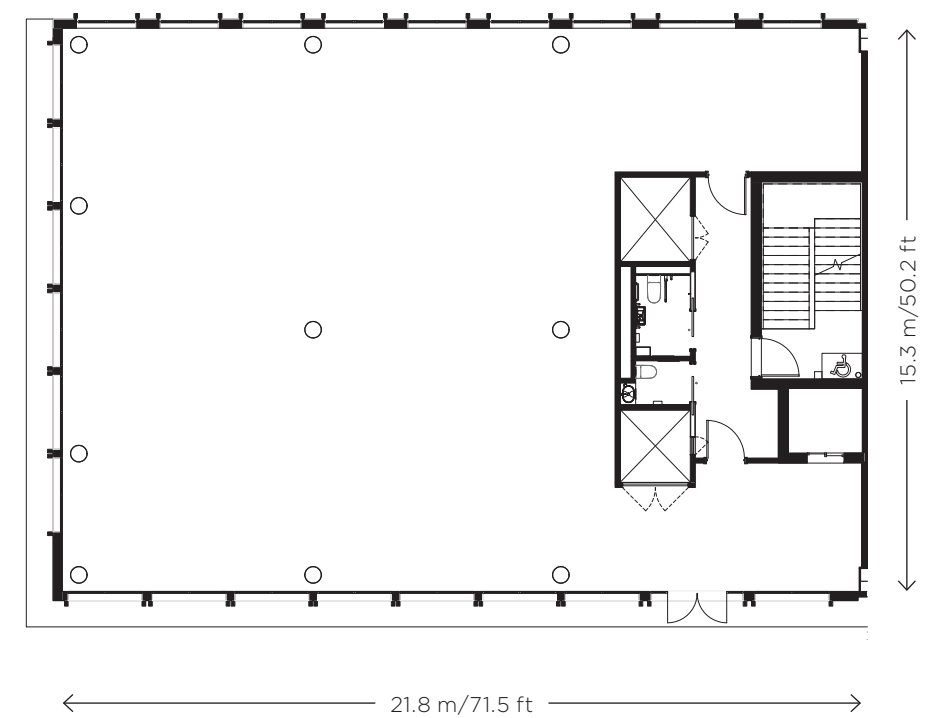
### TYPICAL FLOOR

GIA: 4,112 sq ft/382 sq m  
 NIA: 3,455 sq ft/321 sq m  
 Typical floor to ceiling height 2.615 m



### TOP FLOOR

GIA: 3,595 sq ft/334 sq m  
 NIA: 2,960 sq ft/275 sq m  
 Top floor to ceiling height 2.615 m



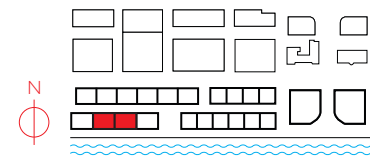
Retail space is available upon application and subject to the feasibility of planning.

Floor plans not to scale. For indicative purpose only.





## A2.2 FLOOR PLANS

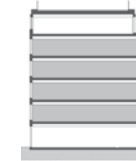
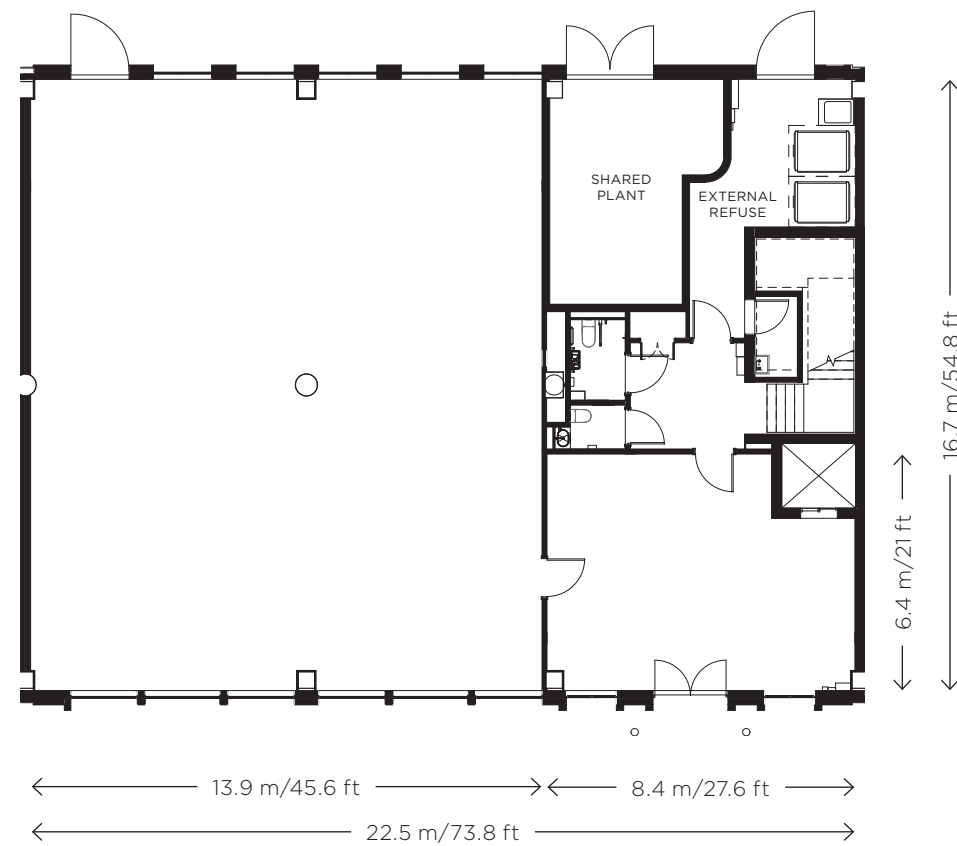


Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,724	346	3,079	286
4th Floor	4,037	375	3,380	314
3rd Floor	4,037	375	3,380	314
2nd Floor	4,037	375	3,380	314
1st Floor	4,037	375	3,380	314
Ground Floor	4,037	375	2,487	231
<b>Total</b>	<b>23,909</b>	<b>2,221</b>	<b>19,086</b>	<b>1,773</b>



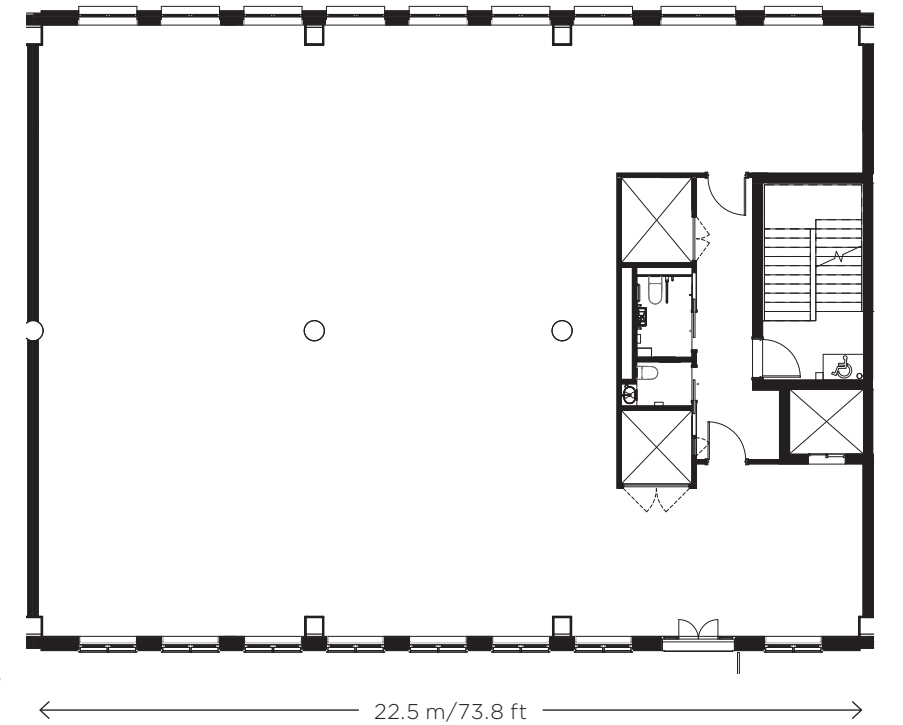
### GROUND FLOOR

GIA: 4,037 sq ft/375 sq m  
 NIA: 2,487 sq ft/231 sq m  
 Ground floor to ceiling height 3.125 m



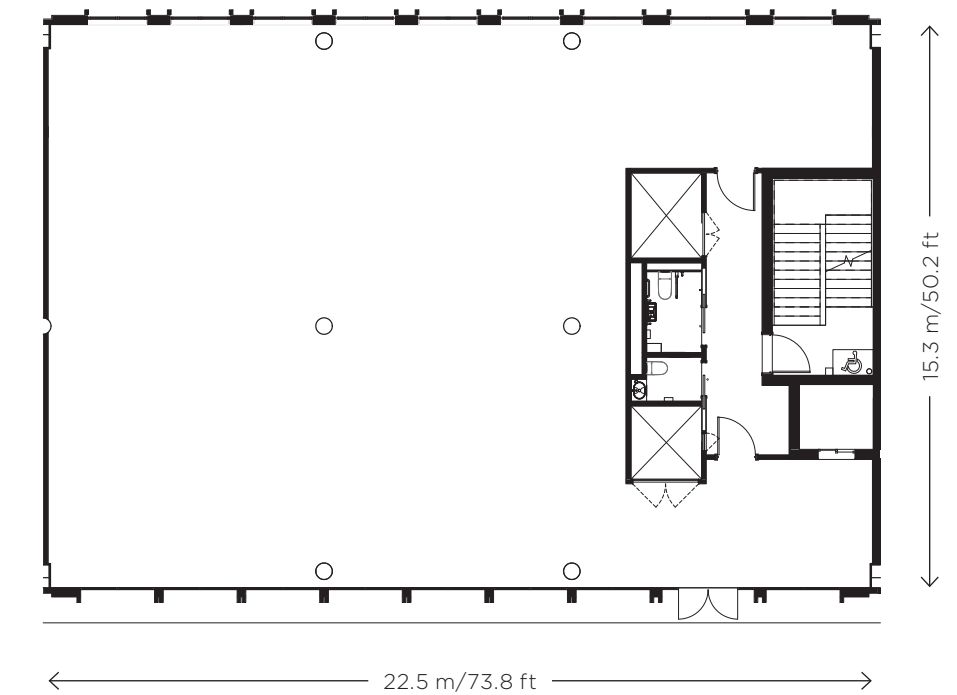
### TYPICAL FLOOR

GIA: 4,037 sq ft/375 sq m  
 NIA: 3,380 sq ft/314 sq m  
 Typical floor to ceiling height 2.615 m



### TOP FLOOR

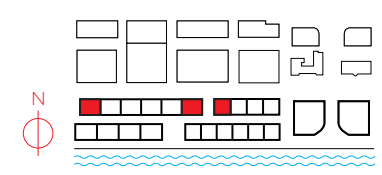
GIA: 3,724 sq ft/346 sq m  
 NIA: 3,079 sq ft/286 sq m  
 Top floor to ceiling height 2.615 m



Floor plans not to scale. For indicative purpose only.



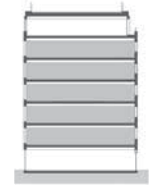
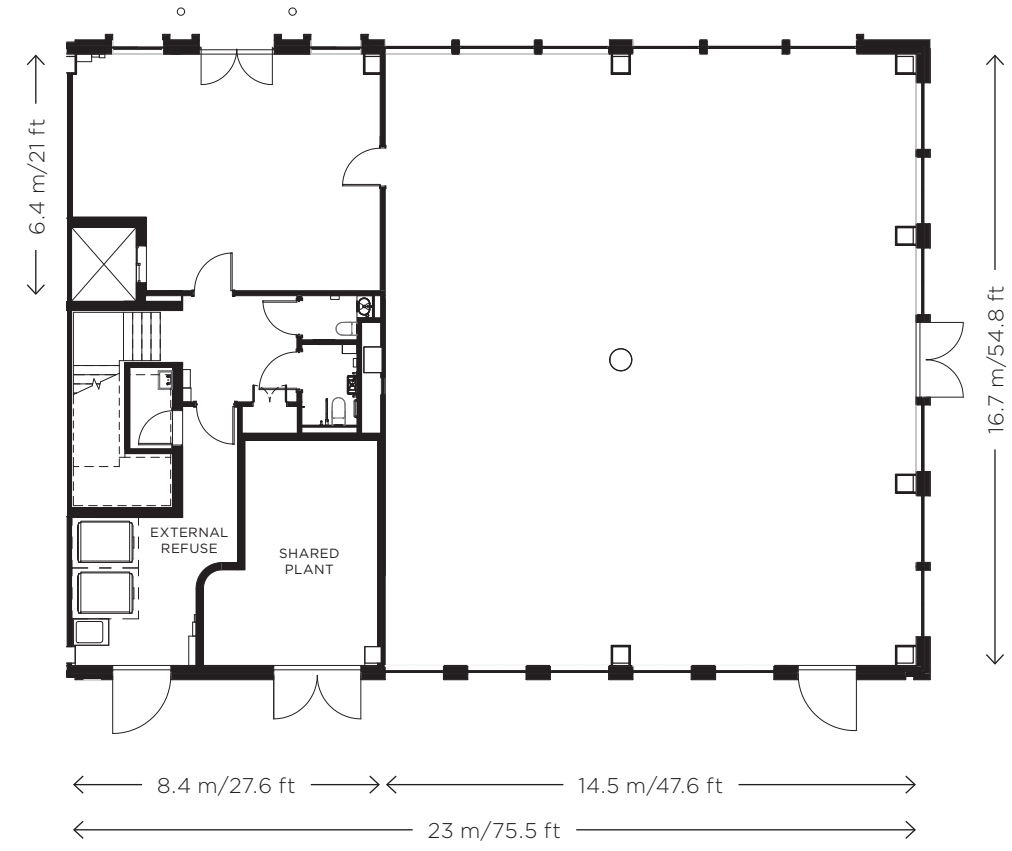
## A3.1 FLOOR PLANS



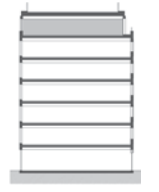
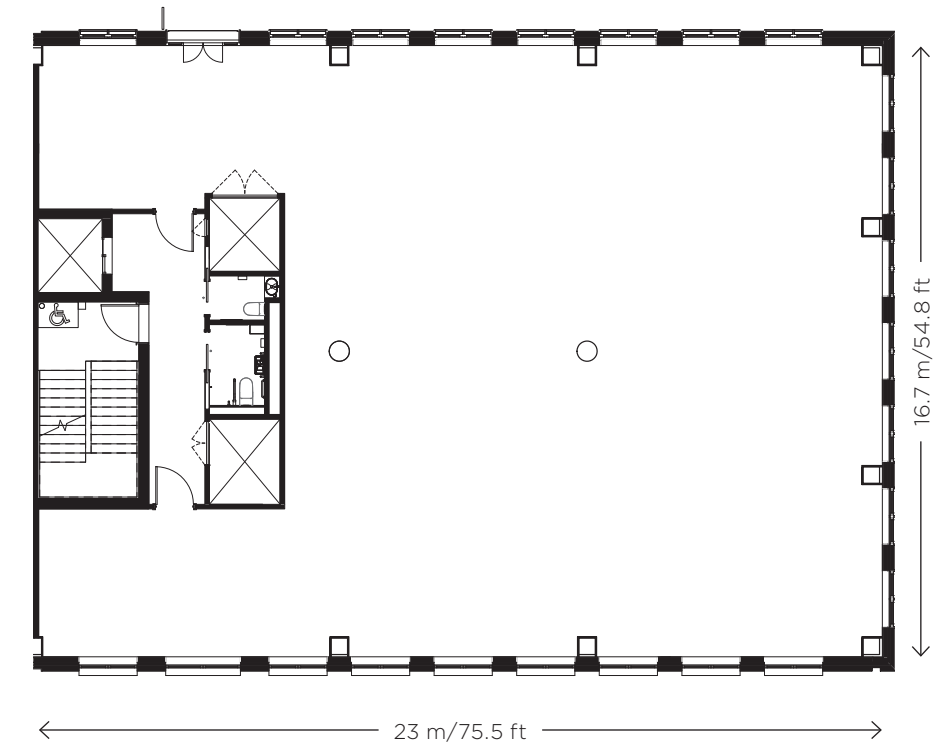
Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,595	334	2,960	275
5th Floor	4,112	382	3,455	321
4th Floor	4,112	382	3,455	321
3rd Floor	4,112	382	3,455	321
2nd Floor	4,112	382	3,455	321
1st Floor	4,112	382	3,455	321
Ground Floor	4,112	382	2,562	238
<b>Total</b>	<b>28,267</b>	<b>2,626</b>	<b>22,797</b>	<b>2,118</b>



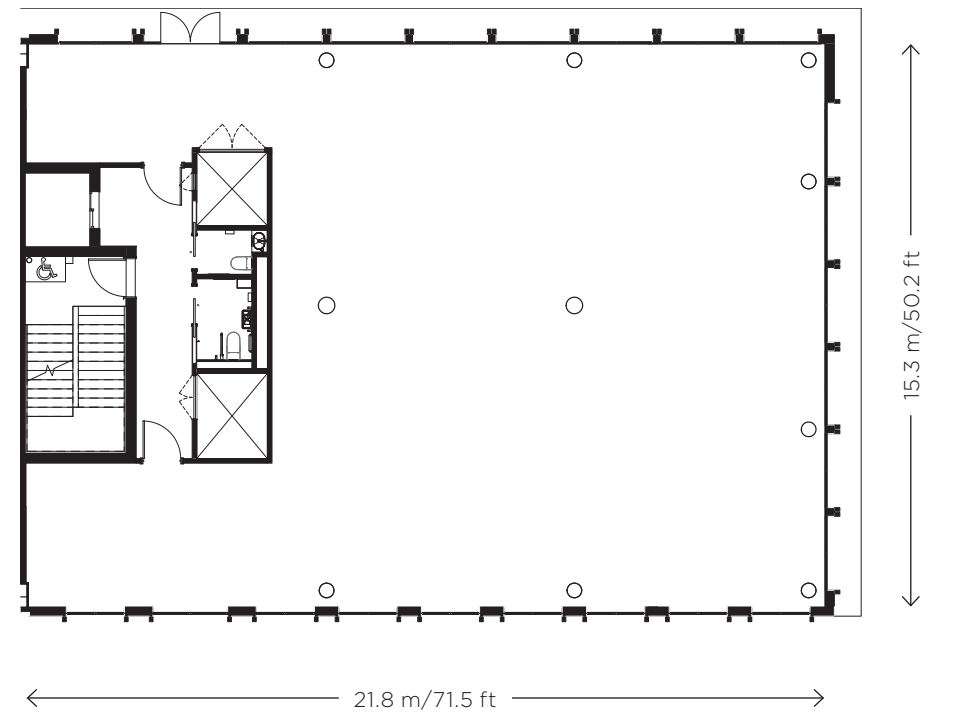
**GROUND FLOOR**  
 GIA: 4,112 sq ft/382 sq m  
 NIA: 2,562 sq ft/238 sq m  
 Ground floor to ceiling height 3.125 m



**TYPICAL FLOOR**  
 GIA: 4,112 sq ft/382 sq m  
 NIA: 3,455 sq ft/321 sq m  
 Typical floor to ceiling height 2.615 m



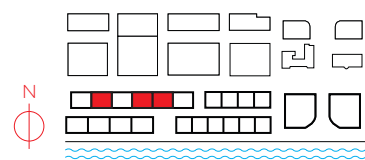
**TOP FLOOR**  
 GIA: 3,595 sq ft/334 sq m  
 NIA: 2,960 sq ft/275 sq m  
 Top floor to ceiling height 2.615 m



Floor plans not to scale. For indicative purpose only.



## A3.2 FLOOR PLANS



Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,724	346	3,089	287
5th Floor	4,037	375	3,380	314
4th Floor	4,037	375	3,380	314
3rd Floor	4,037	375	3,380	314
2nd Floor	4,037	375	3,380	314
1st Floor	4,037	375	3,380	314
Ground Floor	4,037	375	2,487	231
<b>Total</b>	<b>27,946</b>	<b>2,596</b>	<b>22,476</b>	<b>2,088</b>

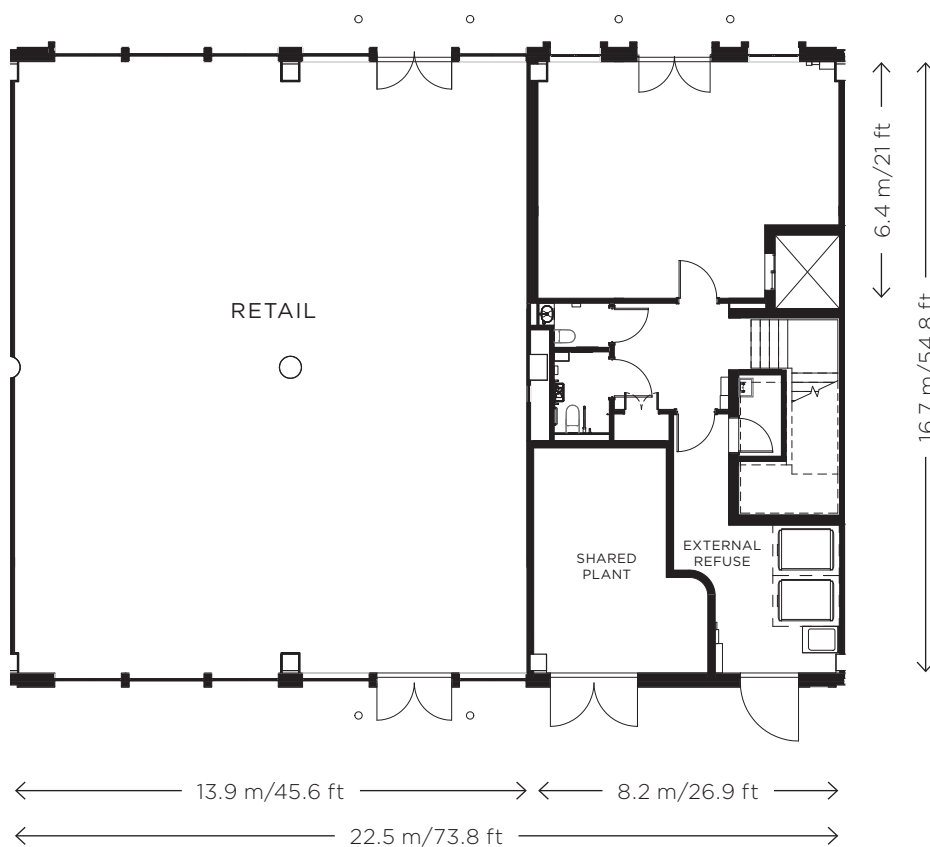
Retail space is available upon application and subject to the feasibility of planning.

Floor plans not to scale. For indicative purpose only.



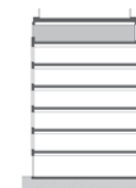
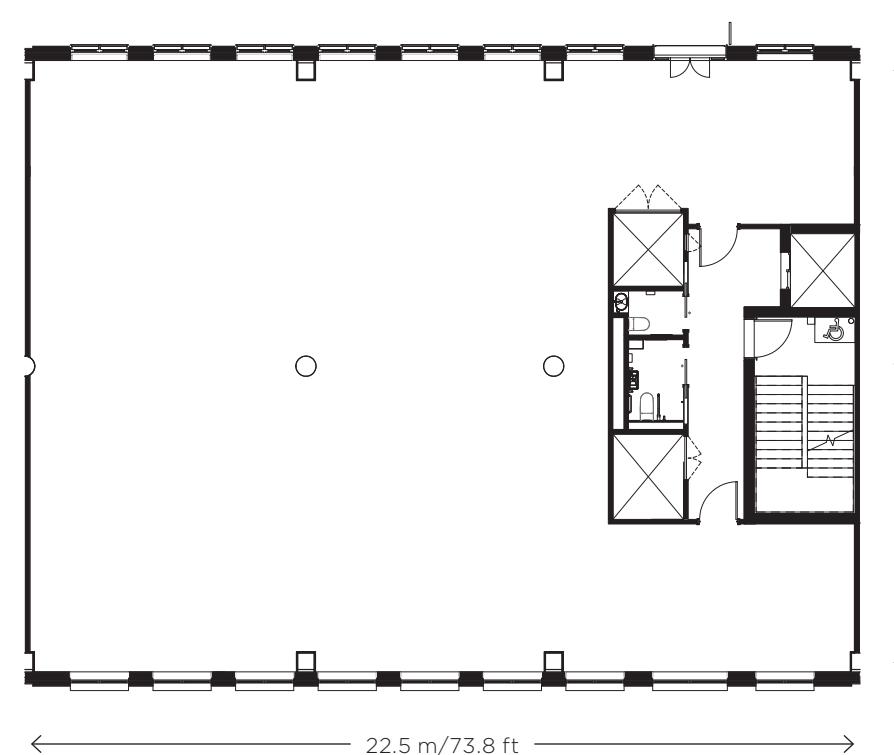
### GROUND FLOOR

GIA: 4,037 sq ft/375 sq m  
NIA: 2,487 sq ft/231 sq m  
Ground floor to ceiling height 3.125 m



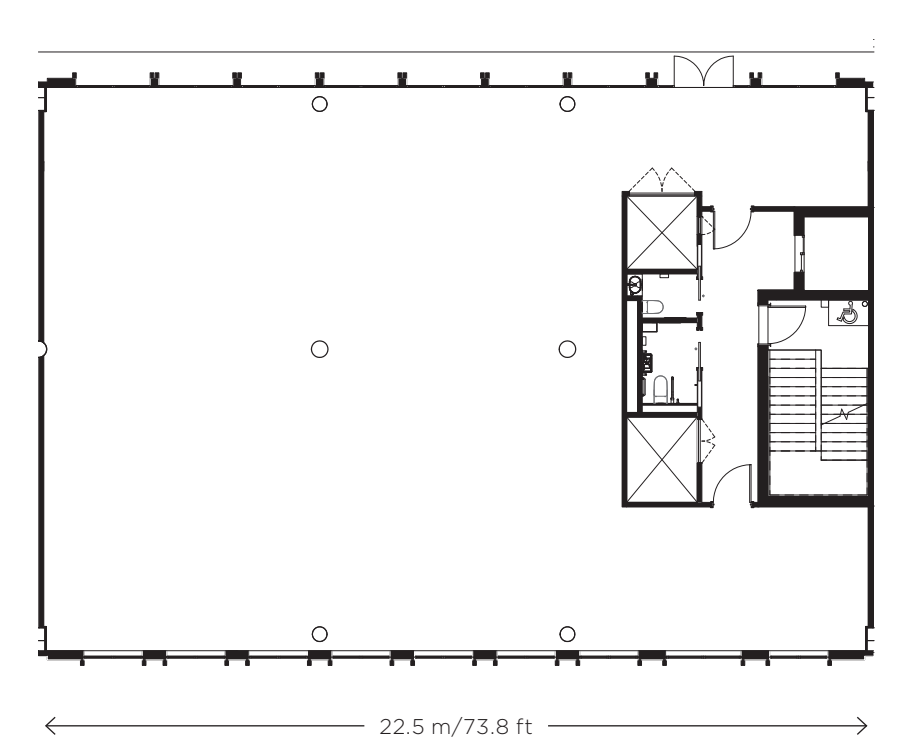
### TYPICAL FLOOR

GIA: 4,037 sq ft/375 sq m  
NIA: 3,380 sq ft/314 sq m  
Typical floor to ceiling height 2.615 m



### TOP FLOOR

GIA: 3,724 sq ft/346 sq m  
NIA: 3,089 sq ft/287 sq m  
Top floor to ceiling height 2.615 m

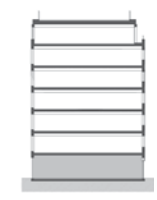




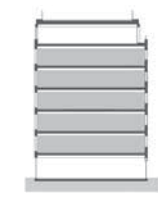
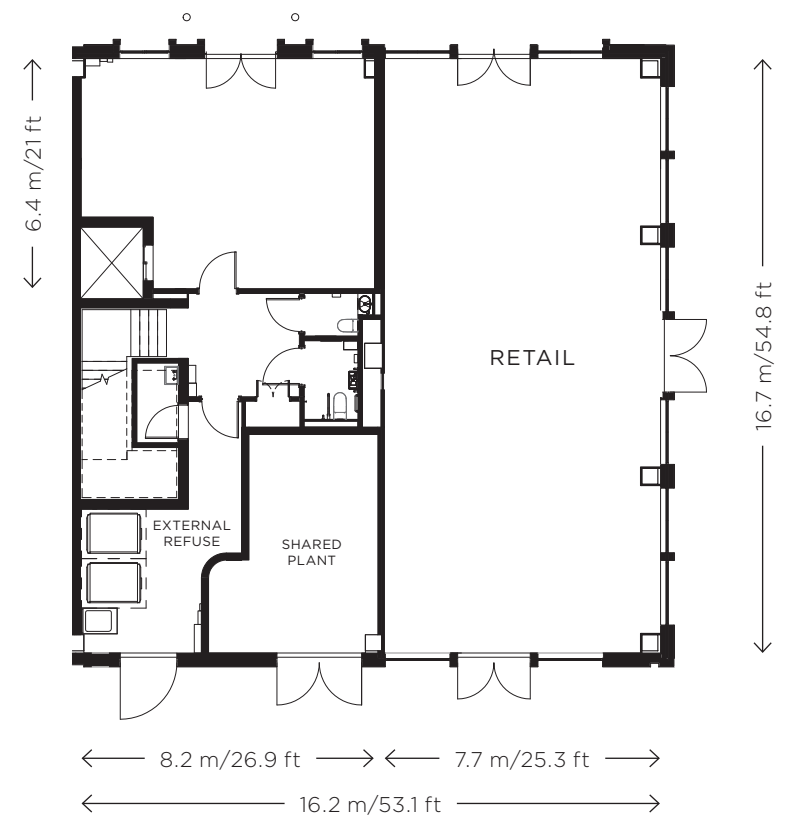
## A4.1 FLOOR PLANS



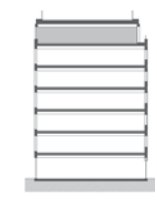
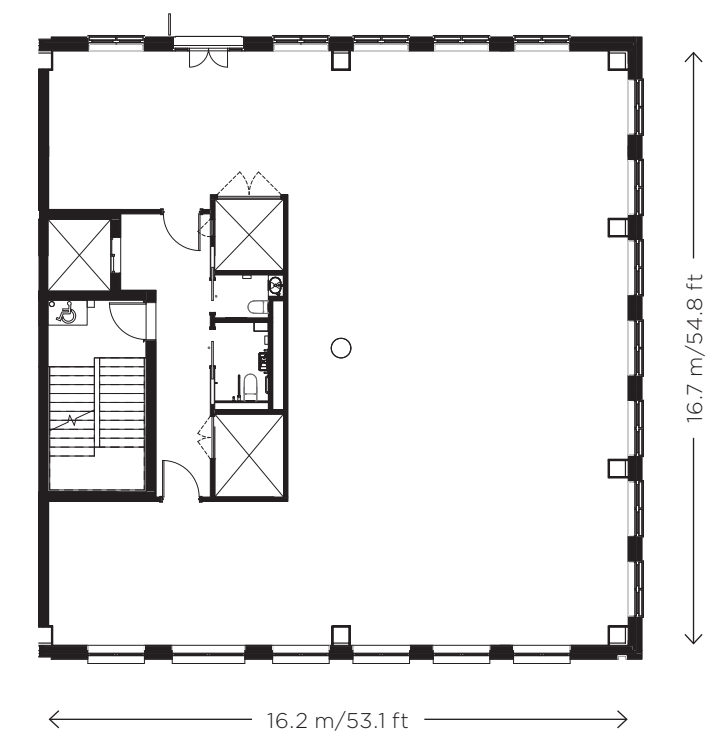
Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,476	230	1,851	172
5th Floor	2,906	270	2,261	210
4th Floor	2,906	270	2,261	210
3rd Floor	2,906	270	2,261	210
2nd Floor	2,906	270	2,261	210
1st Floor	2,906	270	2,261	210
Ground Floor	2,906	270	1,356	126
<b>Total</b>	<b>19,912</b>	<b>1,850</b>	<b>14,512</b>	<b>1,348</b>



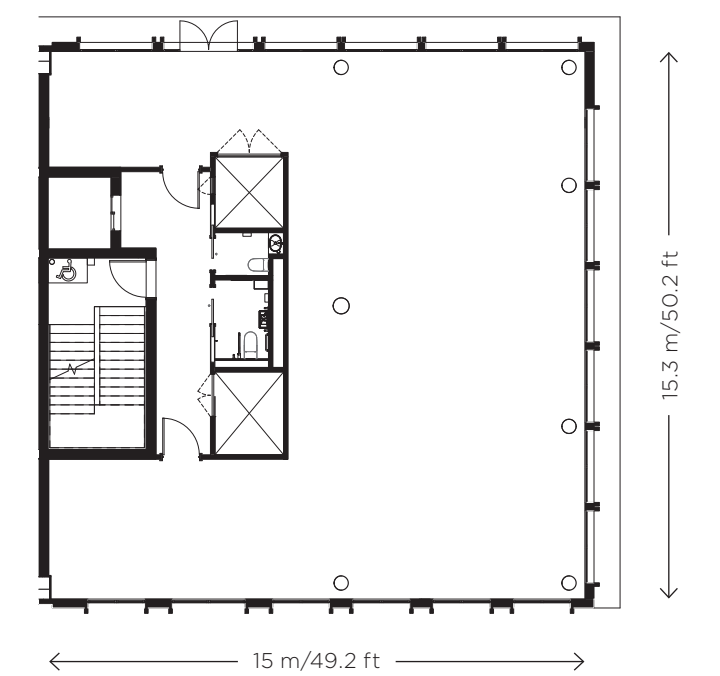
**GROUND FLOOR**  
 GIA: 2,906 sq ft/270 sq m  
 NIA: 1,356 sq ft/126 sq m  
 Ground floor to ceiling height 3.125 m



**TYPICAL FLOOR**  
 GIA: 2,906 sq ft/270 sq m  
 NIA: 2,261 sq ft/210 sq m  
 Typical floor to ceiling height 2.615 m



**TOP FLOOR**  
 GIA: 2,476 sq ft/230 sq m  
 NIA: 1,851 sq ft/172 sq m  
 Top floor to ceiling height 2.615 m



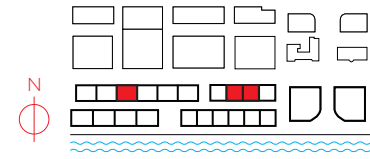
Please refer to Building Type A1.1 (Page 48) for Ground Floor plan with retail space.

Floor plans not to scale. For indicative purpose only.





## A4.2 FLOOR PLANS

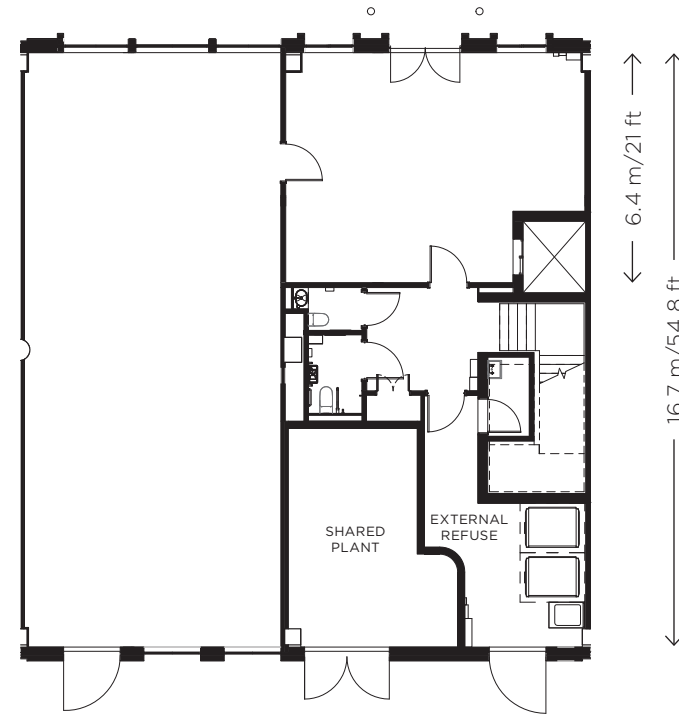


Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,605	242	1,970	183
5th Floor	2,820	262	2,185	203
4th Floor	2,820	262	2,185	203
3rd Floor	2,820	262	2,185	203
2nd Floor	2,820	262	2,185	203
1st Floor	2,820	262	2,185	203
Ground Floor	2,820	262	1,281	119
<b>Total</b>	<b>19,525</b>	<b>1,814</b>	<b>14,176</b>	<b>1,317</b>



### GROUND FLOOR

GIA: 2,820sq ft/262 sq m  
 NIA: 1,281 sq ft/119 sq m  
 Ground floor to ceiling height 3.125 m

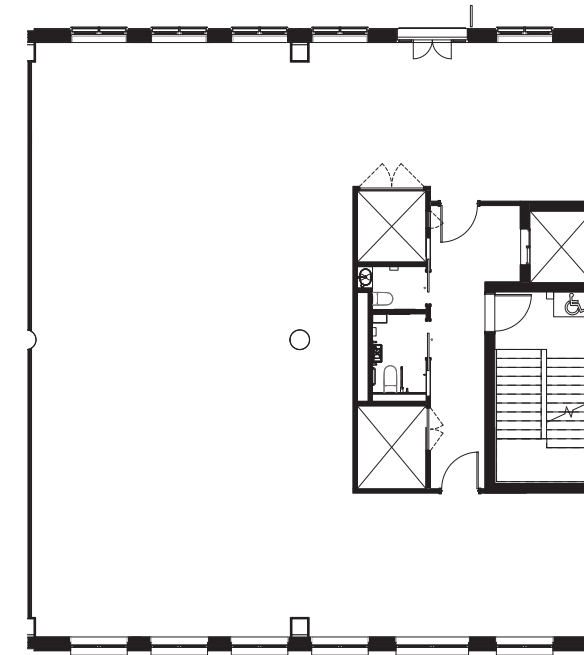


← 7.2 m/23.6 ft → ← 8.4 m/27.6 ft →  
 ← 15.7 m/51.5 ft →

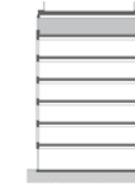


### TYPICAL FLOOR

GIA: 2,820sq ft/262 sq m  
 NIA: 2,185 sq ft/203 sq m  
 Typical floor to ceiling height 2.615 m

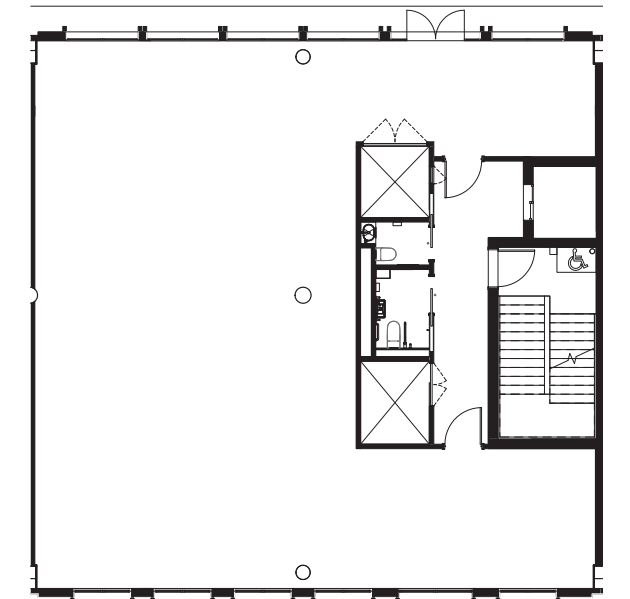


← 15.7 m/51.5 ft →



### TOP FLOOR

GIA: 2,605 sq ft/242 sq m  
 NIA: 1,970 sq ft/183 sq m  
 Top floor to ceiling height 2.615 m



← 15.7 m/51.5 ft →

Floor plans not to scale. For indicative purpose only.





## SPECIFICATION / CAT A

### / Building summary

Piled foundations, reinforced concrete frame  
Stone or brick clad ground floor, brick clad upper floors with punch windows, metal clad set back top floor with floor to ceiling glazing  
Full height glazing at ground floor

### / Key dimensions

3.125m clear floor to ceiling height  
80mm raised floor (Ground Floors)  
2.615m clear floor to ceiling height  
80mm raised floor (Typical Floors)  
300mm clear services zone  
80mm lighting and ceiling zone  
Fully accessible ceiling tiles

### / Floor loadings

Ground floor (Retail) (kN/m<sup>2</sup>)  
Imposed load = 4.0 +1.0 (Partitions)  
Floor finish/Ceiling/Services = 2.0/0.25/0.25

Office (kN/m<sup>2</sup>)  
Imposed load = 3.0 +1.0 (Partitions)  
Floor finish/Ceiling/Services = 0.35/0.25/0.25

Roof (kN/m<sup>2</sup>)  
Plant areas - Imposed load = 4.0  
General access - Imposed load = 1.5  
Roof terrace (non-accessible) - Imposed load = 1.5  
Floor finishes to roof areas vary

### / Acoustics

Open Plan Offices - NR38

### / Ventilation, heating and cooling

Sealed windows  
4-pipe fan coil units mounted in the ceiling of the perimeter zone; 2-pipe fan coil units mounted in the ceiling of the internal zone  
Central air handling unit  
Offices - Summer 22°C +/- 2°C  
Offices - Winter 20°C +/- 2°C  
Heat exchangers connected to the central facility for heating and cooling

### / Electrical services

Distribution boards located on each floor with the facility for sub metering  
Total capacity for 25W/m<sup>2</sup> small power  
Average open plan office maintained light level of 350lux (LG7 compliant)

### / Access control

Reception access for front and rear building access

### / Occupancy

Internal climate designed for 1 person/10 sq m  
Means of escape designed for 1 person/6 sq m

### / BREEAM

"Very Good" 2011

### / Lifts

1 passenger lift (13 persons)

### / WC provision

2 unisex WCs per floor  
1 is wheelchair accessible WC

### / The central facility

#### District Energy Network

A combined heat and power system will serve the development. This will be located in the central facility

District Energy Network will distribute heating and cooling to each building

This achieves better overall efficiencies than a standalone system

### / Cyclist facilities

Central secure storage  
Central showers, changing and locker facilities

### / Car parking

More than 600 parking spaces on site







## DELIVERY TEAM



**ABP** is a developer with a strong track record in China of taking areas in need of regeneration and transforming them into vibrant and successful business districts. The £1.7 billion Royal Albert Dock project will create up to 30,000 new jobs and it is estimated it will be worth £6 billion to the London economy when it is completed. Although ABP is a Chinese developer, the company has brought together a team of partners with global reputations and who have considerable experience of delivery of major London projects.

## STANHOPE

**Stanhope** is a developer with 30 years' experience and more than £15 billion of completed projects. Their successful track-record includes landmark projects such as Broadgate, Paternoster Square and Chiswick Park, and new projects include Television Centre, White City. They are a focused team of development entrepreneurs from professional property and construction backgrounds including surveyors, engineers and building experts, together with a finance team and support staff.



**CITIC Construction** is a holding subsidiary of CITIC Group, with business in infrastructure, real estate, energy & resource and manufacturing across the countries in Africa, Latin America, Asia and Europe. The company adheres to a business strategy of "investment, financing, and engineering pre-service to project owners to obtain EPC general contracting projects, and also to drive the development in related industries." It provides a comprehensive package of services throughout the project life cycle, and has successfully delivered a number of representative projects, including the China National Stadium (Bird's Nest), the Algeria East-West Expressway, Angola social housing and the Myanmar multifunctional diesel factory.

## FARRELLS

**Farrells**, considered to be the UK's leading architect planners, with offices in London, Hong Kong and Shanghai, is led by Sir Terry Farrell. It has an international reputation achieved through its work on several schemes including Edinburgh International Conference Centre, as well as landmark projects in London at Broadgate, Paternoster Square and Paddington. Current projects include the new transport 'super-hub' at Old Oak Common, Earls Court, the Embassy Quarter in Nine Elms, Convoys Wharf and Lots Road Power Station.



**Multiplex** has been delivering landmark property and infrastructure assets for more than 50 years. As a leading international contractor with a focus on sustainable growth, they create large-scale and complex landmark buildings, commercial structures and infrastructure projects, building sustainable futures and enriching the communities where they work.

Multiplex's contracting heritage is in construction – forged in Australia – with growth in the Middle East, Asia, Europe and Canada. They are expanding this legacy, applying their expertise and strength to the engineering and infrastructure sectors and developing their reputation for innovative excellence.



**Savills** is a global real estate services provider with an international network of more than 600 offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East. It offers a broad range of specialist advisory, management and transactional services to clients all over the world. A combination of sector knowledge and entrepreneurial flair gives clients access to real estate expertise of the highest calibre. Savills is regarded as an innovative organisation backed up with excellent negotiating skills.



**PwC** provides industry-focused assurance, tax and advisory services to enhance value for their clients. More than 184,000 people in 157 countries in firms across the PwC network share their thinking, experience and solutions to develop fresh perspectives and practical advice. The company has been working with ABP since 2013.



**Pinsent Masons** is a fast growing international law firm employing over 2,600 people worldwide including over 1,500 lawyers. They offer market-leading UK coverage with a significant presence across the UK's three legal jurisdictions. Their international profile covers the major international business and financial centres of Doha, Dubai, Beijing, Paris, Munich, Shanghai, Hong Kong, Istanbul and Singapore. A team in excess of 400 lawyers has the ability to handle projects of any size, across the whole country.



**akt II** is a progressive design-led practice of structural and civil engineers. The practice operates from London, whilst trading throughout the world. They have current and complete projects in over 25 countries, and a reputation for innovative and high quality design. Since formation in 1995, their projects have won over 250 design awards. akt II's experience is extensive, covering the commercial, residential, retail, leisure, educational, health and transportation sectors of the market. Projects range from large new build developments to complex refurbishments of listed buildings, with contract values ranging from £100,000 to over £750 million.

## CBRE

**CBRE** employs over 37,000 people in over 300 offices across 60 plus countries. Its network of local expertise, combined with its international perspective, ensures that it is able to offer a high standard of service to clients: a service that transcends language, culture and legal systems to enable the seamless implementation of real estate plans. The services provided include agency and brokerage, asset management, capital markets, corporate services, project management, residential, valuation and planning and development.



**WT Partnership** is an international construction cost and project management consultancy which, from its initial base in quantity surveying, has evolved into a multi-disciplinary practice offering a wide range of services and delivering successful cost, time, quality and environmental outcomes for its clients. With main activity in the UK, mainland Europe, South East Asia and Australasia, the company draws on the expertise of more than 1,200 staff operating from over 45 offices worldwide.



**Hilson Moran** is a leading independent multidisciplinary engineering consultancy for the built environment, providing a broad range of services and assisting its clients in every aspect of engineering and infrastructure for buildings. With in-house specialists in all principal engineering disciplines, the practice has the depth and diversity of expertise needed to take on any engineering project with confidence.





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2. Any areas, measurements or distances are approximate. The text, CGIs 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.
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ABIP



