

east  
INDIA  
DOCK

# HIGH SPECIFICATION OFFICE SPACE

## East India Dock:

- 33,664 sq ft immediately available
- Up to 28,320 sq ft on a single floor
- Secure estate environment
- Adjacent to DLR station
- Minutes from Canary Wharf

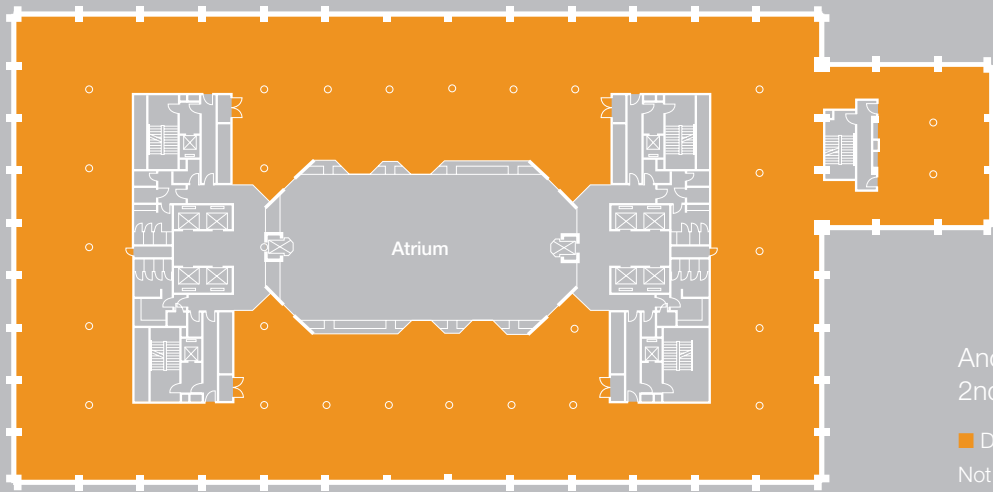
The East India Dock Estate comprises four modern high specification office buildings totalling 600,000 sq ft with ancillary retail and leisure accommodation serviced by its own Docklands Light Railway Station.



# ONE OF THE LARGEST FLOOR

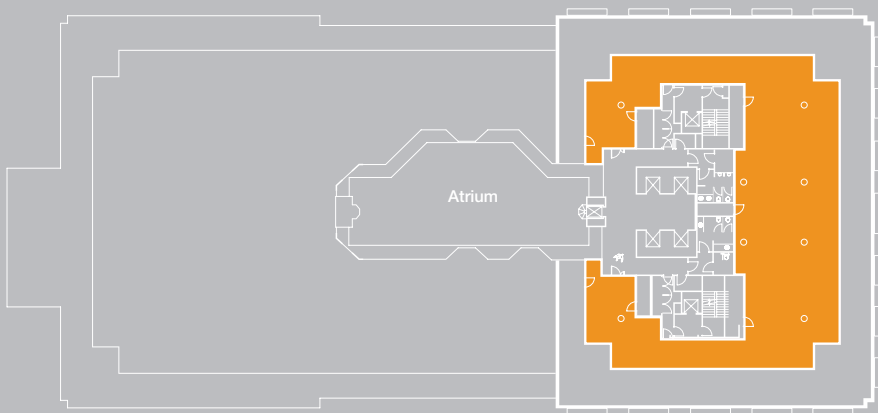


# SINGLE PLATES IN DOCKLANDS



Anchorage House  
2nd floor floorplan

■ Demised area  
Not to scale



Capstan House  
9th floor floorplan

■ Demised area  
Not to scale

The 2nd floor at Anchorage House at 28,320 sq ft offers the largest single floor in the Docklands outside Canary Wharf and is readily capable of sub-division.

- **Variable Air Volume air conditioning (Anchorage House)**
- **Air conditioning (Capstan House)**
- **Acoustic metal tile ceiling system**
- **LG7 compliant lighting (Anchorage House)**
- **160mm raised access flooring system**
- **10 passenger lifts**
- **Good natural light to office areas**
- **24 hour estate / building security & CCTV**
- **Secure underground tenant and visitor parking**
- **On-site amenities**

## ACCOMMODATION

The following floors are currently available:

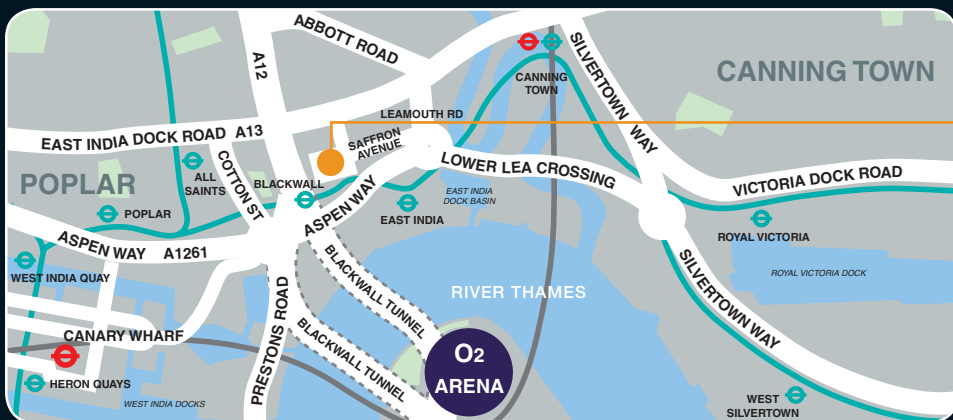
Building	Floor	Area (sq m)	Area (sq ft)
<b>Capstan House</b>	<b>9th</b>	<b>428.3</b>	<b>4,612</b>
<b>Anchorage House</b>	<b>2nd</b> (& part of 1st)	<b>2,699</b> (inc. 68 sq m part of 1st)	<b>29,052</b> (inc. 732 sq ft part of 1st)
<b>Total</b>		<b>3,127.3</b>	<b>33,664</b>

# SUPERB LINKS TO THE CITY AND BEYOND

## East India Dock has good transport links and accessibility

**Rail:** East India Dock has its own Docklands Light Railway Station providing swift access to the City and Underground network at Bank, Canary Wharf and Stratford. The new London City Airport extension provides access to London's fastest growing airport within 8 minutes. The opening of the new Crossrail link proposed for 2015 will further improve the area's accessibility.

**Road:** East India Dock sits adjacent to the A13 and Aspen Way giving dual carriageway access within 10-15 minutes west to the City and east to London City Airport and the A406 (North Circular Road). It is also adjacent to the A102(M) Blackwall Tunnel approach. Regular bus services run through the estate giving access to Canary Wharf and Stratford.



### Travel times:

City of London (Bank)	12 mins
West End (Oxford Circus)	30 mins
Stratford International	18 mins
Canary Wharf	12 mins
City Airport	8 mins

### Airport drive times:

City Airport	17 mins
Heathrow	70 mins
Gatwick	80 mins
Stansted	60 mins

## east INDIA DOCK

### Key to lines:

Docklands Light Railway (DLR)	Central	District
London Underground	East London	Hammersmith & City
National Rail	Jubilee	London River Services

## TERMS

Flexible leasing terms are available directly from the Landlord.

### Contacts

For viewings and further information please contact:

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CRITERION  
CAPITAL

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