

**PRIME DOCKLANDS OFFICE SPACE**



SECOND AND FOURTH FLOORS - TO LET  
Prime Docklands Office Space  
Stunning Waterside Location with Views of Canary Wharf and  
Greenwich

2nd & 4th Floors, City Reach  
5 Greenwich View Place, E14 9NN

Office  
**TO LET**

10,760 to 27,520 sq ft  
(999.64 to 2,556.69 sq m)

- Air conditioning
- Raised floors
- 24 hour access and security
- On-site management
- Showers
- LED lighting
- Secure car parking
- Both floors available Q1 2023

# 2nd & 4th Floors, City Reach, 5 Greenwich View Place, London, E14 9NN

## SUMMARY

Available Size	10,760 to 27,520 sq ft
Rent	£22.50 per sq ft
Rates Payable	£11.50 per sq ft Approximate
Service Charge	£12.50 per sq ft
VAT	Applicable
EPC Rating	D (95)

## DESCRIPTION

City Reach is a 100,000 sq ft office development owned by Sir Robert Ogden Estates, which forms part of a secure private landscaped estate within easy walking distance of Crossharbour and South Quay DLR stations or a 12 minute walk from Canary Wharf.

The property which comprises eight office floors with excellent natural daylight is designed to a high specification, benefiting from 24 hour security and views over the Dock and the Canary Wharf estate.

## LOCATION

Walking distance to Crossharbour/South Quay DLR stations. A 12 minute walk to Canary Wharf, with connection via Jubilee/Elizabeth line.

## ACCOMMODATION

The second and fourth floors comprise the following:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
2nd	16,760	£22.50	£11.50	£12.50
4th	10,760	£22.50	£11.50	£12.50
<b>Total</b>	<b>27,520</b>	<b>£22.50</b>	<b>£11.50</b>	<b>£12.50</b>

## SPECIFICATION

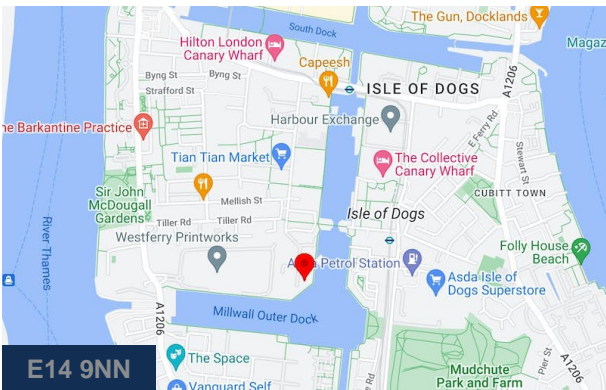
- Air-conditioning
- Raised access flooring
- LED lighting
- On-site management and 24-hour access and security
- Bicycle storage (on estate) and showers
- Enhanced floor to ceiling heights / floor void (second floor)
- Secure car parking

## VIEWINGS

By appointment only, via sole joint agents, Dron & Wright and Cherryman.

## TERMS

A new lease directly from the Landlord, for a term to be agreed.



## Viewing & Further Information

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