TO LET - OFFICE

THE PAPER YARD

Surrey Quays Road, Canada Water, SE16 7LG



Key Highlights

- 5,149 to 30,447 sq ft
- Fitted Lab spaces and Lab Enabled spaces
- Ability to cater for CL2 laboratory requirements including the need for ducted fume hoods
- Outdoor gas storage with gases piped to
- Private and communal terracing
- Existing tenants on the campus include TEDI Engineering University, Prosemino and Chemastery.
- Highly flexible space designed to accommodate a range of R&D occupiers.

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Description

The Paper Yard provides you with the versatile lab-enabled space you need now, and in the future. Thanks to its modular design, these innovative new buildings are flexible and can be configured to suit you needs. With the first building already occupied by TEDI-London – training the engineers of the future – and with quick connections to key science and research locations all over London, this exciting space, with its own unique history, will soon become a bold and energetic new hub for London's scientific community.

Location

Close connections to key research and scientific centres across London. Easy access to Underground and Overground stations. Modern cycle facilities available onsite. Staying connected couldn't be easier. In fact, connections to all of London—and beyond—are just minutes from your desk.

Accommodation

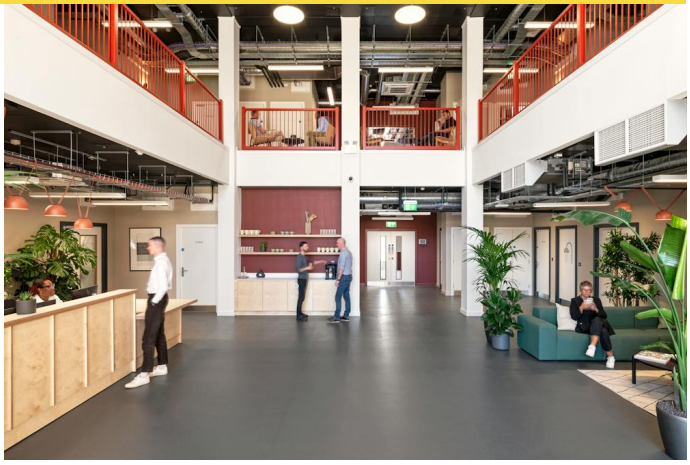
The accommodation comprises the following areas:

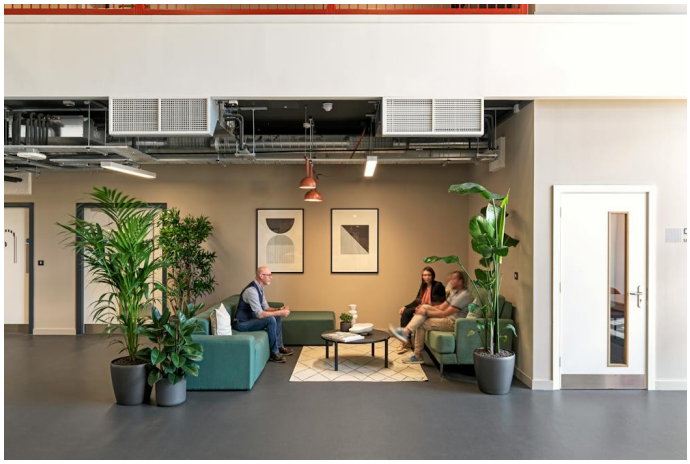
Name	sq ft	sq m	Availability
2nd	5,062	470.28	Under Offer
2nd	5,149	478.36	Available
1st	11,773	1,093.75	Available
Ground	8,365	777.13	Under Offer
Total	**30,349**	**2,819.52**	

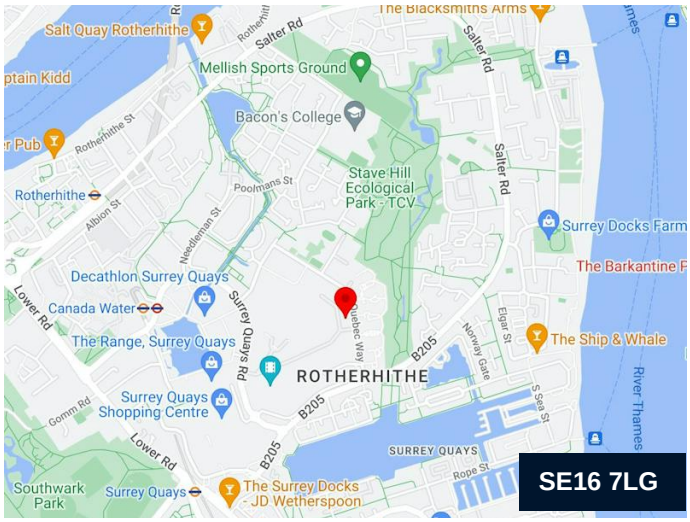
Business Rates

Rates payable: £17 per sq ft

Estimated







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