

TO LET - OFFICE

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# CITY REACH

5 Greenwich View Place, E14 9NN



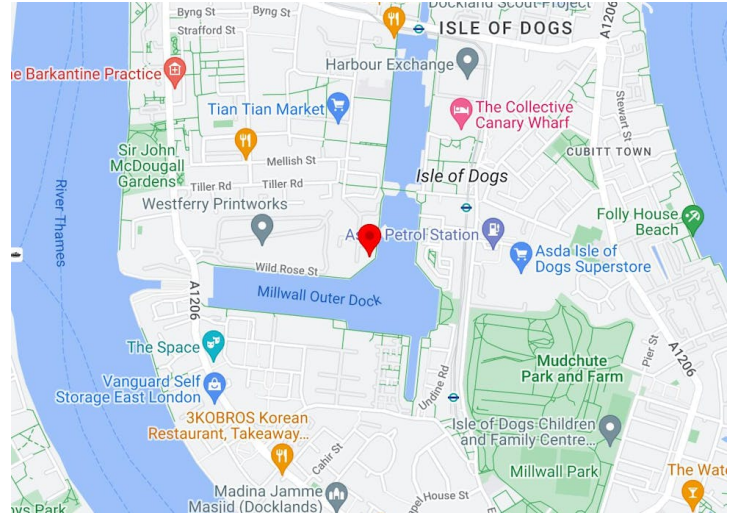
## Key Highlights

- 874 to 40,324 sq ft
- Prestigious building entrance
- VAV Air-conditioning
- Communal kitchen
- 24-hour access and security
- On site showers
- Raised Floors
- All major telecom providers

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Cherryman



## Summary

Available Size	874 to 40,324 sq ft / 81.20 to 3,746.22 sq m
Rent	£22.50 per sq ft
Rates Payable	£12.60 per sq ft
Service Charge	£14.50 per sq ft Full floors £13.50 psf
Car Parking	£1,800 per space / annum
Estate Charge	Building Insurance - £2.02 psf
EPC	C (55)

## Description

City Reach is a 100,000 Sq Ft office development owned by Sir Robert Ogden Estates.

Located within the Greenwich View Estate, City Reach forms part of a secure private landscaped estate and boasts a spectacular triple height glazed atrium.

The building comprises of eight office floors designed to a high specification with excellent natural daylight and views over the Dockside and Canary Wharf.

Following the success of splitting some of the floors (3rd, 5th & 7th floors) to provide a variety of suites sizes - ranging from c.1,200 to 3,000 sq.ft. Sir Robert Ogden Estates have recently stated works to divide the 4th floor as well to meet current market demands.

## Location

City Reach forms part of the Greenwich View Place Estate situated in the Crossharbour district of the London Docklands overlooking Millwall Outer Dock.

By car the building is accessed via Mastmaker Road off Marsh Wall leading into Millharbour and then Greenwich View Place.

By train Crossharbour Docklands Light Railway (DLR) station is situated within five minutes of the building with services to Bank, Lewisham and Stratford.

Canary Wharf is only a 12 minute walk to the north or a short two stops on the DLR. Excellent transport links can be found there with the Jubilee Line (London Bridge, Waterloo, & Stratford) and Elizabeth Line (Reading, Heathrow Airport, Paddington, Shenfield).

## Accommodation

The available office accommodation comprises of the following (the total column is the combined rent, rates and service charge costs per annum exclusive of VAT):

Name	sq ft	Rent (sq ft)	Total year	Availability
7th - Suite 1	1,170	£22.50	£26,325	Available
6th	10,760	£22.50	£512,176	Available
4th	10,760	£22.50	£510,131.60	Available
3rd - Suite A2	874	£22.50	£43,350.40	Available
2nd	16,760	£22.50	£802,301.20	Available

## VAT

The building is elected for VAT

## Terms

New flexible lease terms available directly from the landlord.



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