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WELCOME
TO LONDON'S
NEWEST
BUSINESS
DISTRICT









/ INTRODUCTION

ABP's development at Royal Albert Dock will create London's newest business district.

Europe has never seen anything like ABP Royal Albert Dock; a vibrant international business district where East meets West, and where opportunities are abundant.

Asian businesses are seizing this moment to establish their UK and European headquarters, opening their doors wide to UK and European companies to build trade partnerships.

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 development now scales 15 million sq ft, with over 500 resident companies, and 50,000 employees, working across 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.

/ INSIGHT INTO THE ROYAL ALBERT DOCK

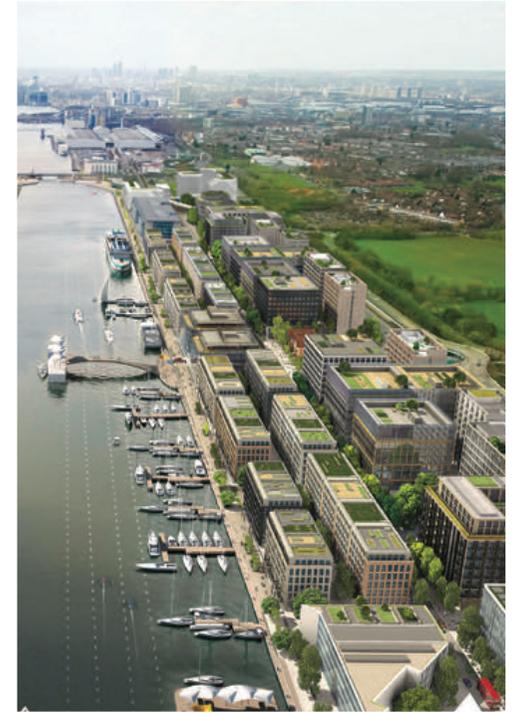
At the height of the British Empire, London's Royal Albert Dock stood as the epicentre of goods trade around the world, but since 1980 it has been little used.

In 2013, ABP acquired sole private ownership of the 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, and bringing two listed buildings back to life.

ABP Royal Albert Dock London has national and global backing, supported by the UK Government and the Mayor of London. Many companies from Asia see the development as the perfect platform to "Go Global" and reach new European markets.

/ The linear site runs with the serene water's edge to the south and beautiful greenery of Beckton District Park to the north.





An aerial photograph of London, England, showing the River Thames, the London skyline, and the Olympic Stadium. The image is split diagonally from the top right to the bottom left. The left side shows a more detailed view of the stadium and surrounding urban area, while the right side shows a wider view of the city skyline across the river. The text 'AT THE HEART OF LONDON'S FUTURE' is overlaid on the left side in white, sans-serif capital letters.

AT THE
HEART OF
LONDON'S
FUTURE







/ THE WORLD'S LEADING FINANCIAL CENTRE

As the world's leading financial centre, London drives the UK economy.

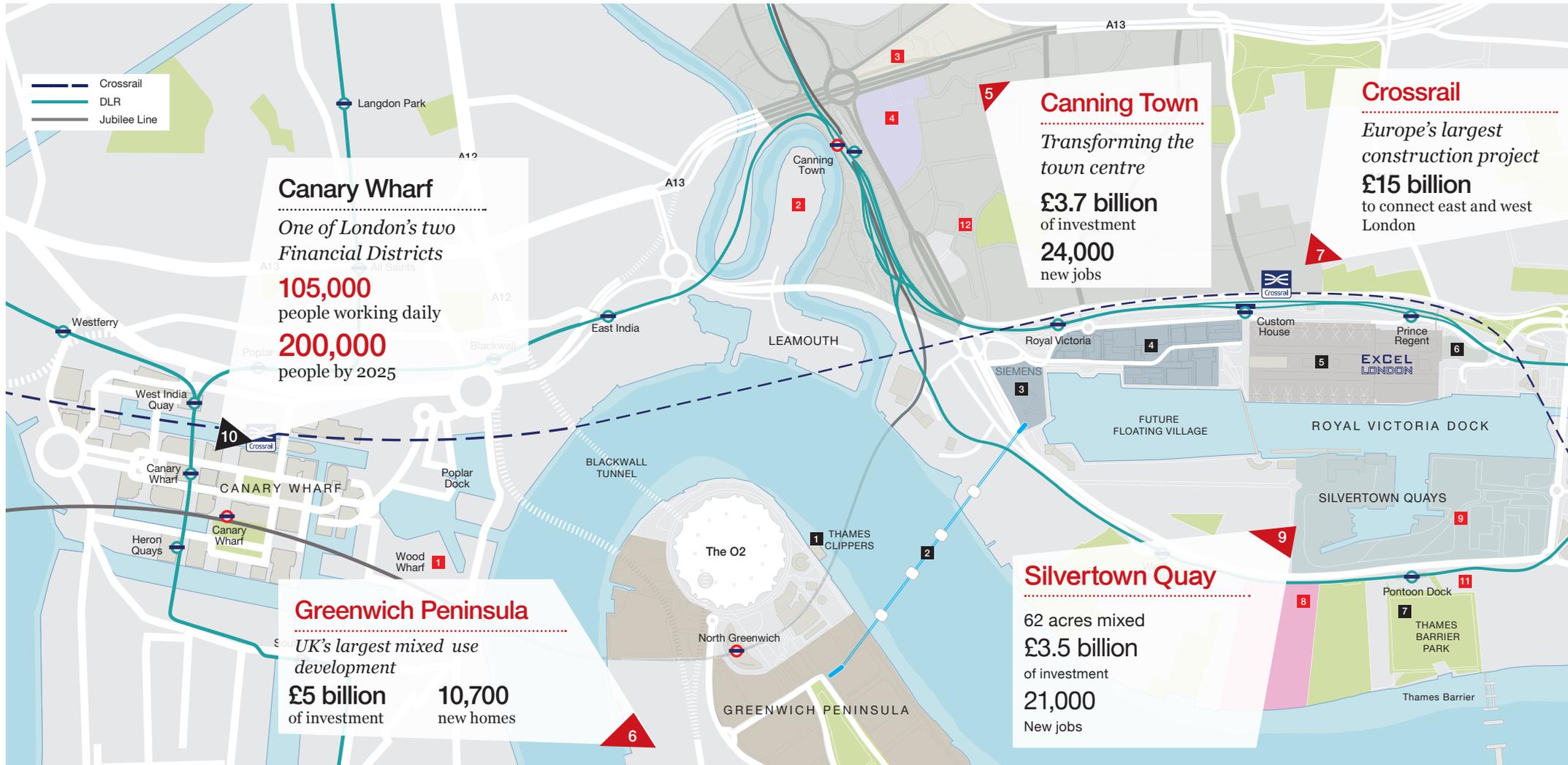
The city's focus has travelled east along the Docklands; first with developments at St. Katharine's Dock and Limehouse, and then with the world-famous Canary Wharf.

Following the success of London 2012, the world-class Olympic Park and ongoing regeneration of Stratford, the Government declared the east as an "arc of opportunity", with investment of £26 billion planned for this area over the next ten years.

At the heart of this tremendous growth will be ABP's Royal Albert Dock, a business district alive with aspiration, and an economic generator beyond its own perimeter.

Catering to multiple time zones, Royal Albert Dock will have a vibe like no other. This development will be alive beyond standard business hours; creating a constant buzz and an ideal environment for companies to flourish.

THE ARC - £26 BILLION INVESTMENT





/ Existing Amenities and Services

- | | |
|-----------------------|---------------------------------|
| 1. Thames Clippers | 6. Thames Barrier Park |
| 2. Emirates Air Line | 7. London City Airport |
| 3. The Crystal | 8. University of East London |
| 4. Destination Hotels | 9. Gallions Reach Shopping Park |
| 5. ExCel | 10. Canary Wharf |

/ Pipeline Development

- | | |
|--|---|
| 1. Wood Wharf | 7. Crossrail |
| 2. London City Island | 8. Royal Wharf |
| 3. Rathbone Market | 9. Silvertown Quays |
| 4. Hallsville Quarter | 10. Gallions Quarter and Marina Quarter |
| 5. Canning Town and Custom House Regeneration Area | 11. Waterside Park |
| 6. Greenwich Peninsula | 12. Royal Gateway |

As East meets West,
this business district
stands out as a planned
4.7 million sq ft (GEA)
mixed-use development.

A 21ST CENTURY BUSINESS HIGH STREET

Bursting with activity, the development offers a whole host of uses from commercial spaces, residential properties and stylish cafés, quality retail outlets and high-end showrooms, alongside innovative meeting hubs. The business high street provides East to West connectivity, offering the ideal location for international businesses to showcase

Residential
935,000 sq ft

THE 3RD LONDON FINANCIAL DISTRICT PROMENADE

Opening a waterside promenade with a combination of Asian and global financial businesses will create a bustling waterfront.

Office
3,300,000 sq ft



THE CENTRAL SQUARE

At the very heart of the development, a large square will provide a public space where the community will come together for cultural events and enjoy waterside views.

Retail/leisure

166,000 sq ft



THE DISTRICT THAT NEVER SLEEPS

The nature of the development creates a self-contained mini town, awake around the clock. The open public spaces will be created first, providing a space for people to enjoy before the site is fully complete.

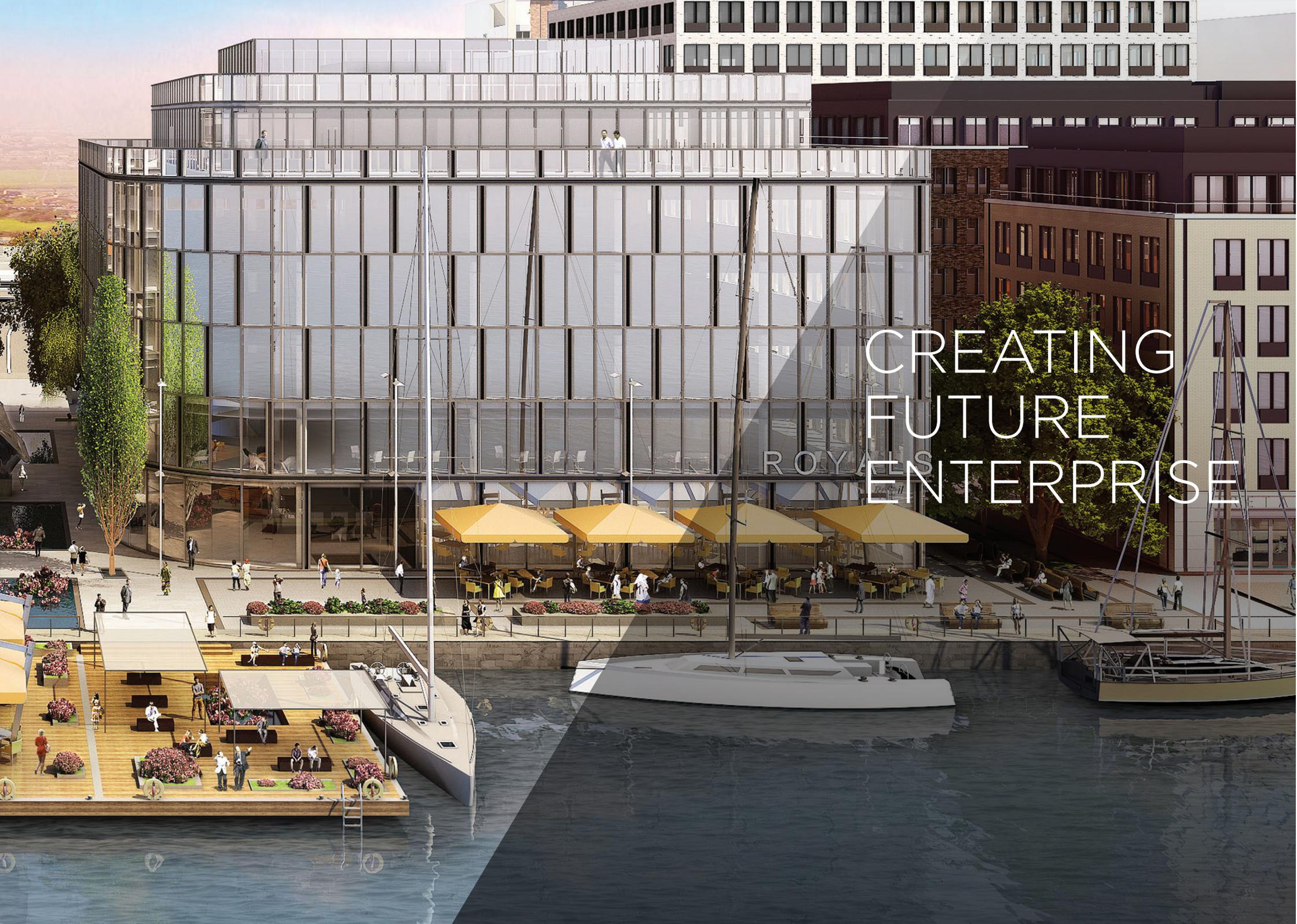
Other*

314,000 sq ft

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



ROYAL'S



CREATING
FUTURE
ENTERPRISE

ROYALS



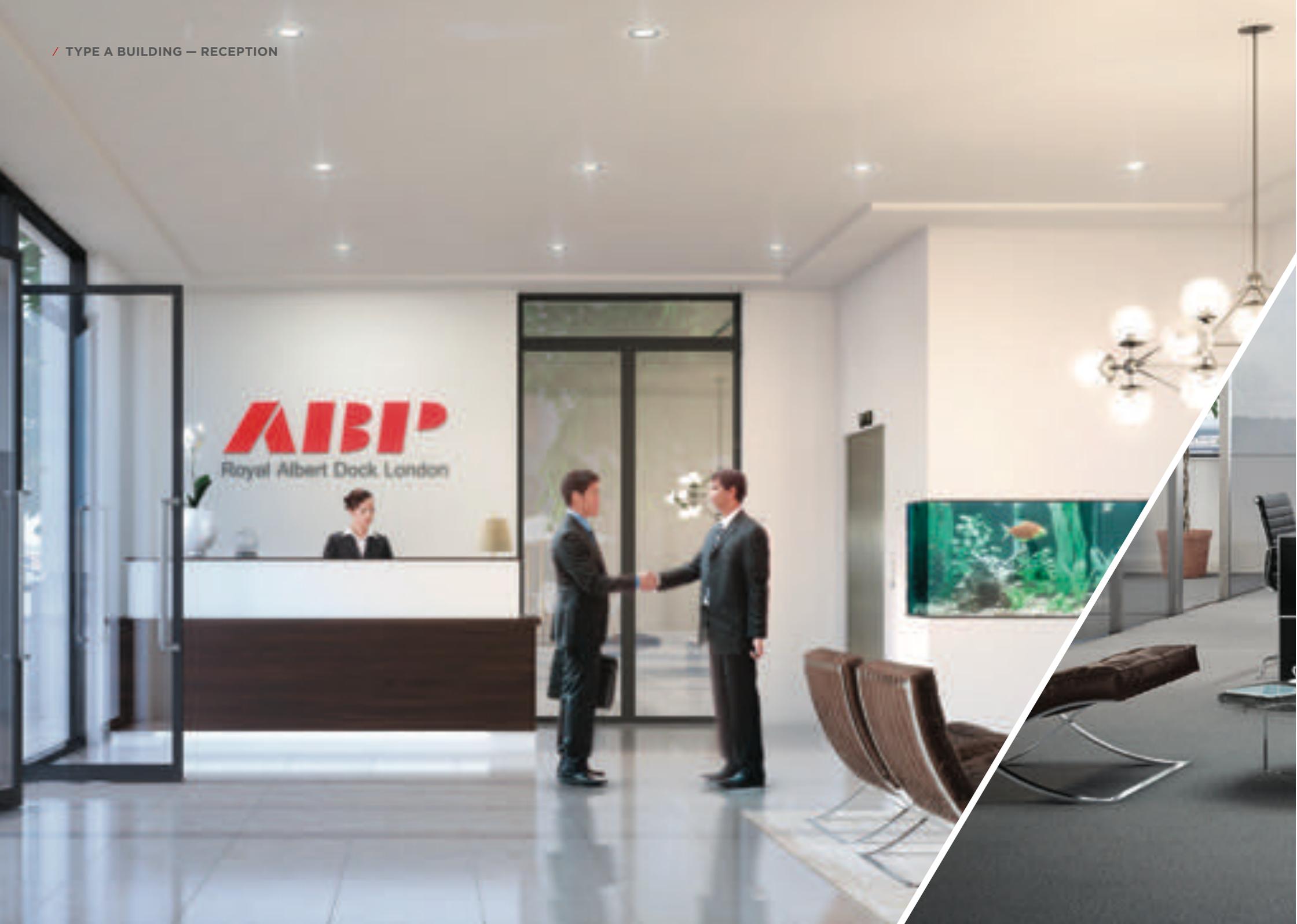


/ LOOKING WEST ALONG THE
21ST CENTURY BUSINESS HIGH STREET

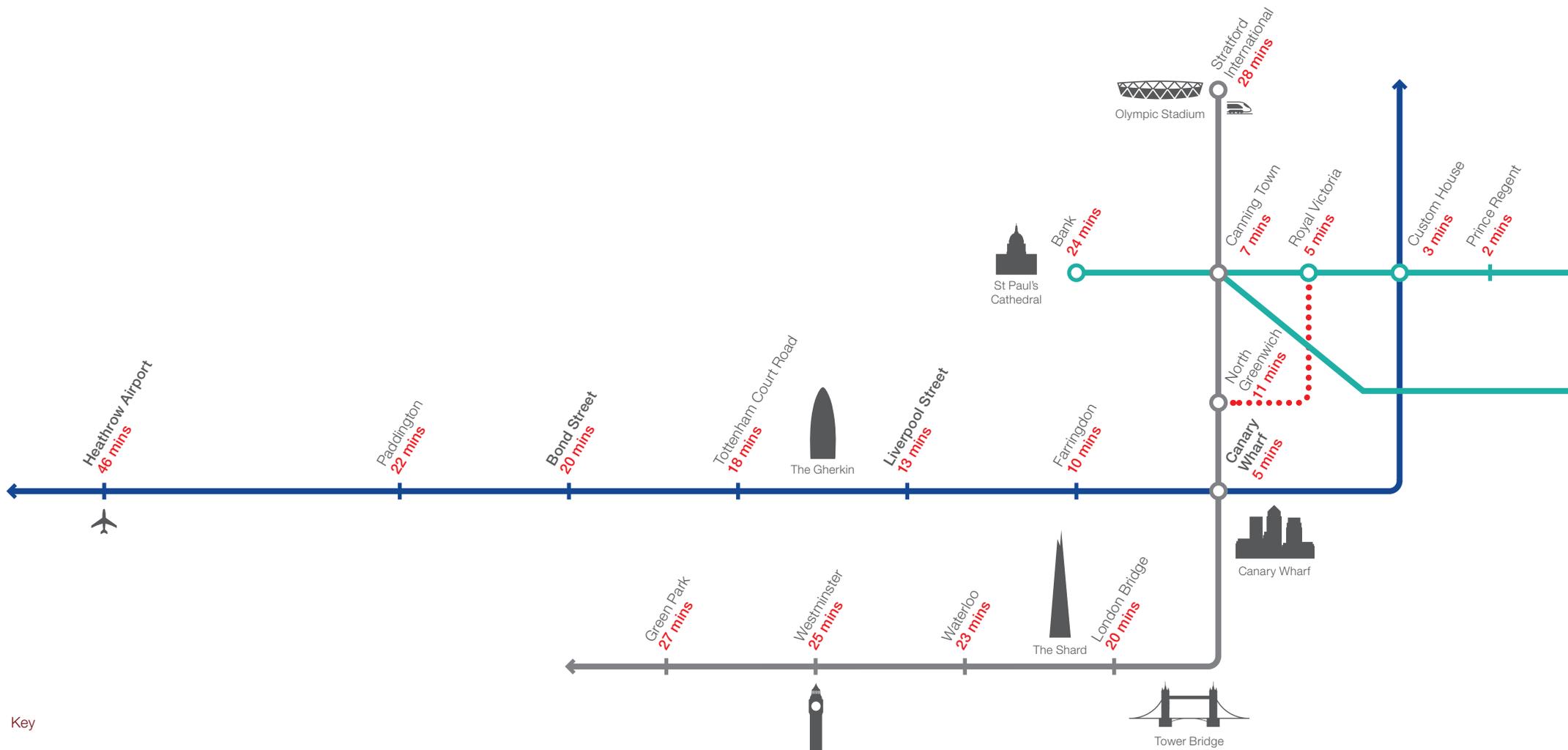
/ THE ENTRANCE TO ABP ROYAL ALBERT DOCK LONDON FROM BECKTON PARK





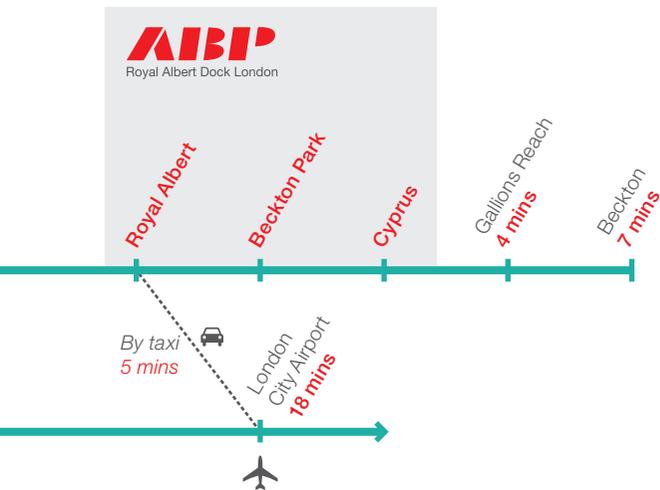






- Key
-  DLR
 -  Jubilee
 -  Crossrail
 -  Eurostar
 -  Emirates Air Line

/ CONNECTIVITY



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

London City Airport lies just across the water, offering direct flights to more than 30 international business cities, and a service to New York.

The site is remarkably accessible; three Docklands Light Railway (DLR) stations run along the development's northern edge, alongside a modern road network linking to central London or to the M11 towards Cambridge.

Beautifully timed, the first phase of ABP Royal Albert Dock opens parallel to London's new high-speed rail link, the £15 billion Crossrail scheme. Crossrail 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



ABP ROYAL
ALBERT DOCK,
THE NEW
BUSINESS
DESTINATION



/ BUSINESS BENEFITS

Royal Albert Dock sits within London's only Enterprise Zone, offering a range of benefits from the UK Government to accelerate business growth.

ABP Royal Albert Dock London is rich with additional benefits:

- / Business tax relief
- / Capital allowances

Return on investments

Regeneration projects across London have a history of success, with annual growth of circa 10% above the local market.*

Commercial ownership

In the high-finish office buildings, tenants can add their personal touch with a choice of interior design and customised fittings. Some of the buildings are for sale, an incredibly rare opportunity that enables buyers to see their investment grow.

Increased connectivity

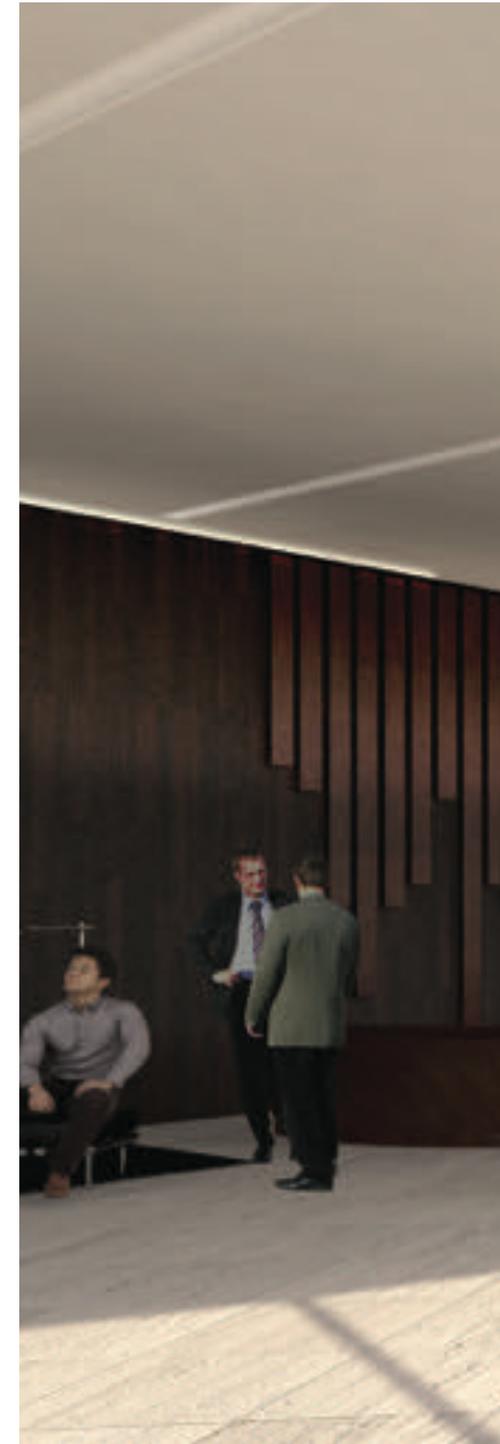
With Crossrail there is an anticipated 10% capital value increase over already rising baseline projections over the next decade.**

Attracting talent

With impressive worldwide connectivity, the regeneration of an illustrious trade hub and outstanding global opportunities, the development presents an incredibly attractive offering that will captivate the best talent from around the Capital.

*Source: Savills

**Source: Crossrail Impact Study





PHASE ONE BUILDINGS

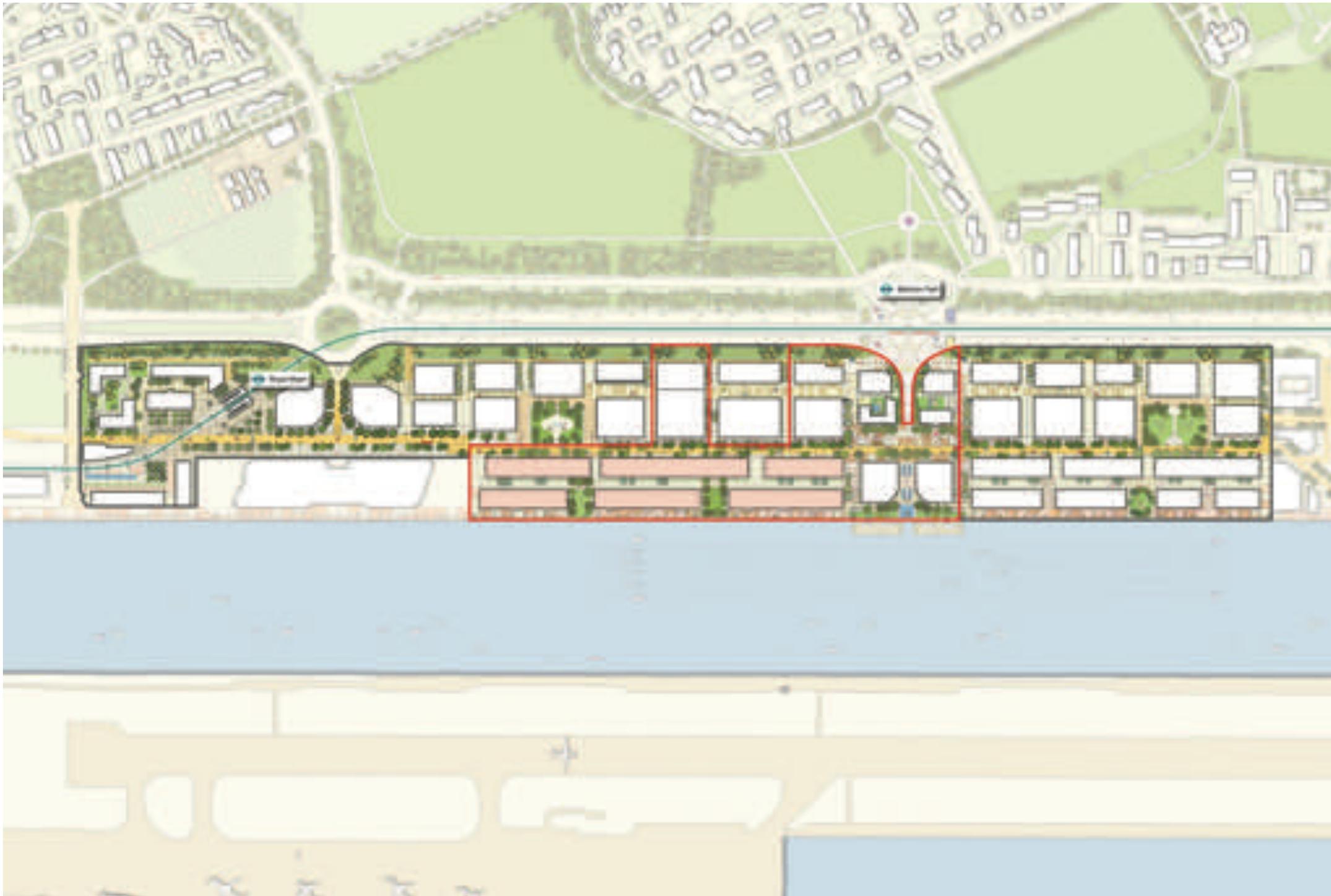




ROYALS

ROYALS

ROYALS





THE MASTERPLAN

Phase One

In the 650,000 sq ft (GIA) initial part of Phase One, 28 Type A buildings will line both the dockside and the high street. These office buildings have their own street access point and are specifically designed to accommodate high-quality HQ offices. To add to their attraction, these buildings are available to buy on a long-term basis for both owner and for long lease occupation.

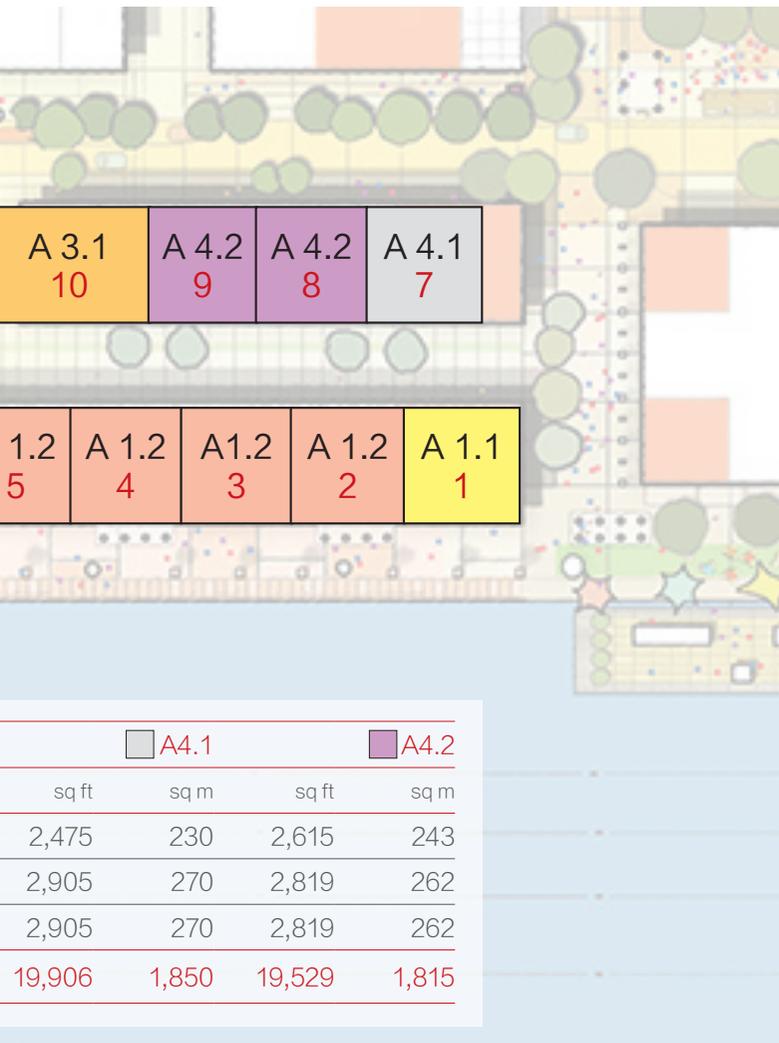
- / 1.4 million sq ft (GEA) in total
- / 35 buildings, plus the restoration of two listed buildings
- / 28 terraced office buildings, available to purchase on a long leasehold basis, ranging from 16,710–28,254 sq ft (GIA)
- / One large 156,461 sq ft (GIA) building available to let on a floor by floor basis
- / Two signature office buildings of 107,137 sq ft (GIA), suitable as the “flagship” HQ premises of large international corporations
- / Approximately 50,000 sq ft of ground floor retail and leisure space
- / A Commercial Service Centre that will house the site’s energy provision, parking and estate management services
- / High street and Central Square – focal points of the Masterplan
- / Construction due to commence in 2015
- / Completion of first buildings in 2017
- / Completion of Phase One in 2018

/ PHASE ONE - TYPE A BUILDINGS

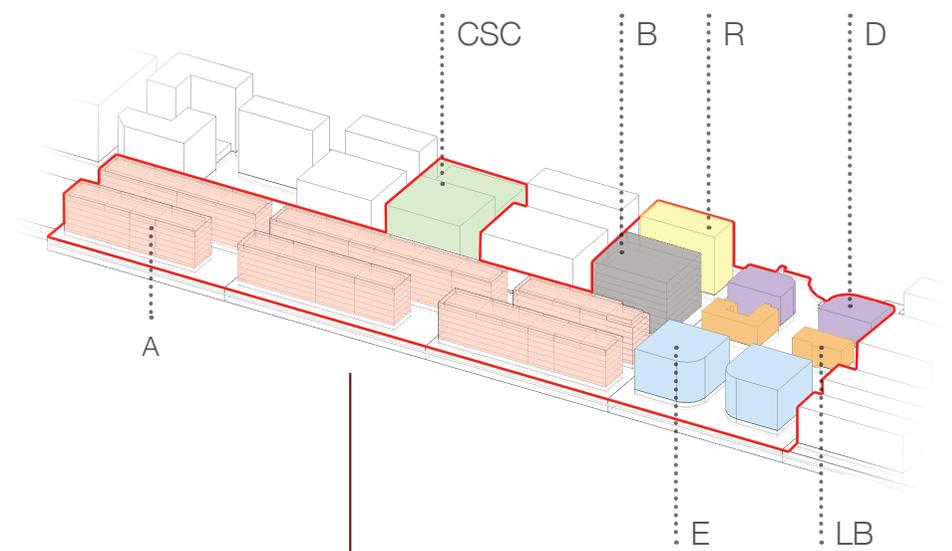


	A1.1		A1.2		A2.1		A2.2		A3.1		A3.2	
Floor	sq ft	sq m										
Top Floor	2,475	230	2,615	243	3,594	334	3,734	347	3,594	334	3,734	347
Typical Floor	2,905	270	2,819	262	4,110	382	4,035	375	4,110	382	4,035	275
Ground Floor	2,905	270	2,819	262	4,110	382	4,035	375	4,110	382	4,035	375
GIA Total	17,001	1,580	16,710	1,553	24,145	2,244	23,909	2,222	28,256	2,626	27,944	2,597

* 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.

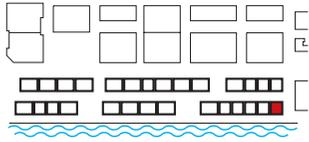


PHASE ONE



- A / Type A buildings
- B / Type B buildings
- D / Type D buildings
- E / Type E buildings
- R / Type R buildings
- CSC / Commercial Service Centre
- LB / Listed buildings

/ A1.1



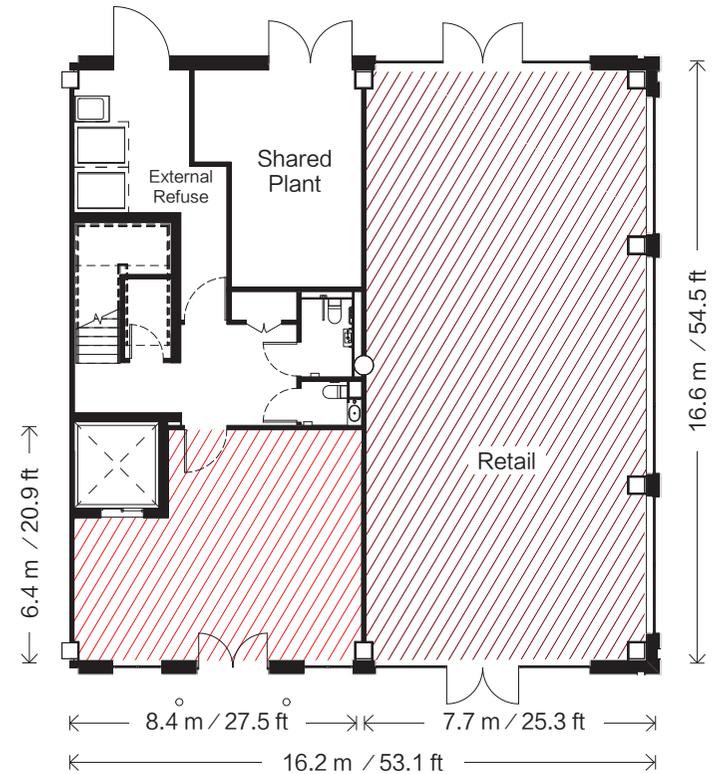
Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,475	230	1,861	173
4th Floor	2,905	270	2,260	210
3rd Floor	2,905	270	2,260	210
2nd Floor	2,905	270	2,260	210
1st Floor	2,905	270	2,260	210
Ground Floor	2,905	270	1,410	131
Total	17,001	1,580	12,309	1,144



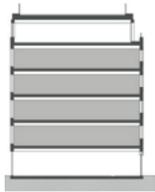
/ GROUND FLOOR

GIA: 2,905 sq ft/270 sq m

Ground Floor to ceiling height 3.2 m



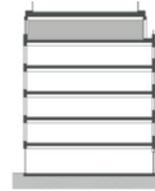
* Retail space is available upon application and subject to the feasibility of planning.
Please refer to Building Type A4.1 (Page 48) for Ground Floor plan without retail space.



/ TYPICAL FLOOR

GIA: 2,905 sq ft/270 sq m

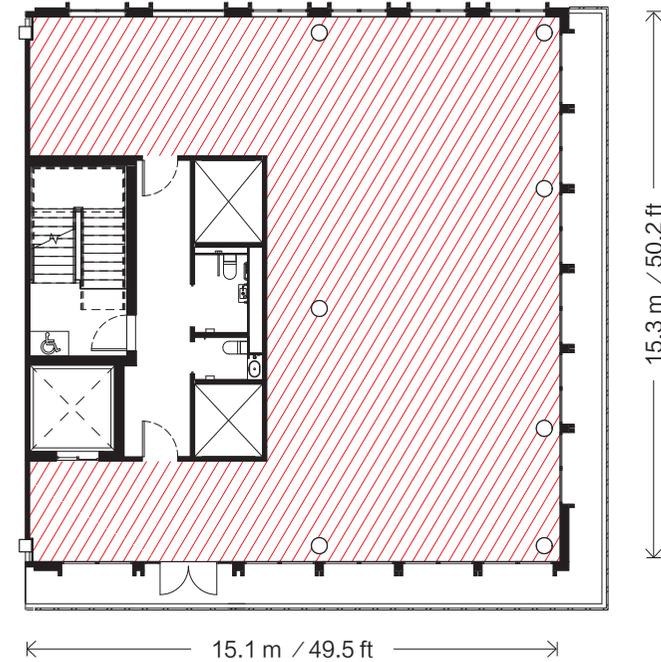
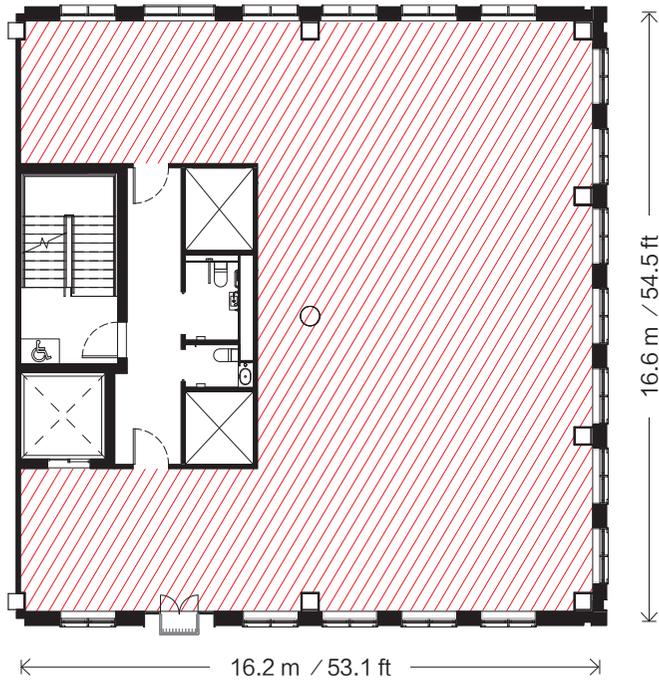
Typical Floor to ceiling height 2.6 m



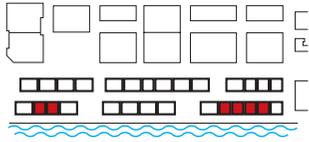
/ Top Floor

GIA: 2,475 sq ft/230 sq m

Top Floor to ceiling height 2.6 m



/ A1.2



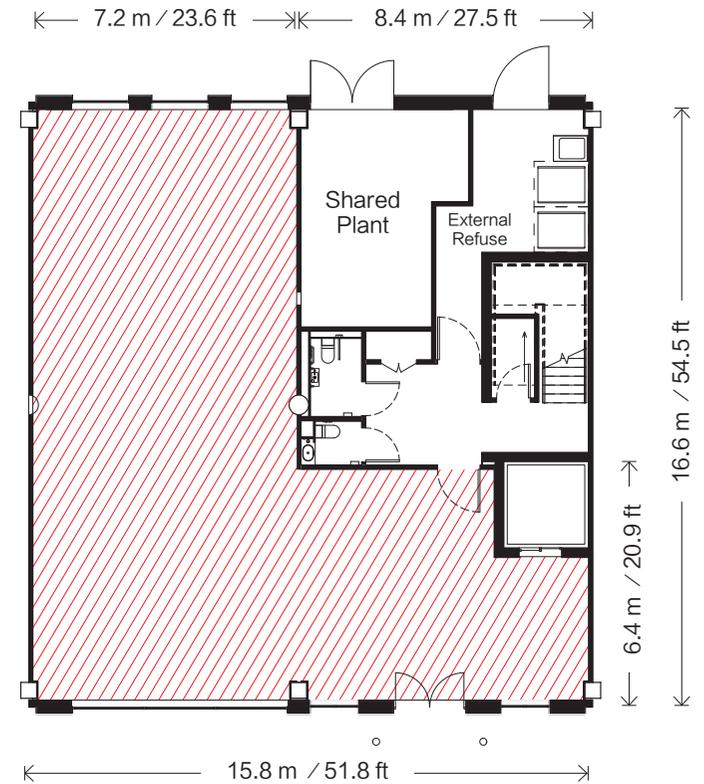
/ GROUND FLOOR

GIA: 2,819 sq ft/262 sq m

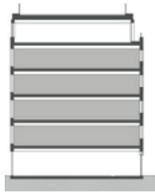
Ground Floor to ceiling height 3.2 m



Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,615	243	1,969	183
4th Floor	2,819	262	2,184	203
3rd Floor	2,819	262	2,184	203
2nd Floor	2,819	262	2,184	203
1st Floor	2,819	262	2,184	203
Ground Floor	2,819	262	1,334	124
Total	16,710	1,553	12,040	1,119



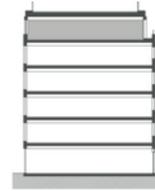
* Please refer to Building Type A4.2 (Page 50) for Ground Floor plan with retail space.



/ TYPICAL FLOOR

GIA: 2,819 sq ft/262 sq m

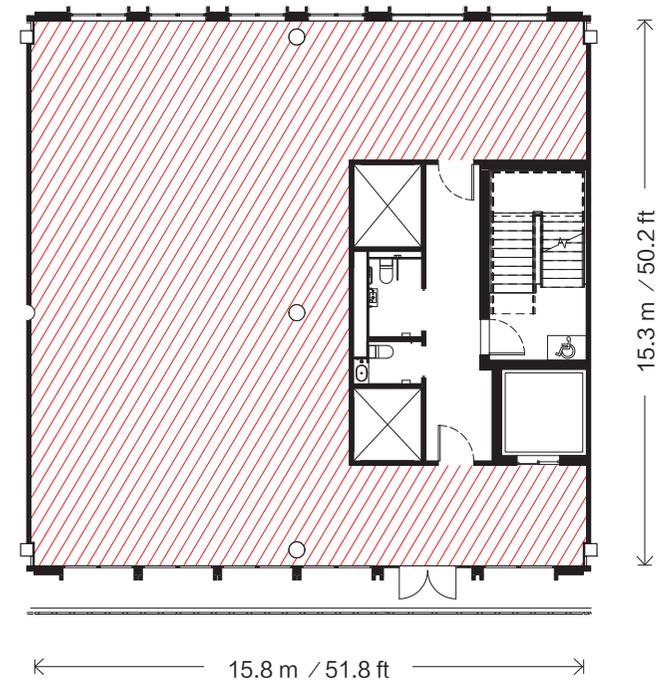
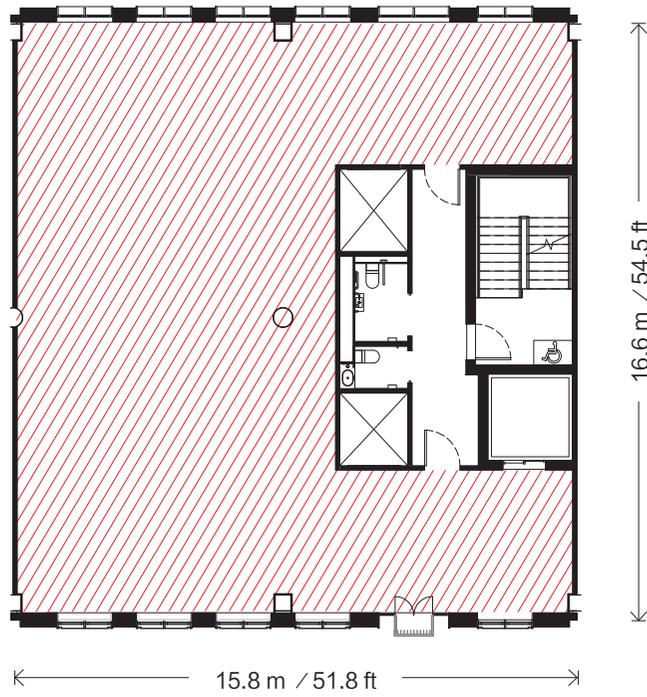
Typical Floor to ceiling height 2.6 m



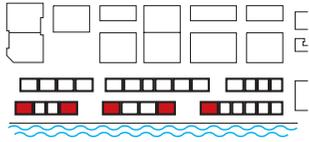
/ Top Floor

GIA: 2,615 sq ft/243 sq m

Top Floor to ceiling height 2.6 m



/ A2.1



/ GROUND FLOOR

GIA: 4,110 sq ft/382 sq m

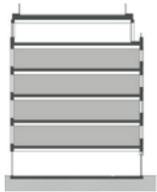
Ground Floor to ceiling height 3.2 m



Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,594	334	2,970	276
4th Floor	4,110	382	3,454	321
3rd Floor	4,110	382	3,454	321
2nd Floor	4,110	382	3,454	321
1st Floor	4,110	382	3,454	321
Ground Floor	4,110	382	2,604	242
Total	24,145	2,244	19,390	1,802



* Retail space is available upon application and subject to the feasibility of planning. Please refer to Building Type A3.1 (Page 44) for Ground Floor plan without retail space.



/ TYPICAL FLOOR

GIA: 4,110 sq ft/382 sq m

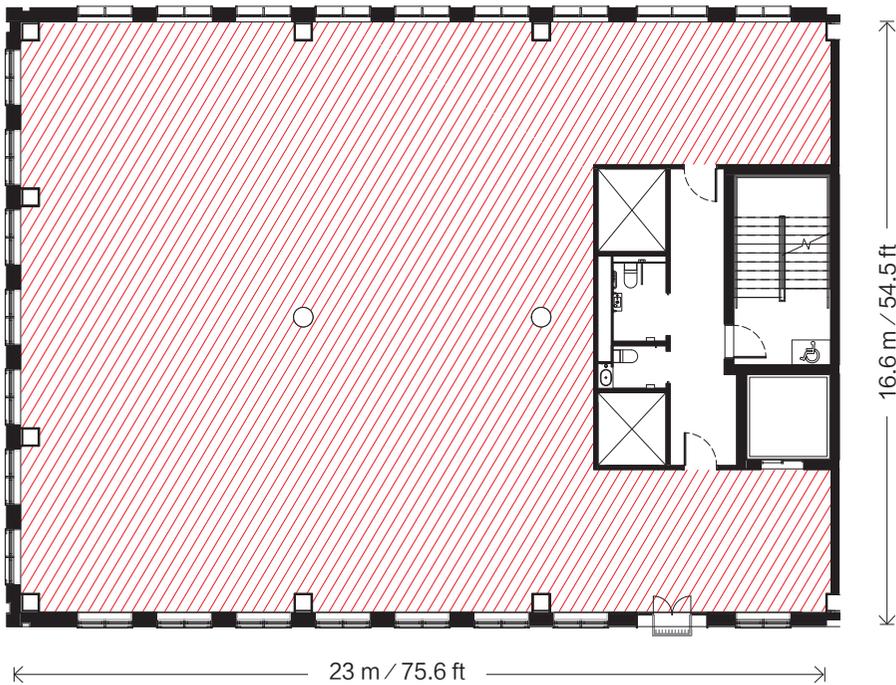
Typical Floor to ceiling height 2.6 m



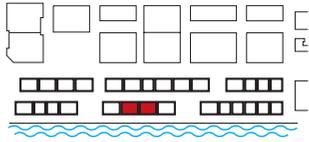
/ Top Floor

GIA: 3,594 sq ft/334 sq m

Top Floor to ceiling height 2.6 m



/ A2.2



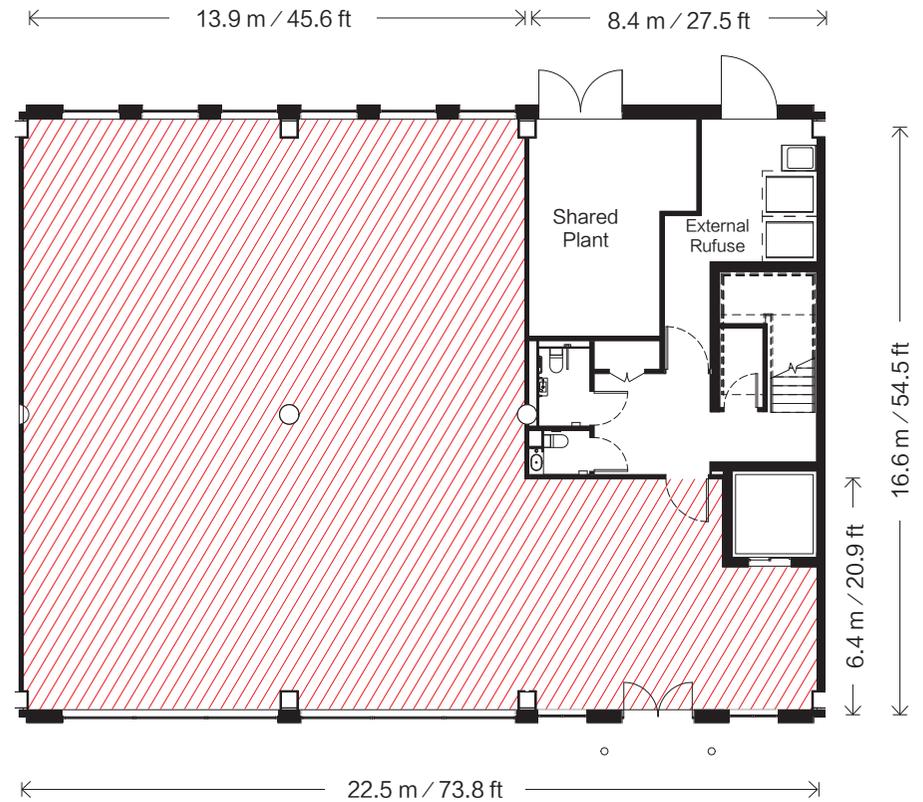
Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,734	347	3,077	286
4th Floor	4,035	375	3,389	315
3rd Floor	4,035	375	3,389	315
2nd Floor	4,035	375	3,389	315
1st Floor	4,035	375	3,389	315
Ground Floor	4,035	375	2,529	235
Total	23,909	2,222	19,164	1,781



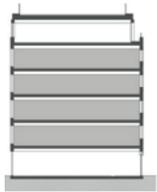
/ GROUND FLOOR

GIA: 4,035 sq ft/375 sq m

Ground Floor to ceiling height 3.2 m



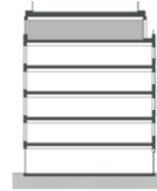
* Please refer to Building Type A3.2 (Page 46) for Ground Floor plan with retail space.



/ TYPICAL FLOOR

GIA: 4,035 sq ft/375 sq m

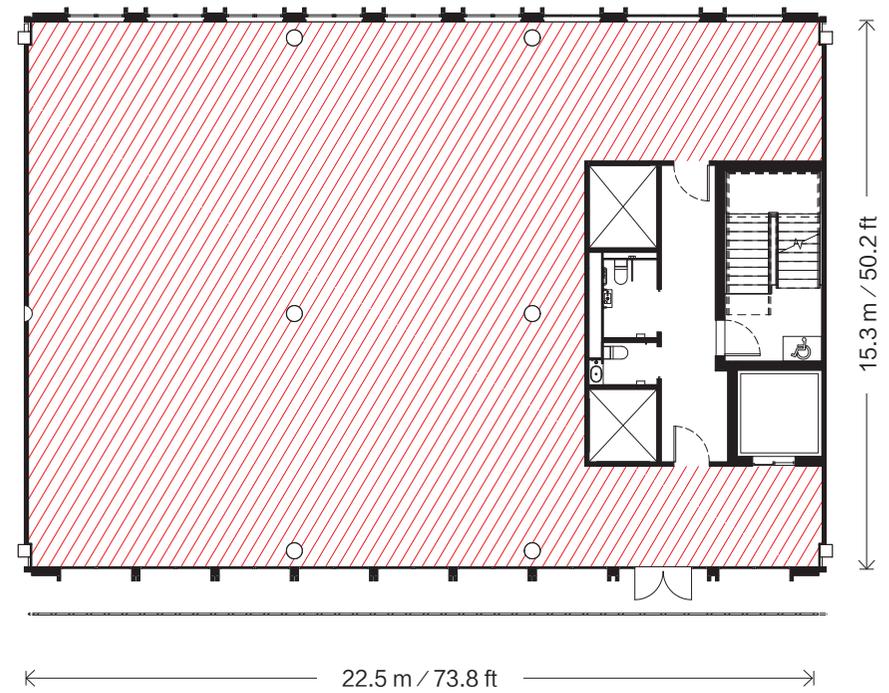
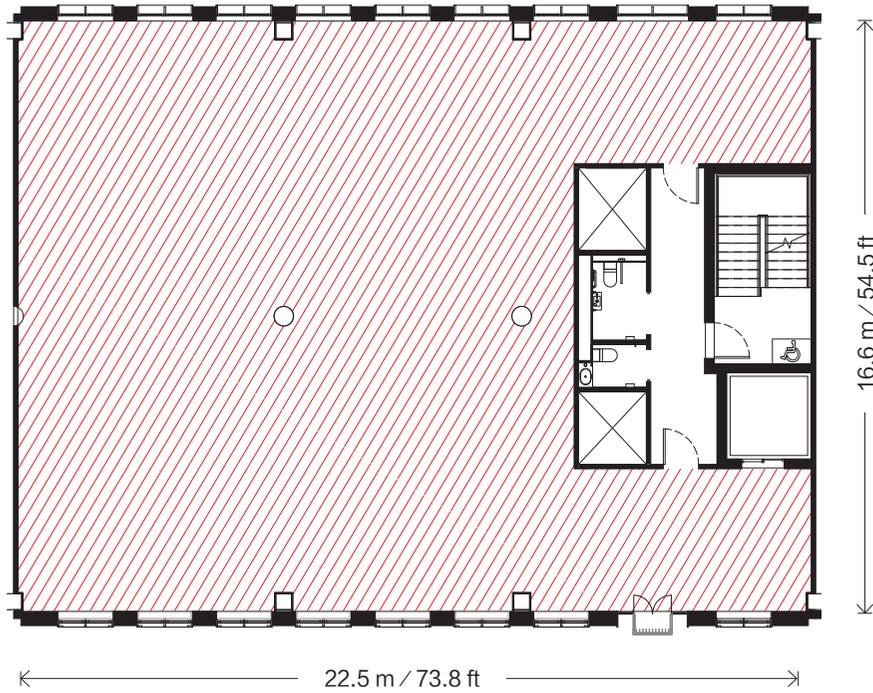
Typical Floor to ceiling height 2.6 m



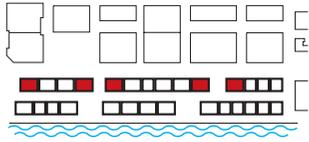
/ Top Floor

GIA: 3,734 sq ft/347 sq m

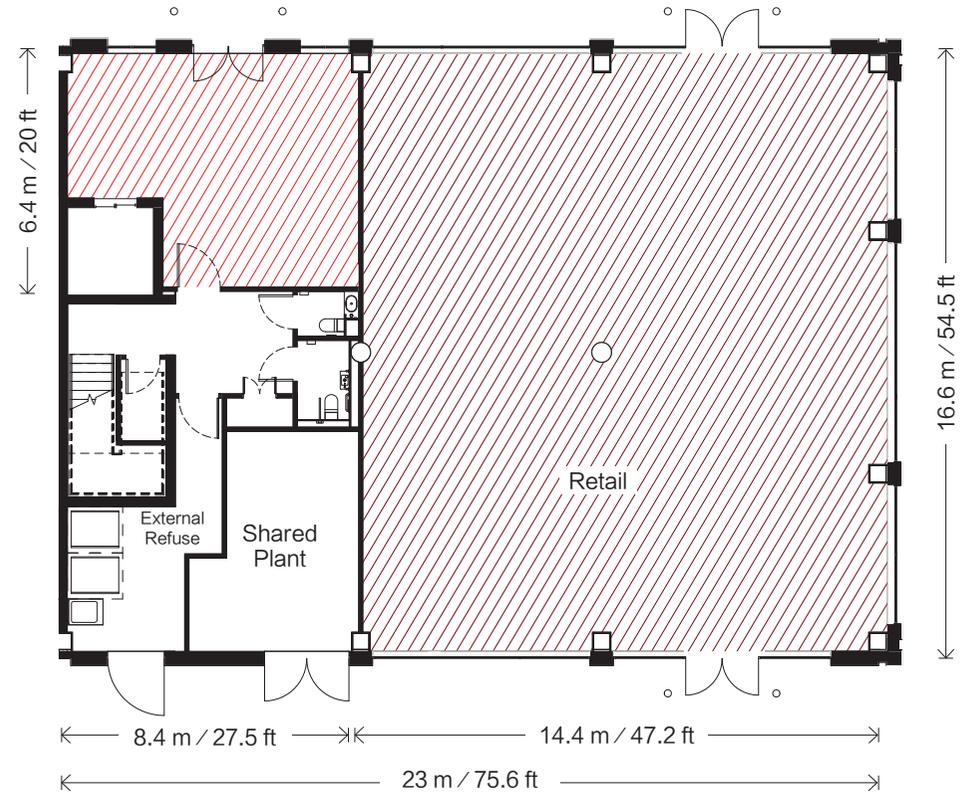
Top Floor to ceiling height 2.6 m



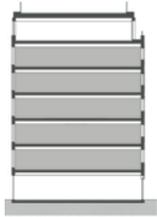
/ A3.1



Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,594	334	2,981	277
六层	4,110	382	3,454	321
4th Floor	4,110	382	3,454	321
3rd Floor	4,110	382	3,454	321
2nd Floor	4,110	382	3,454	321
1st Floor	4,110	382	3,454	321
Ground Floor	4,110	382	2,604	242
Total	28,256	2,626	22,854	2,124



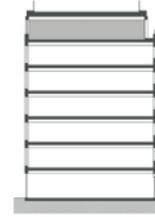
* Retail space is available upon application and subject to the feasibility of planning. Please refer to Building Type A2.1 (Page 40) for Ground Floor plan without retail space.



/ TYPICAL FLOOR

GIA: 4,110 sq ft/382 sq m

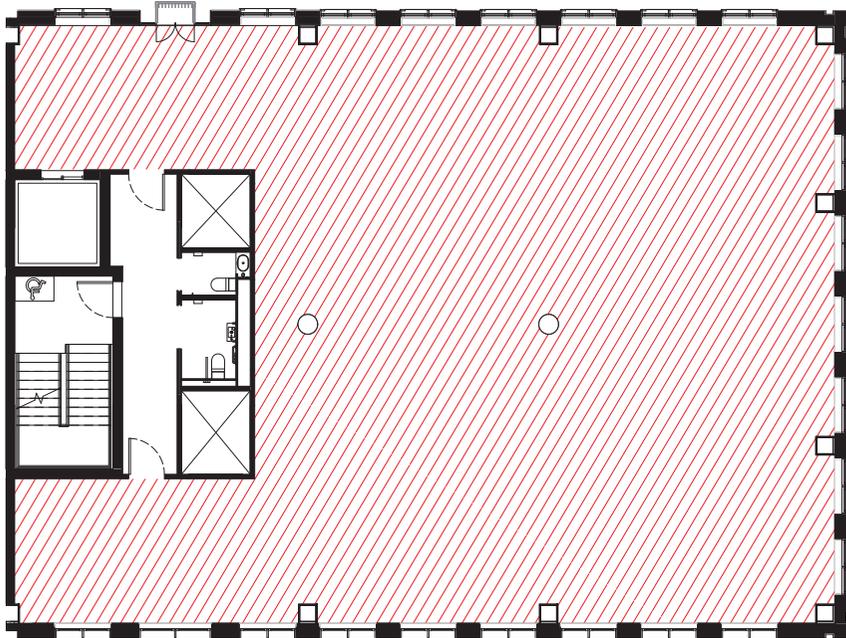
Typical Floor to ceiling height 2.6 m



/ Top Floor

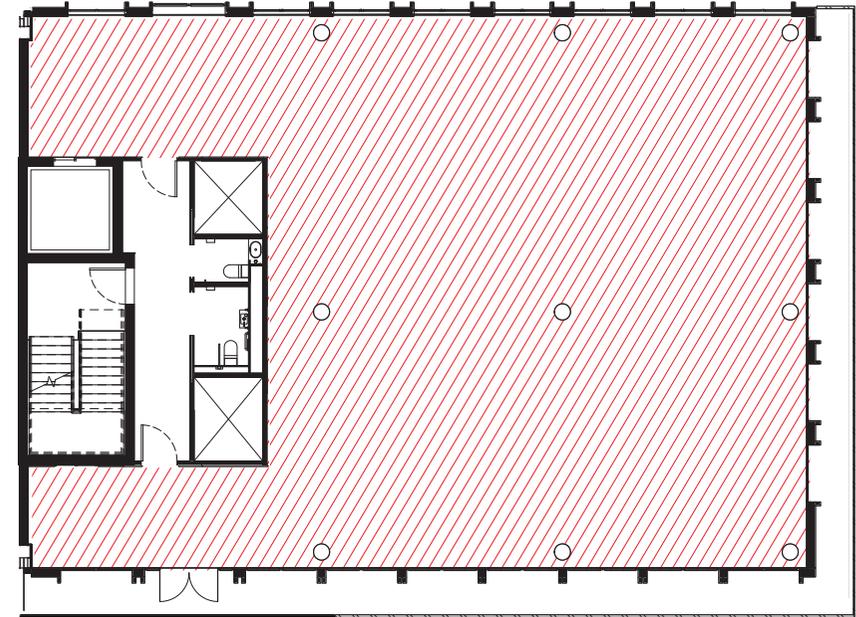
GIA: 3,594 sq ft/334 sq m

Top Floor to ceiling height 2.6 m



16.6 m / 54.5 ft

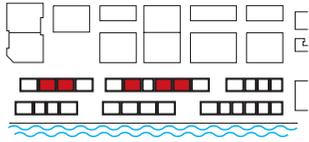
23 m / 75.6 ft



15.3 m / 50.2 ft

22 m / 72.2 ft

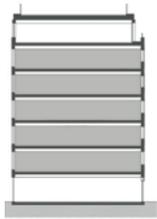
/ A3.2



Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	3,734	347	3,088	287
六层	4,035	375	3,389	315
4th Floor	4,035	375	3,389	315
3rd Floor	4,035	375	3,389	315
2nd Floor	4,035	375	3,389	315
1st Floor	4,035	375	3,389	315
Ground Floor	4,035	375	2,539	236
Total	27,944	2,597	22,574	2,098



* Retail space is available upon application and subject to the feasibility of planning. Please refer to Building Type A2.2 (Page 42) for Ground Floor plan without retail space.



/ TYPICAL FLOOR

GIA: 4,035 sq ft/375 sq m

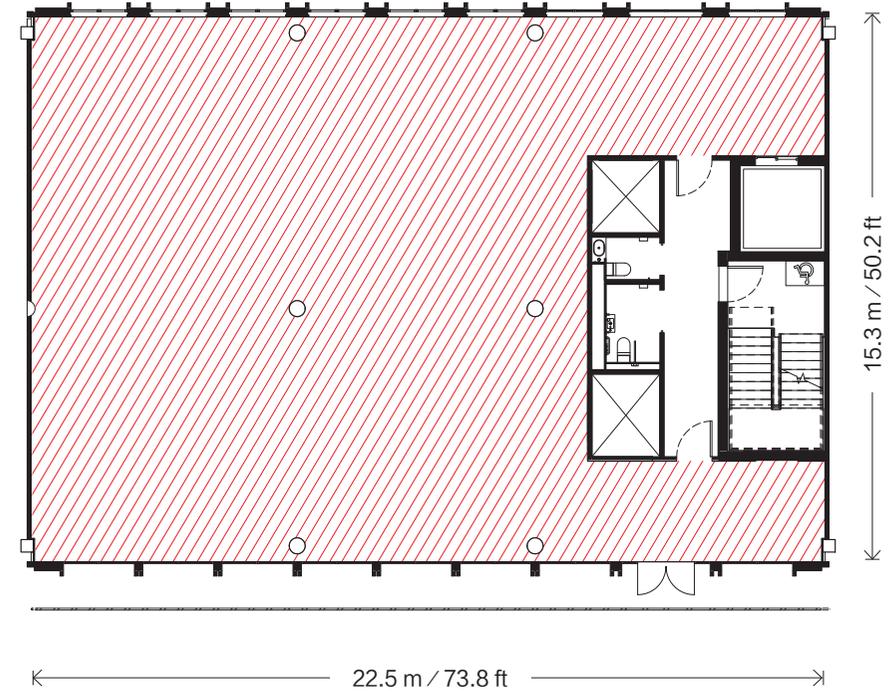
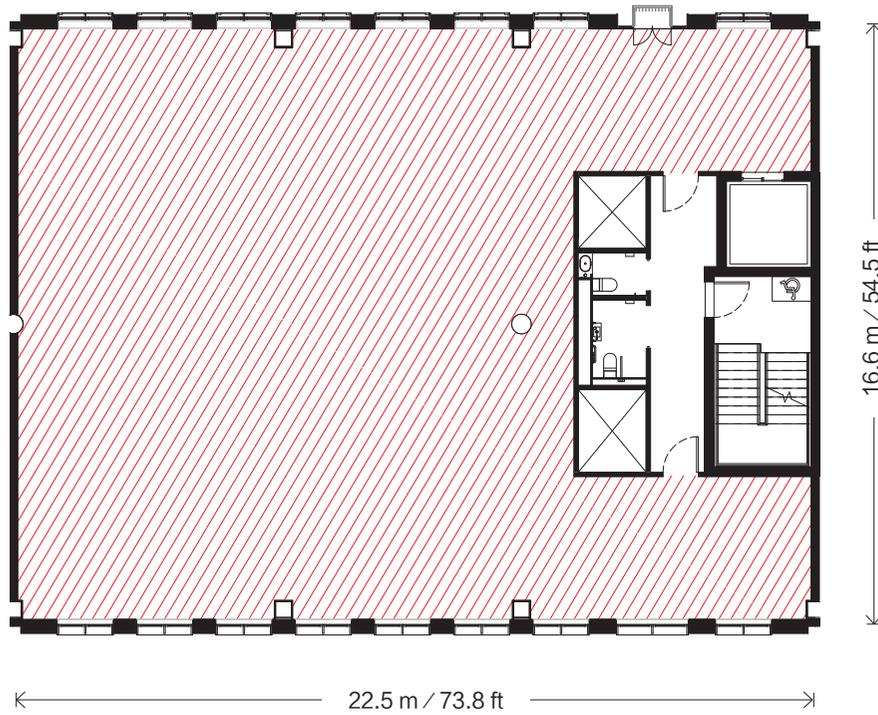
Typical Floor to ceiling height 2.6 m



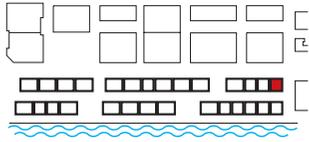
/ Top Floor

GIA: 3,734 sq ft/347 sq m

Top Floor to ceiling height 2.6 m



/ A4.1



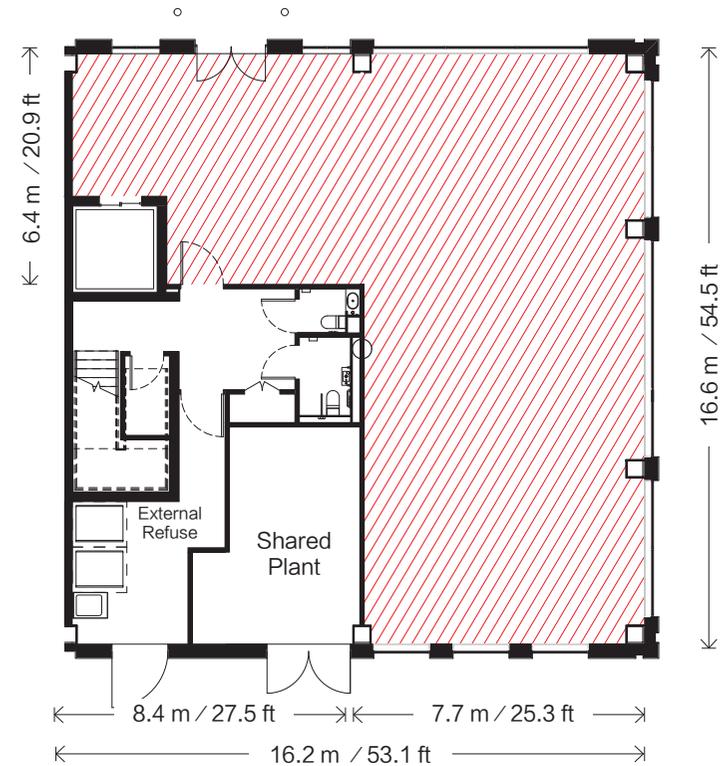
Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,475	230	1,851	172
六层	2,905	270	2,260	210
4th Floor	2,905	270	2,260	210
3rd Floor	2,905	270	2,260	210
2nd Floor	2,905	270	2,260	210
1st Floor	2,905	270	2,260	210
Ground Floor	2,905	270	1,410	131
Total	19,906	1,850	14,561	1,353



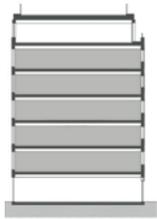
/ GROUND FLOOR

GIA: 2,905 sq ft/270 sq m

Ground Floor to ceiling height 3.2 m



* Please refer to Building Type A1.1 (Page 36) for Ground Floor plan with retail space.



/ TYPICAL FLOOR

GIA: 2,905 sq ft/270 sq m

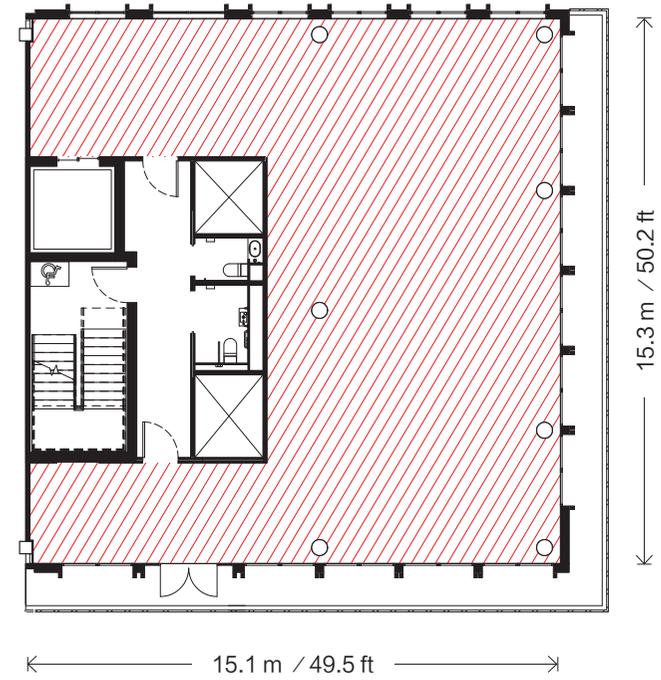
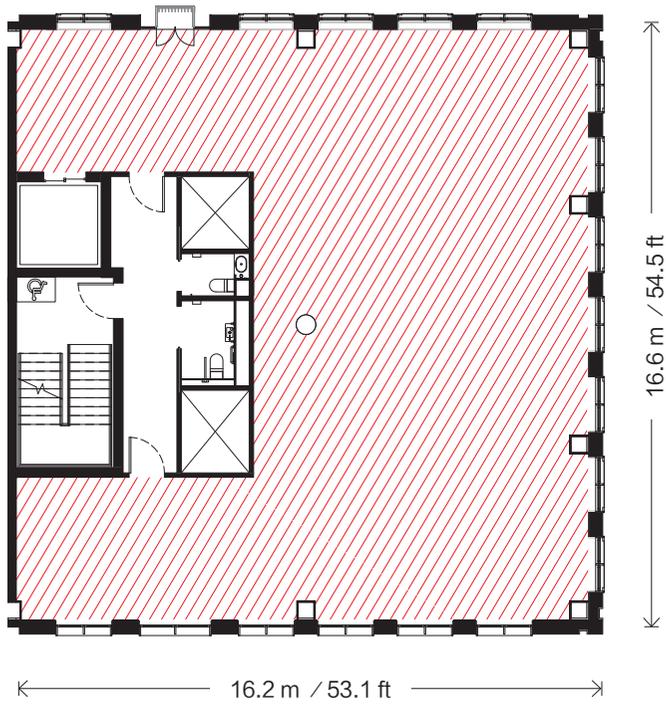
Typical Floor to ceiling height 2.6 m



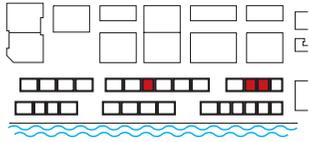
/ Top Floor

GIA: 2,475 sq ft/230 sq m

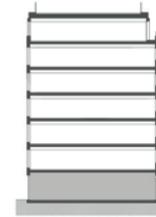
Top Floor to ceiling height 2.6 m



/ A4.2



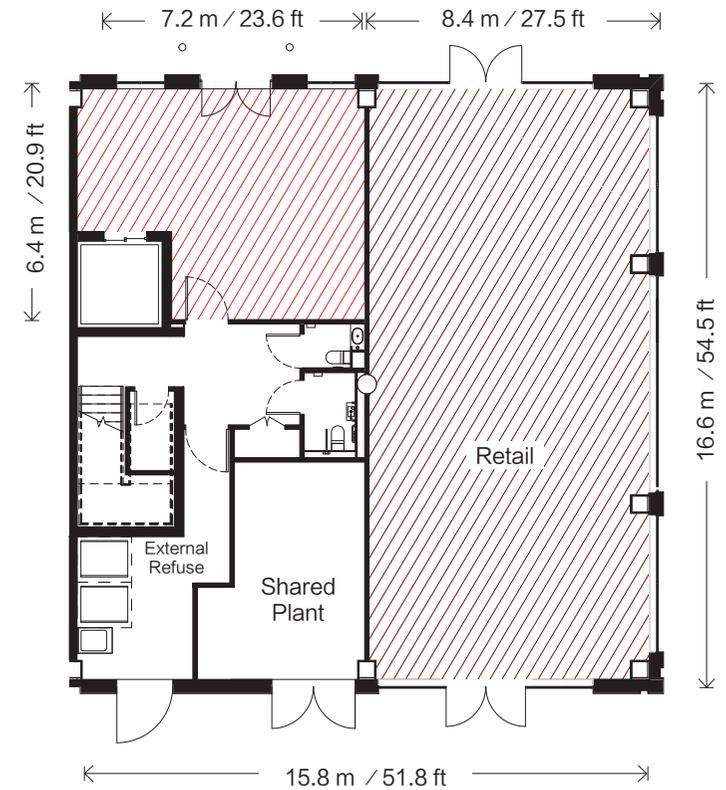
Floor	GIA		NIA	
	sq ft	sq m	sq ft	sq m
Top Floor	2,615	243	1,991	185
六层	2,819	262	2,184	203
4th Floor	2,819	262	2,184	203
3rd Floor	2,819	262	2,184	203
2nd Floor	2,819	262	2,184	203
1st Floor	2,819	262	2,184	203
Ground Floor	2,819	262	1,334	124
Total	19,529	1,815	14,246	1,324



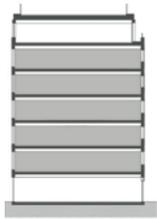
/ GROUND FLOOR

GIA: 2,819sq ft/262 sq m

Ground Floor to ceiling height 3.2 m



* Retail space is available upon application and subject to the feasibility of planning. Please refer to Building Type A1.2 (Page 38) for Ground Floor plan without retail space.



/ TYPICAL FLOOR

GIA: 2,819sq ft/262 sq m

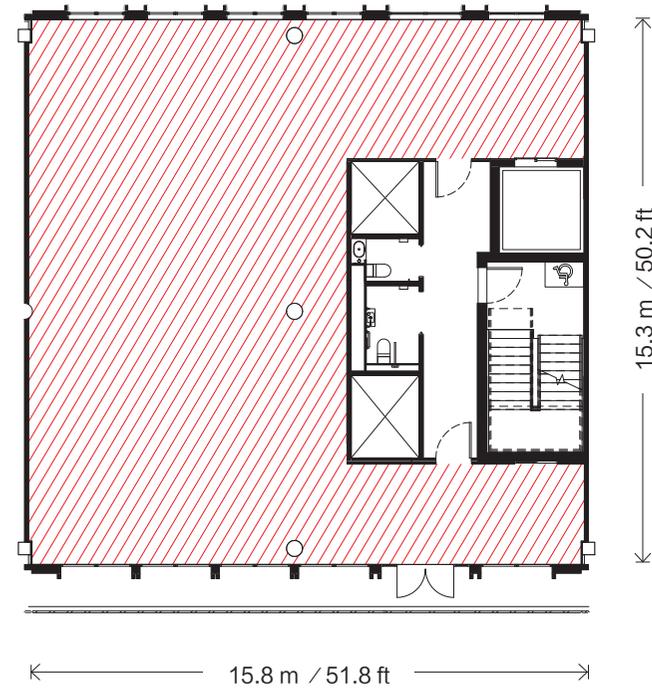
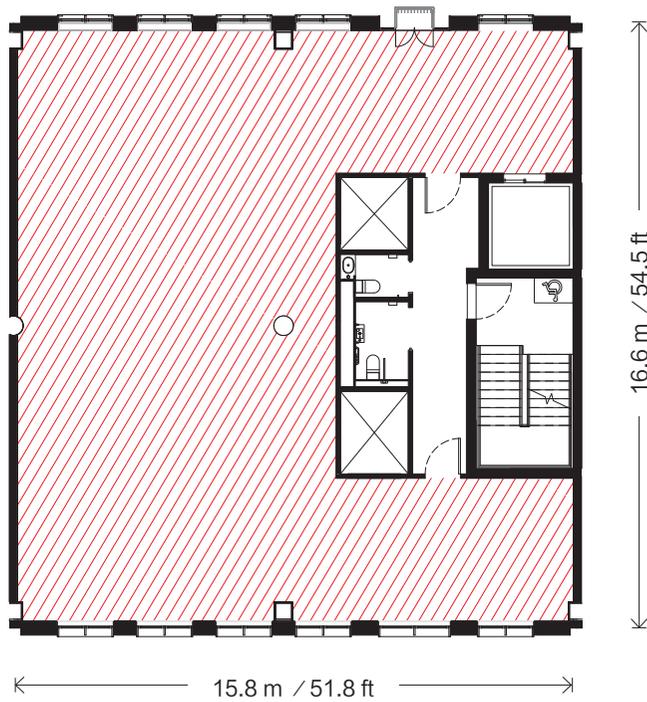
Typical Floor to ceiling height 2.6 m



/ Top Floor

GIA: 2,615 sq ft/243 sq m

Top Floor to ceiling height 2.6 m



/ SPECIFICATION

Cat A

/ Building summary

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

/ Key dimensions

2.6m clear floor to ceiling height
80mm raised floor
300mm clear services zone
80mm lighting and ceiling zone
Fully accessible ceiling tiles

/ Floor loadings

Ground floor (Retail) (kN/m²)

Imposed load = 4.0 +1.0 (Partitions)
Floor finish/Ceiling/Services = 3.6

Office (kN/m²)

Imposed load = 3.0 +1.0 (Partitions)
Floor finish/Ceiling/Services = 0.85

Roof (kN/m²)

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

Openable windows
4 pipe fan coil units mounted in the ceiling service 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 15W/m² small power
Average open plan office maintained light level of 300–350lux (LG7 compliant)

/ Access control

Reception controlled intercom 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

Target “Excellent”

/ Lifts

1 passenger lift (13 persons)

/ WC provision

2 unisex WCs per floor
1 is wheelchair accessible WC

/ Blinds

Blinds provided to all windows

/ 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

1 permanent parking space for purchase per building

1 space available for rent per annum
Additional spaces available upon request



/ 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 billion Royal Albert Dock project will create up to 20,000 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 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.



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.



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.



AKTII 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. AKTII'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.

WT PARTNERSHIP

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.

URS

URS is a leading global provider of engineering, construction and technical services. Clients rely on its combined strengths in engineering design and environmental consultancy. With offices in nearly 50 countries and more than 50,000 employees, the company is a fully integrated services provider. It has the scale, global reach, local knowledge and deep sector expertise to meet the most complex and challenging assignments. In the UK, its design and infrastructure heritage, as well as its strong environmental and sustainability consultancy credentials, are a huge strength and differentiator.



Pinsent Masons

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.

HILSON MORAN

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.

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.



Vectos is a dynamic transport planning consultancy with an extensive depth and range of experience. The practice has over 50 professional staff and is advising on the transport planning aspects of some of the largest and most prestigious projects in the UK.



Royal Albert Dock London

/ ABP (London) Investment Ltd.

4th Floor, East Wing

Building 1000

Dockside Road

London E16 2QU

+44 (0)20 3818 8540

sales@abp-london.co.uk

www.abp-london.co.uk



Savills London

/ David Williams

Executive Director

+44 (0)20 7409 8709

+44 (0)78 7940 2559

dwilliams@savills.com

/ Piers Nickalls

Director

+44 (0)20 7409 8704

+44 (0)79 7200 0138

pnickalls@savills.com

Savills Beijing

/ Grant Ji

Senior Director

+86 (0)10 5925 2088

+86 134 8886 9787

grant.ji@savills.com.cn

/ Nicole Feng

Senior Associate

+86 (0)10 5925 2017

+86 186 1045 5325

nicole.feng@savills.com.

cn

/ Oliver Fursdon

Director

+44 (0)20 7409 5900

+44 (0)78 7099 9183

ofursdon@savills.com

/ Eric Zhao

Associate Director

+44 (0)20 7299 3007

+44 (0)77 3009 1400

ezhao@savills.com

/ David Zhang

Associate Director

+86 (0)10 5925 2016

+86 139 1092 7907

david.zhang@savills.com.

cn

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