



EXPRESSWAY

LIGHT INDUSTRIAL

Light industrial warehouses and storage units ranging
from 900-3000 sq ft in Royal Docks

EXPRESSWAY

PERKY
BLENDERS
X
GOODVIBES

coffee

WAY
FORWARD

PERKY
BLENDERS
X
GOODVIBES

WHICHEVER
WAY YOU WORK

ABOUT US

At Expressway, we offer all types of newly refurbished workspace. From versatile studio-offices to flexi-desk space. From generous maker workshops to multi-use warehouses.

With over 100 businesses on site, we are recognised as a place where creative enterprises, SMEs, start-ups and existing Newham-based businesses flourish.

- Flexible hot desk memberships and dedicated desks
- Private offices and creative studios
- Meeting rooms and event spaces
- **Maker workshops and Light industrial warehouses**

Way bigger spaces for bigger ideas. Ranging from multi-use, adaptable warehouses with direct road access ideal for logistics and manufacturing to purpose-built workshops, tailored for making and creating.

Amenities



BREAKOUT
SPACES



HEALTHY CAFE AND
24/7 SNACK BAR



CAR
PARKING



EV CHARGING
POINTS



HOT
DESKING



HIGH-SPEED
WIFI



CYCLE
SPACE











BUSINESS
INCUBATOR



Find us at

1 Dock Road, London E16 1AH

IFS Cable Car		2 mins
Royal Victoria DLR.....		3 mins
West Silvertown DLR		8 mins
Elizabeth Line and ExCel		9 mins
City Airport		10 mins
Stratford		14 mins
North Greenwich/O2		13 mins
Canary Wharf		22 mins

Light Industrial Units



900-3000 sqft

From £15 per sq ft

**Perfect for breweries, furniture and set designers,
coffee roasters, distribution hubs and film sets**

58a

Light Industrial Units

Workshop – 1,796 sqft

Specification

- > Recently Refurbished
- > Ground floor manufacturing or warehousing space
- > Mezzanine Floor
- > WC on each floor
- > Own street entrance
- > EPC: C

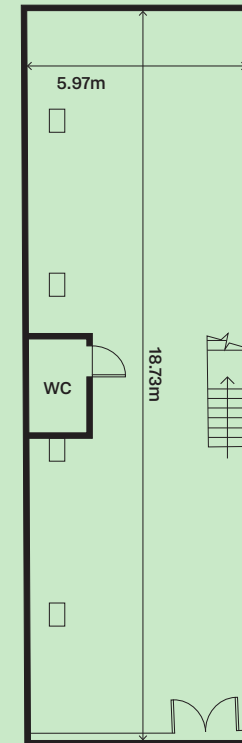
Rent

Price: £ 25.00 per sqft
Service charge: £ 1.50 per sqft

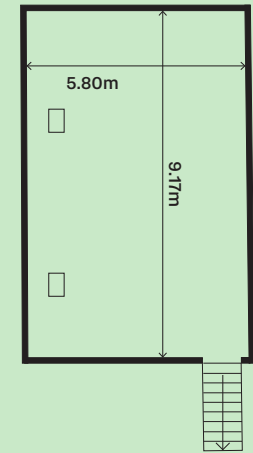
Terms

Leasehold
Quarterly rent payments
10 Year lease (shorter terms can be agreed)
5 year rent review
5 year break (subject to Landlord consent)
Business rates payable to the Local Authority.
Some units are eligible for Small Business Rates Relief

Ground Floor



First Floor



Use Class: E

59|bc

Workshop – 2,076 sqft

Specification

- > Recently Refurbished
- > Rear Mezzanine Floor
- > Changing Room & Shower & WC
- > Front mezzanine floor office & kitchen
- > Three-phase power installation
- > Ceiling mounted air conditioning units
- > Own street entrance
- > EPC: C
- > CCTV

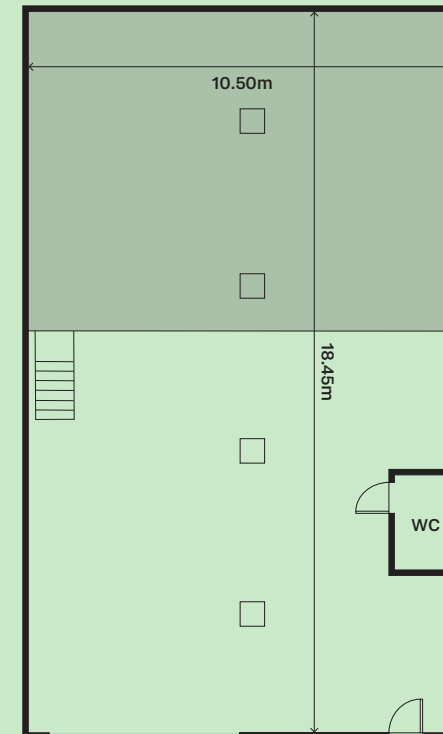
Rent

Price: £ 25.00 per sqft
Service charge: £ 1.50 per sqft

Terms

Leasehold
Quarterly rent payments
10 Year lease (shorter terms can be agreed)
5 year rent review
5 year break (subject to Landlord consent)
Business rates payable to the Local Authority.
Some units are eligible for Small Business Rates Relief

Ground Floor



Use Class: E

Storage Units

- >> WORK YOUR WAY
- >> MAKE A WAY
- >> STORE A WAY



From 900 sqft
From £15 per sq ft
Perfect for storage and distribution

6415

Workshop – 1,237 sqft

Specification

- > Ground floor manufacturing or warehousing space
- > Own street entrance
- > Roller shutter
- > EPC: C

Rent

Price: £15.00 per sqft
Service charge: £1.50 per sqft

Terms

Leasehold
Quarterly rent payments
3 year lease
Business rates payable to the Local Authority. Some units are eligible for Small Business Rates Relief

Ground Floor



CONTACT US

To arrange a viewing
contact our sales team:

sales@generalpeople.com

+44 (0)78 9095 1610

Find us at

1 Dock Road

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