

EXPRESSWAY



WAY
FORWARD

PERMITS
BLENDERS
X
COGNAC

♡ SECRET
COFFEE
♡ HOWARD
TASTING
♡ SMOOTHIE

WORKSHOPS + WAREHOUSES

expressway.london | Royal Docks | London E16

! CLICK
HERE !



EXPRESSWAY

Expressway
1 Dock Road London E16 1AH
+44 (0)20 7476 9707

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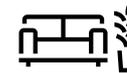
Located between Royal Victoria and West Silvertown stations, **Expressway** is a SME campus with extensive options on size, cost and terms on generous maker workshops and multi-use warehouses.

All are suitable for production, manufacturing and logistics. All benefit from full use of the Expressway amenities and the comfortable break out space within the large reception.

Some of the businesses currently making up our community are a micro-brewery, film production company, furniture makers and printing house.

You're very welcome to join this hub of start up's if you're also an energetic SME looking to thrive!

Click on the instagram icon shown below to see what is currently going on with our hub and community!



BREAKOUT SPACE



PARKING



CAFE



CYCLE SPACE



WIFI



HOT DESKING



SHOWERS



MEETING ROOM



FURNITURE

EXPRESSWAY

HUSK BREWING - UNIT 58A

“Expressway is an excellent place for us to start our story. We are surrounded by amazing companies and people and it’s always a pleasure coming in to work.”



PLACEHOLDER IMAGE



WORKING YOUR OWN WAY

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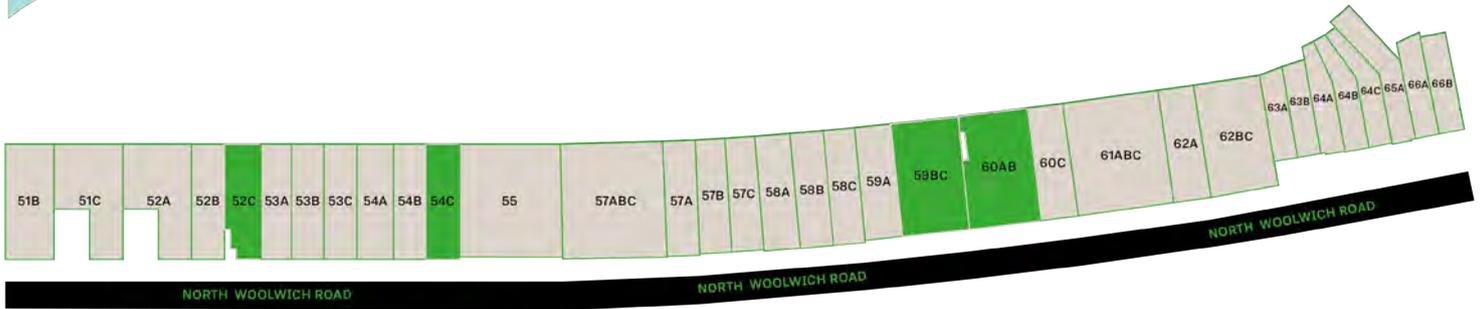


Our Business Community

Micro-Brewery
Film Production
Distribution Hub
Furniture Makers
Textile Manufacturing
Printing Press
Clothing Recycling
Food Producing
Movers & Shakers
Schmoozers & Makers

EXPRESSWAY

Royal Docks



UNIT	SQ FT	STATUS
52C	1,038	Available
54C	2,166	Available
59BC	2,076	Available > Mid Feb
60AB	2,273	Available > Mid Apr



WORK YOUR WAY

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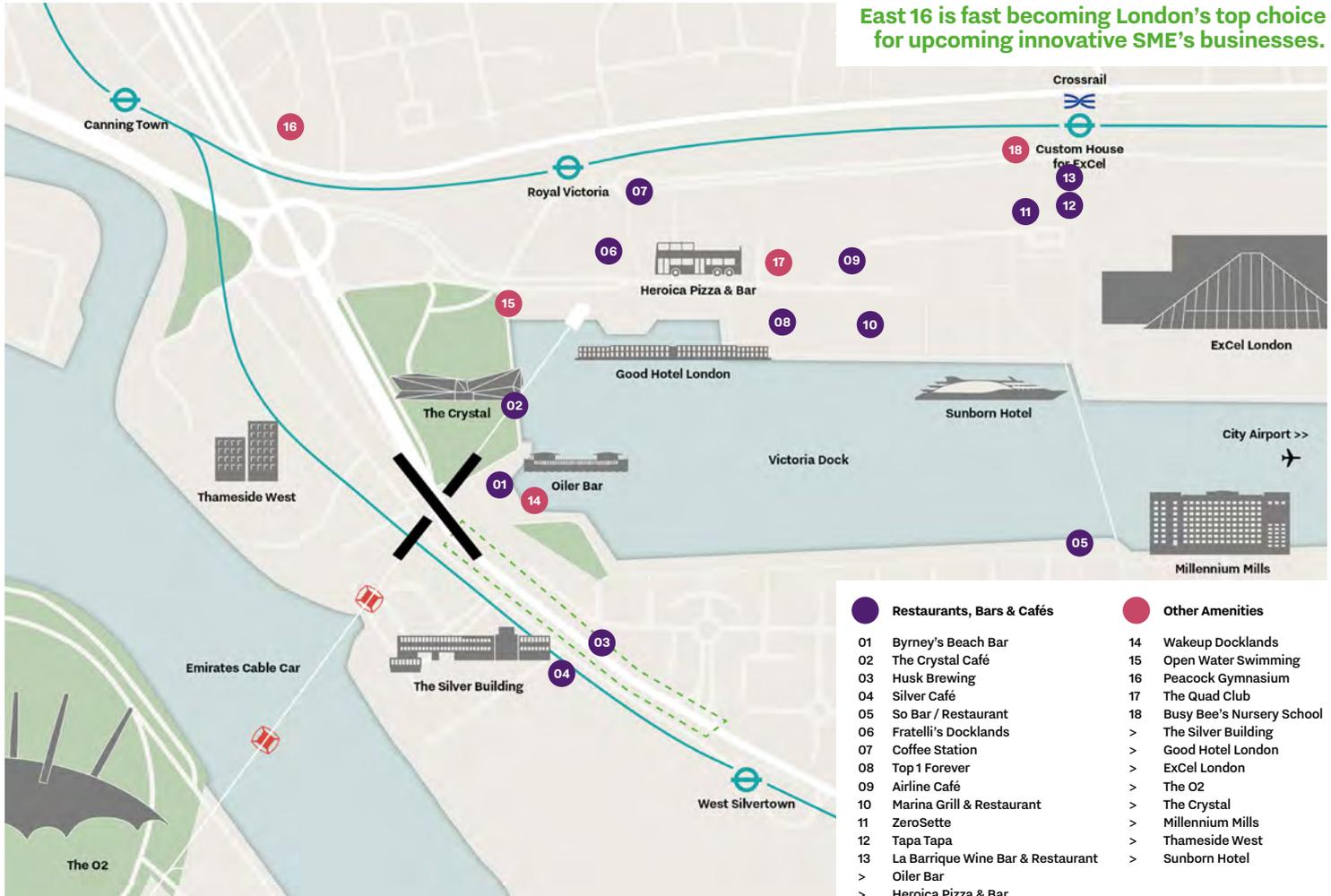
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WORKSHOPS +
WAREHOUSES



East 16 is fast becoming London's top choice for upcoming innovative SME's businesses.



Restaurants, Bars & Cafés

- 01 Byrney's Beach Bar
- 02 The Crystal Café
- 03 Husk Brewing
- 04 Silver Café
- 05 So Bar / Restaurant
- 06 Fratelli's Docklands
- 07 Coffee Station
- 08 Top 1 Forever
- 09 Airline Café
- 10 Marina Grill & Restaurant
- 11 ZeroSette
- 12 Tapa Tapa
- 13 La Barrique Wine Bar & Restaurant
- > Oiler Bar
- > Heroica Pizza & Bar

Other Amenities

- 14 Wakeup Docklands
- 15 Open Water Swimming
- 16 Peacock Gymnasium
- 17 The Quad Club
- 18 Busy Bee's Nursery School
- > The Silver Building
- > Good Hotel London
- > ExCel London
- > The O2
- > The Crystal
- > Millennium Mills
- > Thameside West
- > Sunborn Hotel

AVAILABLE
UNITS

PLACEHOLDER IMAGE

AVAILABLE
UNITS

PLACEHOLDER IMAGE

52C

Available > 1st Feb 2021

1,038 sqft

Specification

- > Ground floor manufacturing or warehousing space
- > WC & Kitchen
- > Own street entrance
- > Access: Roller shutter + double door entrance.
- > EPC:C
- > Office fitout*

Rent

- Price: £20 per sqft
- Rates: £4 per sqft
- Service charge: £1.5 per sqft

Term

- 5 years-10 years

Expressway Amenities

- > Coffee Shop
- > Break Out Spaces
- > Meeting Rooms*
- > Mail Handling
- > Telephone Booths
- > Showers
- > Cycle Spaces**
- > Car Parking*
- > High Speed Wi-Fi*
- > Partnership Furniture*
- > Hot Desking

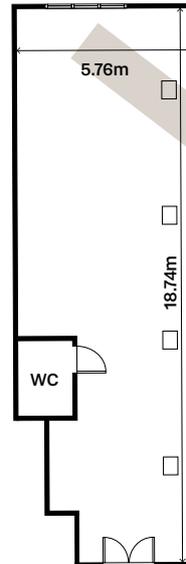
* Available for extra fee

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Ground Floor

Size: 1,038 sqft
Ceiling Height: 4m



54c

Available > 1st Feb 2021

2,166 sqft

Specification

- > Ground floor manufacturing or warehousing space
- > First floor ancillary office space
- > WC & Kitchen
- > Own street entrance
- > Access: Roller shutter + double door entrance.
- > EPC:C
- > Office fitout*

Rent

Price: £20 per sqft
Rates: £4 per sqft
Service charge: £1.5 per sqft

Term

5 years-10 years

Expressway Amenities

- > Coffee Shop
- > Break Out Spaces
- > Meeting Rooms*
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- > Partnership Furniture*
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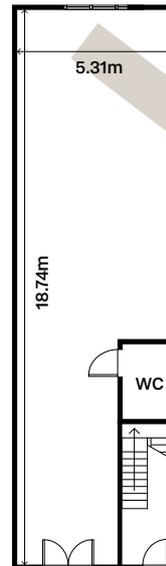
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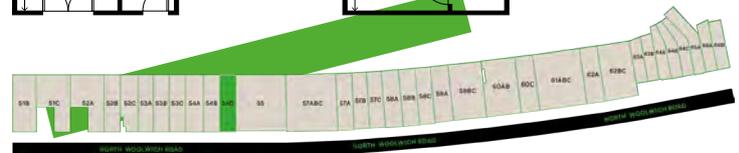
Ground Floor

Size: 1,083 sqft
Ceiling Height: 4m



First Floor

Size: 1,083 sqft
Ceiling Height: 4m



59|bc

Available > Mid Feb 2021

2,076 sqft

Specification

- > Ground floor manufacturing or warehousing space
- > WC & Kitchen
- > Own street entrance
- > Access: Roller shutter + double door entrance.
- > EPC:C
- > Office fitout *

Rent

- Price: £20 per sqft
- Rates: £4 per sqft
- Service charge: £1.5 per sqft

Term

- 5 years- 10 years

Expressway Amenities

- > Coffee Shop
- > Break Out Spaces
- > Meeting Rooms*
- > Mail Handling
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- > Showers
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- > Car Parking*
- > High Speed Wi-Fi*
- > Partnership Furniture*
- > Hot Desking

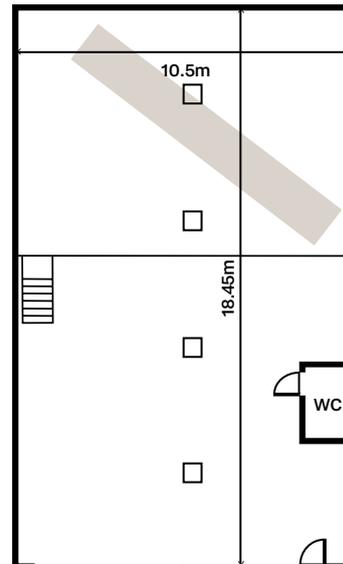
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Ground Floor

Size: 2,076 sqft
Ceiling Height: 4m



60alb

Available > 1st Apr 2021

2,273 sqft

Specification

- > Ground floor manufacturing or warehousing space
- > WC & Kitchen
- > Own street entrance
- > Access: Roller shutter + double door entrance.
- > EPC:C
- > Office fitout *

Rent

Price: £20 per sqft
Rates: £4 per sqft
Service charge: £1.5 per sqft

Term

5 years- 10 years

Expressway Amenities

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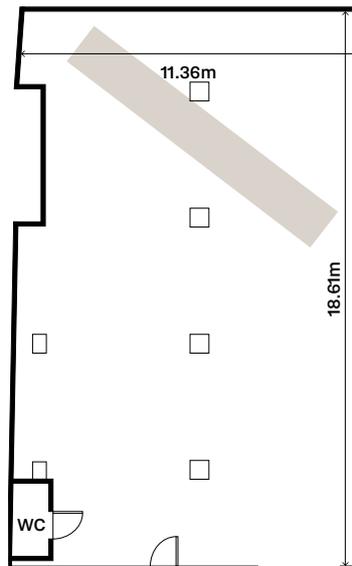
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Ground Floor

Size: 2,273 sqft
Ceiling Height: 4m



DIAL -A- WAY

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