

EXPRESSWAY



♡ SECRET
COFFEE
♡ HONEY
TOASTIE
♡ SMUTTER

WORKSHOPS + WAREHOUSES

expressway.london | Royal Docks | London E16

! CLICK
HERE !



EXPRESSWAY

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

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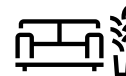
Located between Royal Victoria and West Silvertown stations, **Expressway** is a SME campus with extensive options on size, cost and terms on generous maker workshops and multi-use warehouses.

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



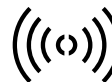
PARKING



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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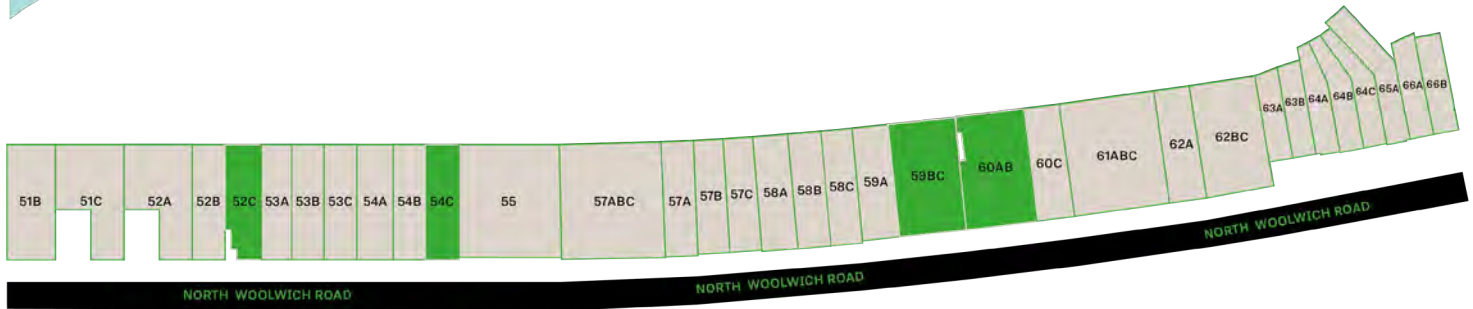


Our Business Community

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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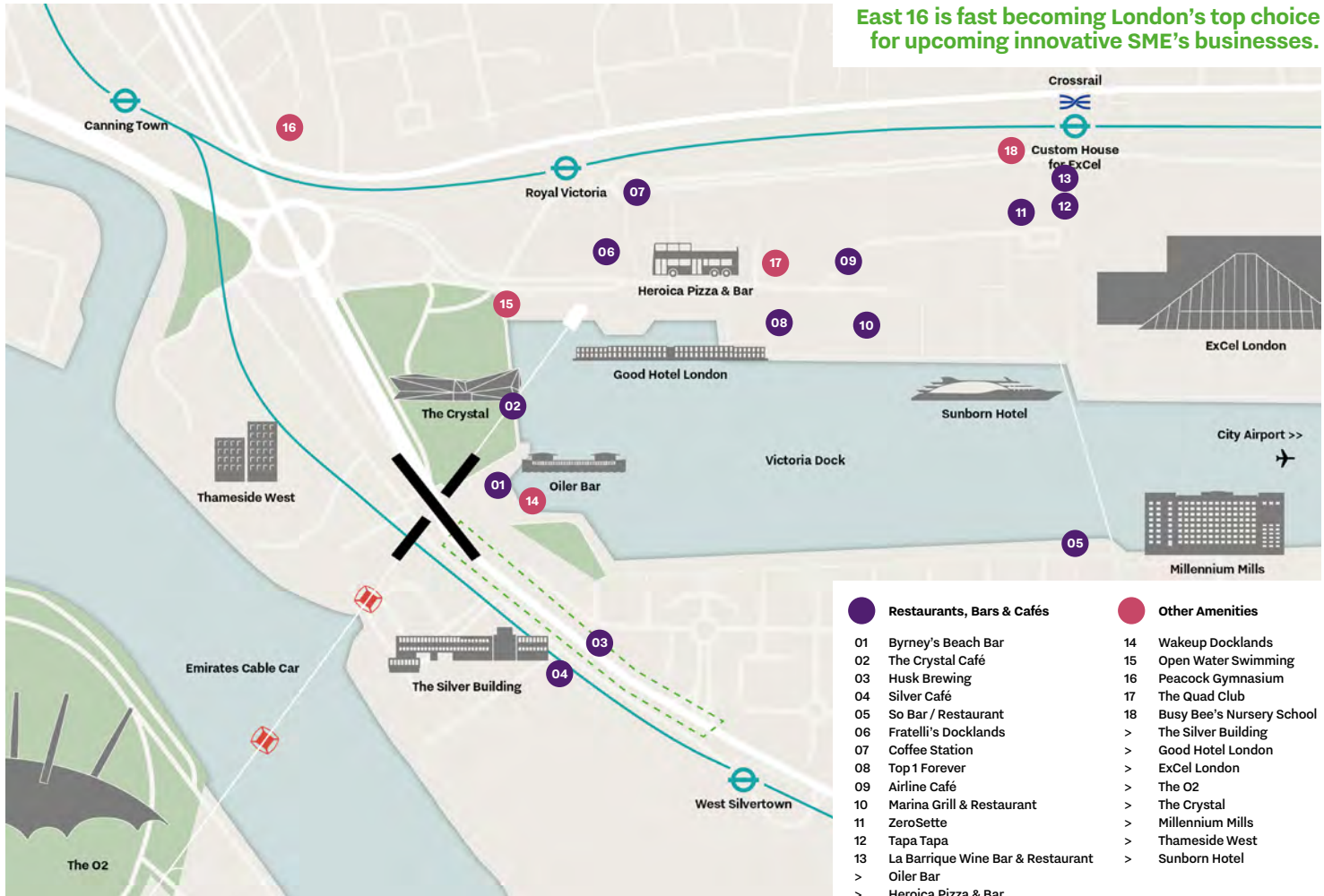
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**WORKSHOPS +
WAREHOUSES**



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



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

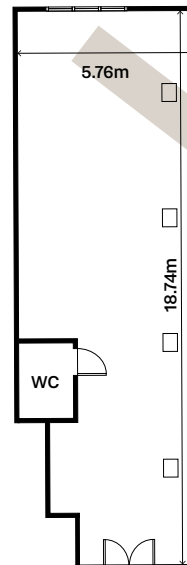
* Available for extra fee

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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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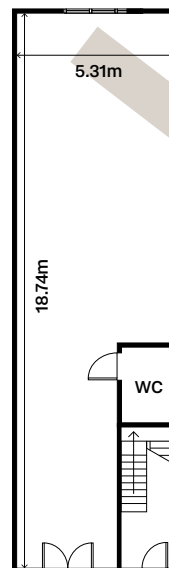
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Ground Floor

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
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- > Meeting Rooms*
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- > Showers
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- > Car Parking*
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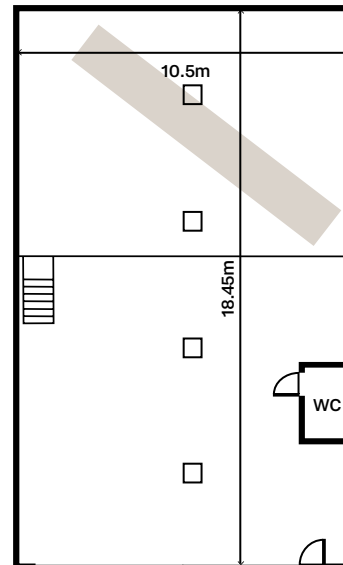
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Ground Floor

Size: 2,076 sqft
Ceiling Height: 4m



DIAL -A- WAY

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