

# 2 Western Gateway, London, E16 1DR



## Class E space to let in a characterful converted t...

### OFFICE

London | Consultancy | Transactions | Independent | Experienced

#### Location

The building is situated immediately adjacent to the ExCeL Exhibition Centre on Western Gateway. The main entrance into Warehouse K is accessible directly from the concourse linking Custom House DLR station with the entrance to Excel. Custom House DLR/Crossrail station is on the doorstep of Warehouse K providing fast access into Canary Wharf, the City and the wider London Underground network. In addition the nearby A13 provides easy road access to the M25 to the east. The property benefits from close proximity to City Airport with its connections to national and international destinations including Paris, Madrid, Amsterdam and New York. With Warehouse K's close proximity to the ExCeL Centre means that it benefits from numerous amenities including restaurants, shops, cafés, bars, hotels, gyms and excellent public transport links.

#### Transport Links

Custom House 0 miles  
Royal Victoria 0.3 miles  
Prince Regent 0.3 miles

#### Accommodation (NIA)

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - R6	3,468	322.19	Available
<b>Total</b>	<b>3,468</b>	<b>322.19</b>	

#### Description

Warehouse K is a Grade II listed converted Tobacco warehouse providing characterful, flexible open plan office space.



The main entrance to the space is off the concourse leading from Custom House DLR/Crossrail station to ExCeL. The accommodation provides two entirely self-contained units.

#### Business rates

Rates Payable	£10.51 per sq ft
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#### Specification

- Fully accessible raised floors
- Air conditioning
- Original features
- Excellent floor to ceiling height
- Modern hanging lighting
- 2 x terraces (Unit R6)
- Cycling racks
- Communal courtyard
- Self-contained WCs and shower facilities
- Private and secure car parking
- On-site security office

#### Viewings

Available upon request.

#### Terms

New lease direct from the Landlord for a term to be arranged.

#### Service charge

£3 per sq ft

#### EPC

EPC Available upon request

#### Get in touch

Our offices are located in the heart of London's West End - a short walk from the world-famous Piccadilly Circus. Heddon House, 149-151 Regent St, London, W1B 4JD

+44 20 7930 1070  
info@levyrealstate.co.uk



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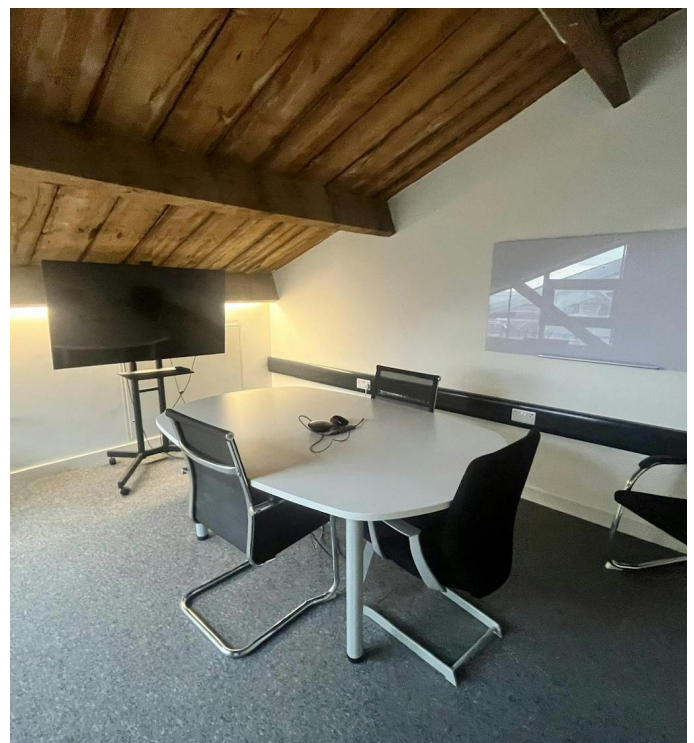
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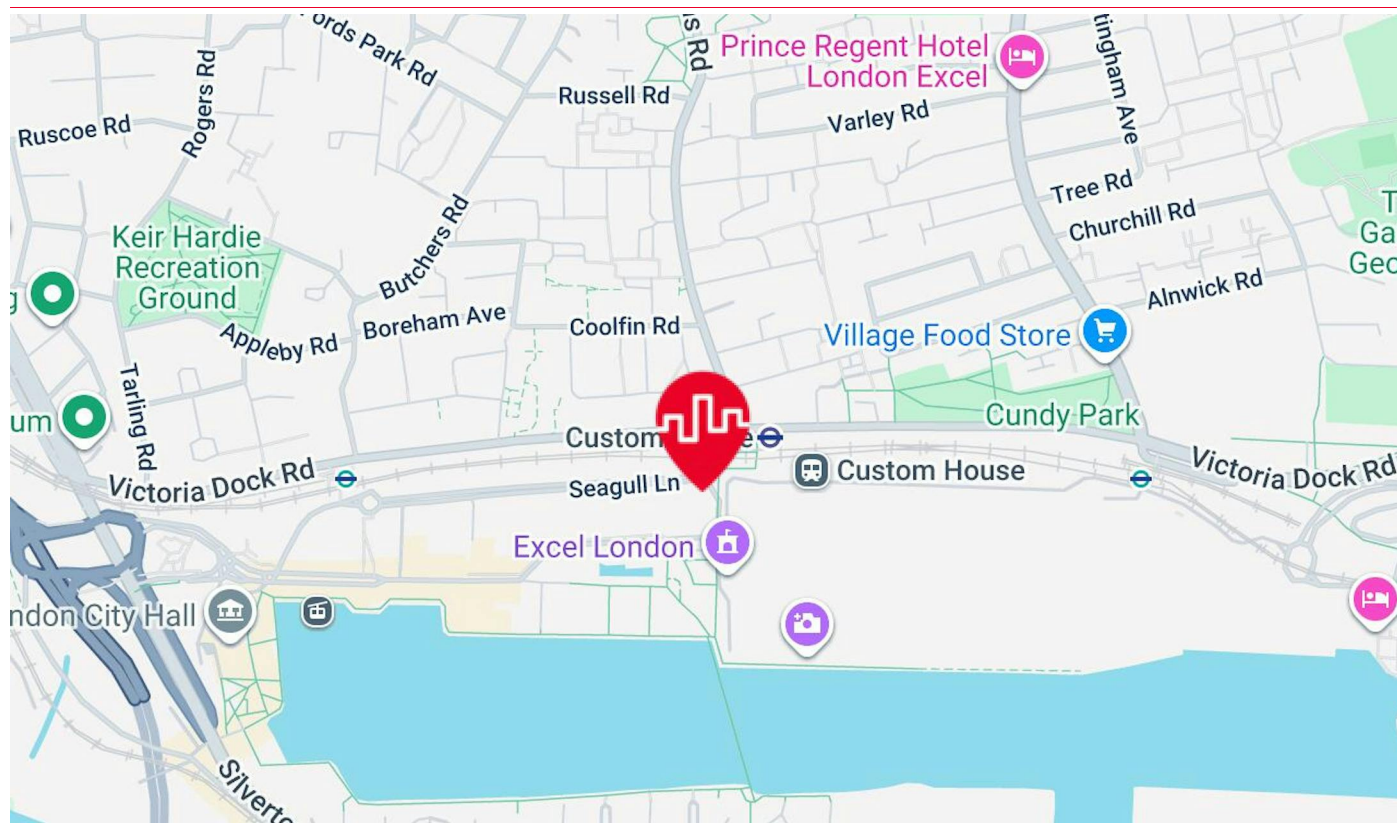


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### Further Information

For further information, or to arrange an inspection please contact joint agents:

#### Contact

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