



EXPRESSWAY

LIGHT INDUSTRIAL

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

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

59a

Workshop — 1,842 sqft

Specification

- > Ground floor manufacturing or warehousing space
- > First floor ancillary office space
- > Kitchen
- > WC
- > Own street entrance
- > EPC: C

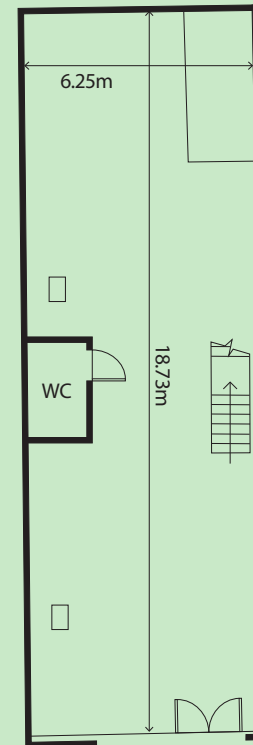
Rent

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

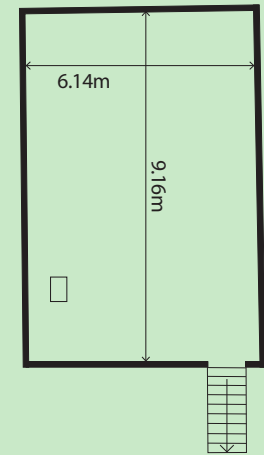
Terms

10 years (Shorter term can be negotiated)

Ground Floor



First Floor



51b

Workshop — 1,908 sqft

Specification

- > Ground floor manufacturing or warehousing space
- > First floor ancillary office space
- > WC
- > Access: Roller shutter and double door entrance
- > Own street entrance
- > EPC: C

Rent

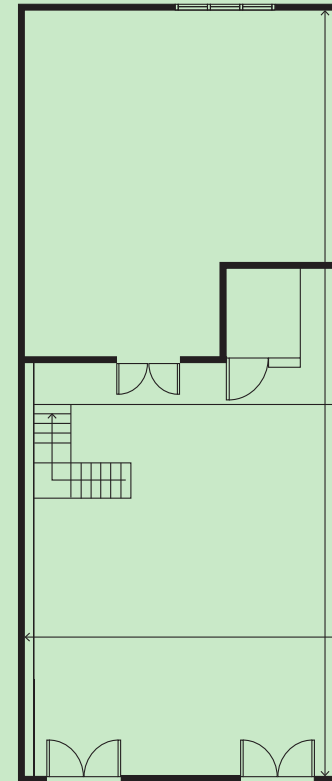
Price: £25.00 per sqft
Service charge: From £1.50 per sqft

Terms

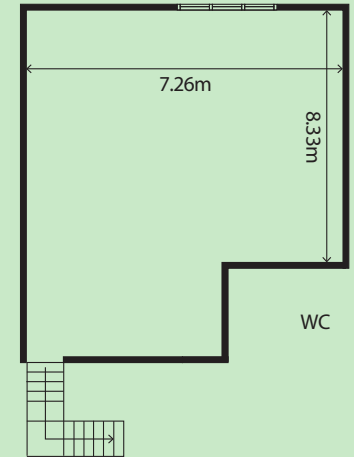
10 years (Shorter term can be negotiated)

Storage Units

Ground Floor



First Floor



CONTACT US

To arrange a viewing
contact our sales team:

sales@generalpeople.com

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Find us at
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London
E16 1AH

