

RARE WATERFRONT COMMERCIAL OPPORTUNITY

To Let

Ground Floor, Novotel London Excel

1,000 - 10,183 sq ft



7-9 Western Gateway
Royal Victoria Dock, London E16 1AA



PROPERTY HIGHLIGHTS

- Prime position directly opposite ExCeL London
- Uninterrupted river views
- Highly prominent return frontage
- Approximately 5.5 metre floor-to-ceiling height
- Flexible accommodation extending to 10,183 sq ft
- New lease available
- Use Class E

EXCELLENT CONNECTIVITY



ExCeL London
**2-minute
walk**



Custom House
(Elizabeth Line
& DLR)
**4-minute
walk**



Royal Victoria
(DLR)
**6-minute
walk**



IFS Cloud
Cable Car
**4-minute
walk**



London City
Airport
±0.8 miles



The O2 Arena
±2.5 miles

LOCATION

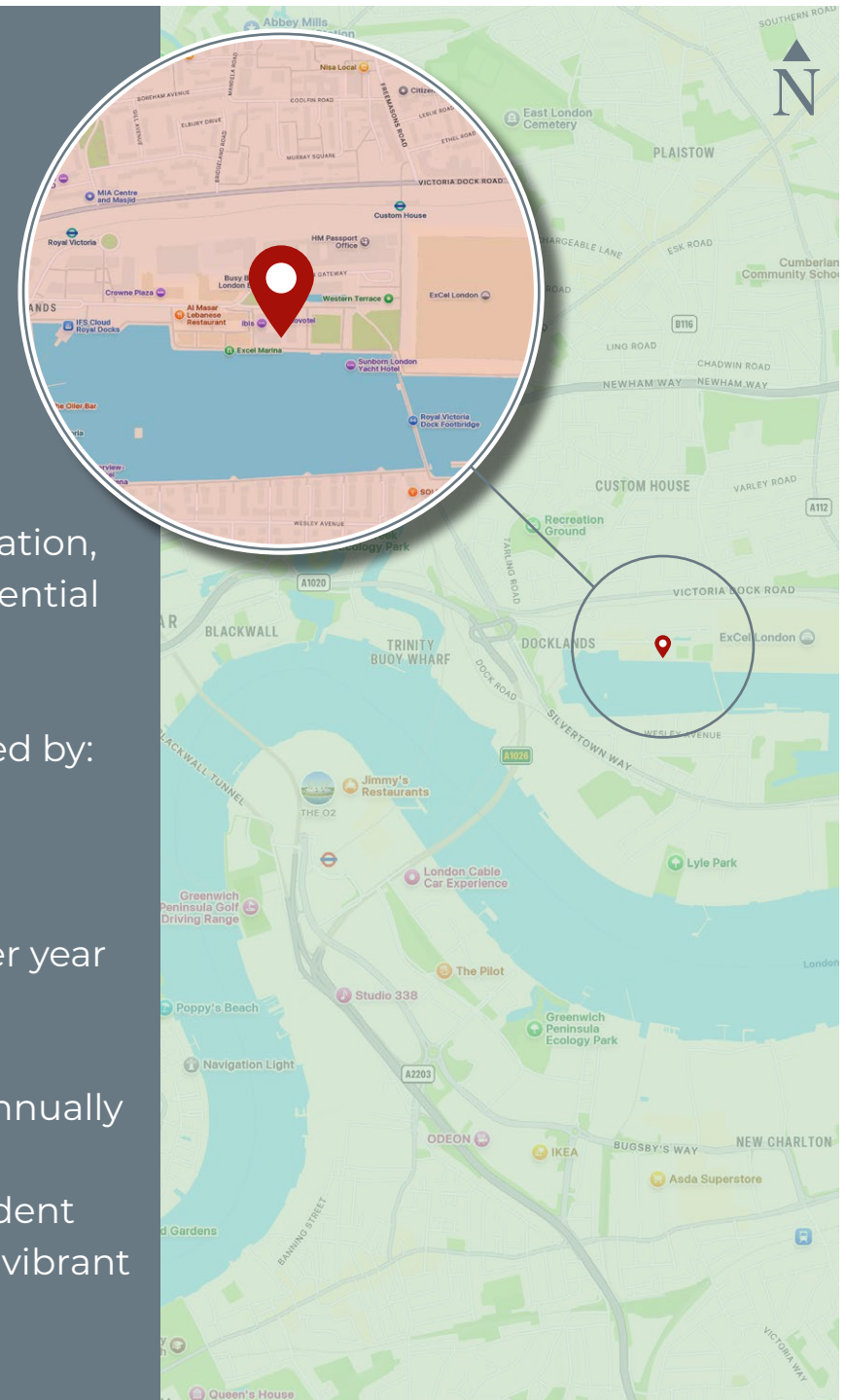
The property occupies a highly prominent ground floor position beneath the **Novotel** directly opposite **ExCeL London**, fronting Western Gateway in the heart of Royal Victoria Dock.

The Royal Docks is one of East London's most established and strategically significant regeneration districts. It combines international exhibition facilities, substantial hotel accommodation, excellent transport connectivity and a rapidly expanding residential population.

The immediate area benefits from consistent footfall generated by:

- **ExCeL London** – attracting over **4 million** visitors annually
- **Hotel accommodation** – approximately **2,500+** hotel rooms within a short walk
- **London City Airport** – serving over **3.5 million** passengers per year
- **Local residential population** – in excess of **15,000** residents within the immediate catchment
- **IFS Cloud Cable Car** – carrying over **1.4 million** passengers annually

The surrounding environment offers a diverse mix of independent cafés, established restaurants and hotel-led dining, creating a vibrant day-to-evening destination.



DESCRIPTION

The premises occupy a highly prominent corner position beneath the Novotel London ExCel, with a substantial return frontage overlooking Royal Victoria Square and Royal Victoria Dock. The space is currently configured to provide Grade A office accommodation and comprises the following specification:

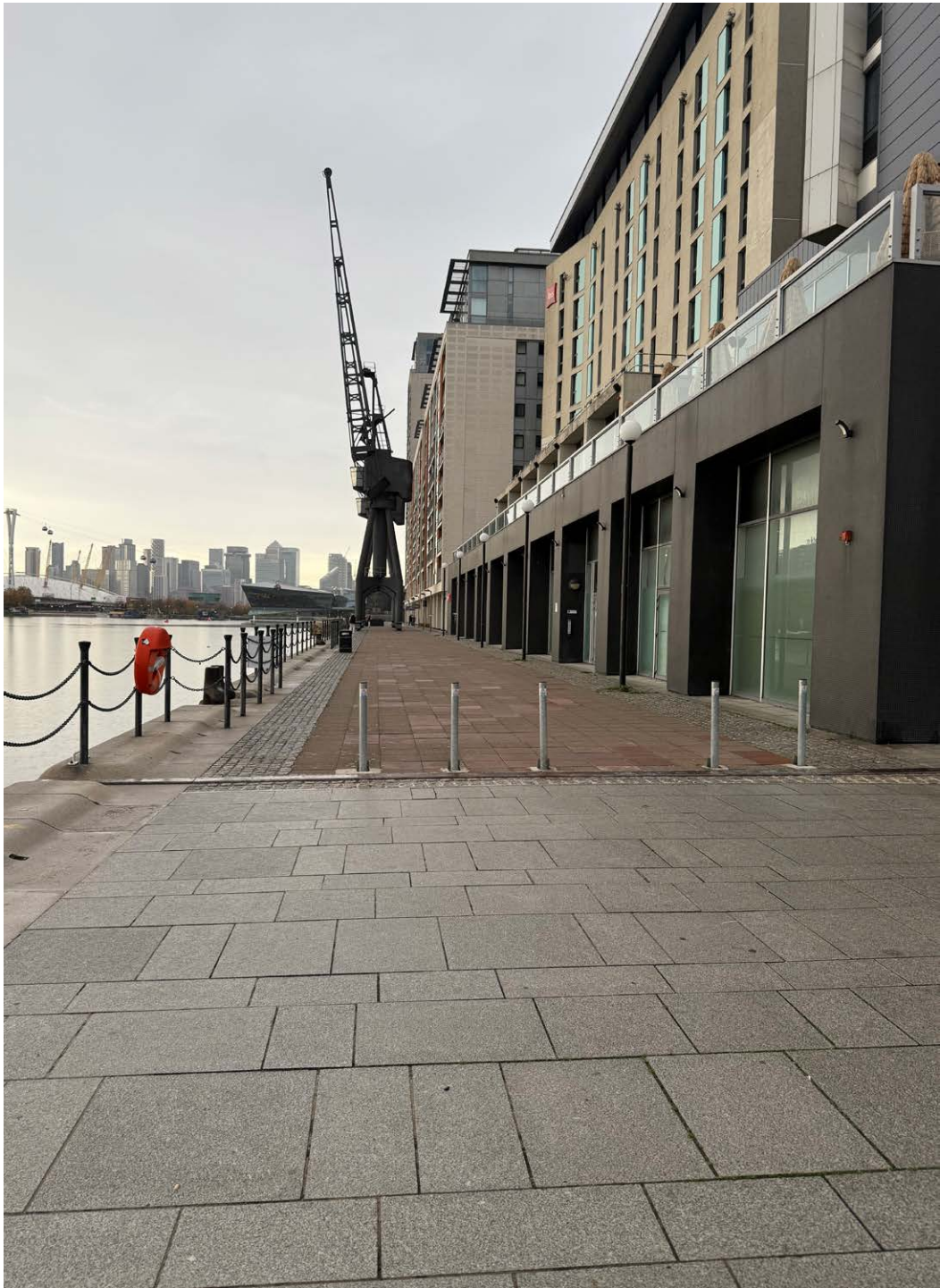
- Open plan 'L'-shaped floorplate
- Male and female WCs
- Three-phase power
- Air conditioning
- LED lighting

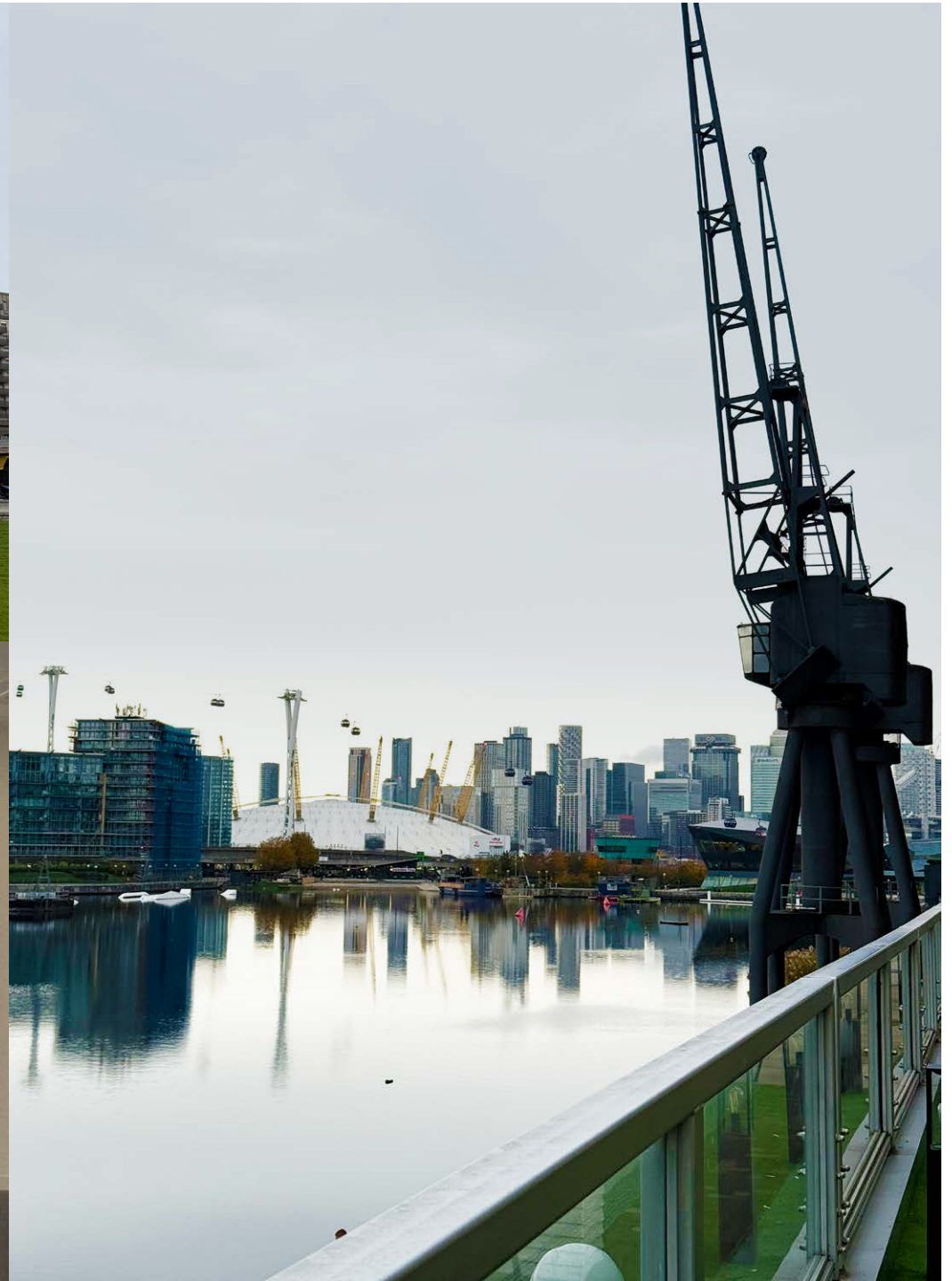
The property benefits from Use Class E, and would be suitable for a broad range of commercial occupiers including:

- Retail
- Food & Beverage
- Gym / Leisure / Experiential
- Medical / Health & Wellness
- Showroom / Gallery / Events
- Office / Co-working

All uses are subject to the necessary planning permission and landlord's consent.





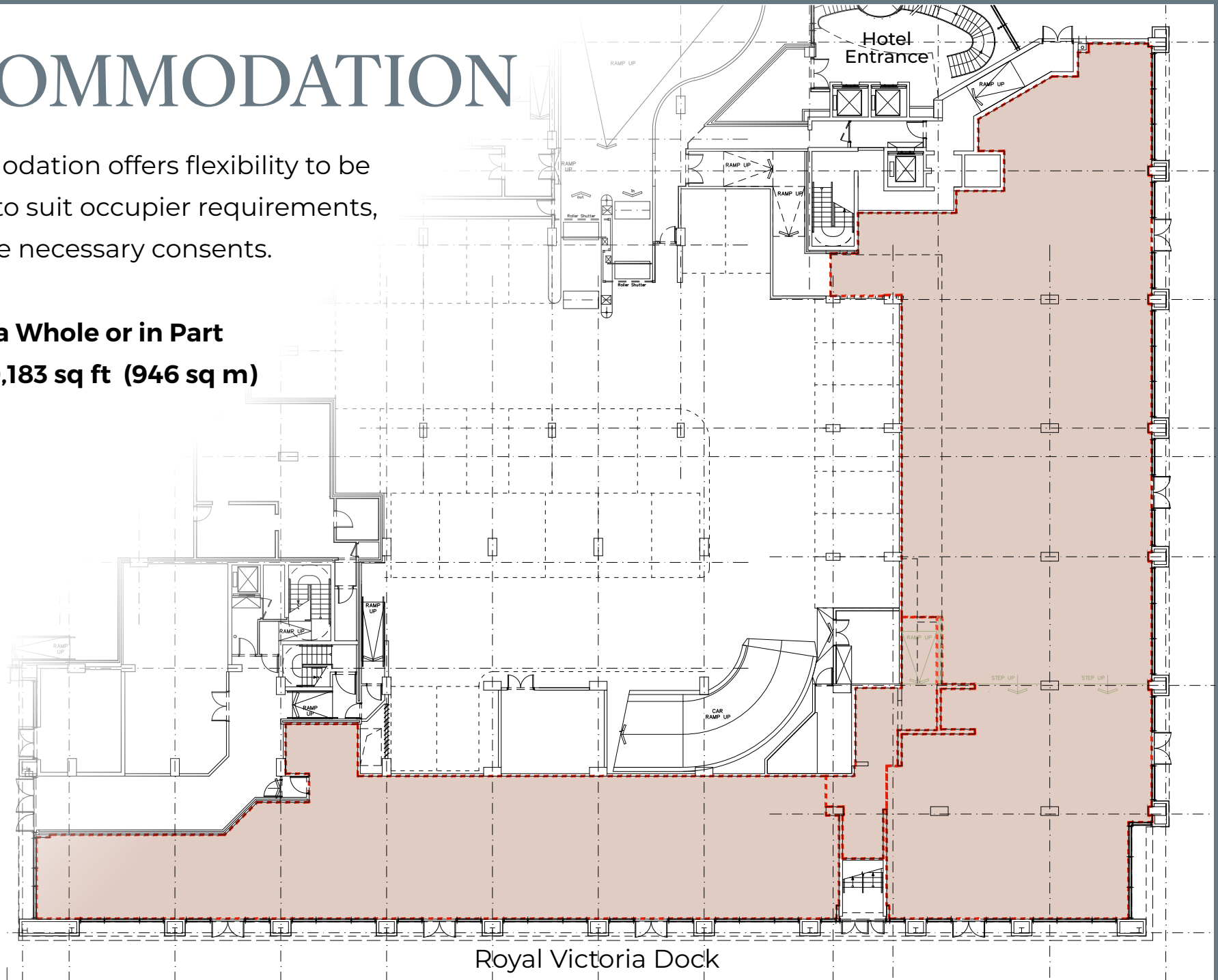


ACCOMMODATION

The accommodation offers flexibility to be sub-divided to suit occupier requirements, subject to the necessary consents.

Available as a Whole or in Part

Total area: 10,183 sq ft (946 sq m)



TENURE

Available by way of a new lease for a term to be agreed.

RENT

Available upon application.

SERVICE CHARGE & RATES

To be confirmed.

PLANNING

The premises fall within Use Class E.

Interested parties should make their own enquiries with the London Borough of Newham regarding specific planning requirements.

ENERGY PERFORMANCE CERTIFICATE

The ground floor benefits from an EPC rating of C. Full details available on request.

LEGAL

Each party shall be responsible for their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the successful party will be required to provide appropriate identification and verification documentation. A transaction may not proceed until satisfactory information has been received.

VIEWING

Strictly by prior appointment through the sole marketing agents:

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