



# EXPRESSWAY

## STORAGE UNITS

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

>> WORK YOUR WAY  
>> MAKE A WAY  
>> STORE A WAY

900-3000 sqft

From £15 per sq ft

Perfect for breweries, furniture and set designers,  
coffee roasters, distribution hubs and film sets



# 6415

## Workshop — 1,237 sqft

### Specification

- > Ground floor storage unit
- > Own street entrance
- > Roller shutter
- > EPC: C

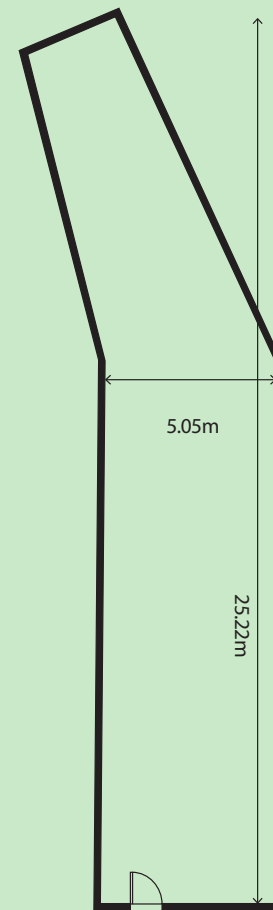
### Rent

Price: £15.00 per sqft  
Service charge: £1.50 per sqft

### Term years

10 years (Shorter term can be negotiated)

Ground Floor



# 65c

## Workshop — 943 sqft

### Specification

- > Ground floor storage unit
- > Own street entrance
- > EPC: C

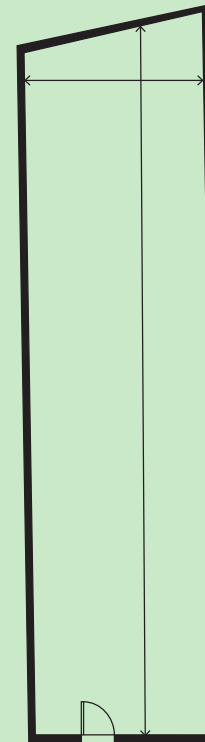
### Rent

Price: £15.00 per sqft  
Service charge: £1.50 per sqft

### Term years

10 years (Shorter term can be negotiated)

Ground Floor



# 66a

## Workshop — 1,152 sqft

### Specification

- > Ground floor storage unit
- > Own street entrance
- > EPC: C

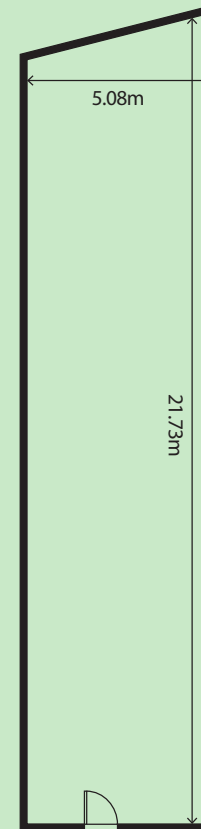
### Rent

Price: £15.00 per sqft  
Service charge: £1.50 per sqft

### Term years

10 years (Shorter term can be negotiated)

Ground Floor



\*\* Coming soon

# 66b

## Workshop — 1,088 sqft

### Specification

- > Ground floor storage unit
- > Own street entrance
- > EPC: C

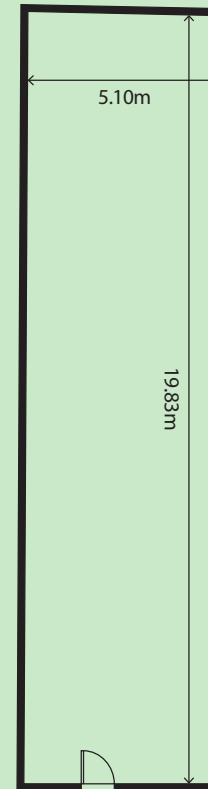
### Rent

Price: £15.00 per sqft  
Service charge: £1.50 per sqft

### Term years

10 years (Shorter term can be negotiated)

Ground Floor



\*\* Coming soon

# CONTACT US

To arrange a viewing  
contact our sales team:

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