

# Unit R1B & R2B, Warehouse K, London, E16

Flexible, Open Plan Office / Light Industrial Space To Let

OFFICE

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## 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.

## 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.

## Specification

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

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### Specification

Description	sq ft	sq m
Unit R1B	2,418	224
Unit R2B	3,000-7,547	701
<b>Total</b>	<b>5,418-9,965</b>	<b>925</b>

### Rent

Unit R2B – £25.00 psf  
Unit R1B – £25.00 psf

### Rates

£10.51 per sq ft

### Service Charge

Unit R2B - Approx £3.00 psf  
Unit R1B - £3.11 psf

### Further Information

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