

**WAREHOUSE STYLE SPACE AVAILABLE
SUITABLE FOR MULTIPLE USES -
F&B / WORKSPACE & MORE**
4,985 SQ.FT. AVAILABLE
(LOWER GROUND)



WAREHOUSE

2 WESTERN GATEWAY

VICTORIA DOCK

LONDON E16

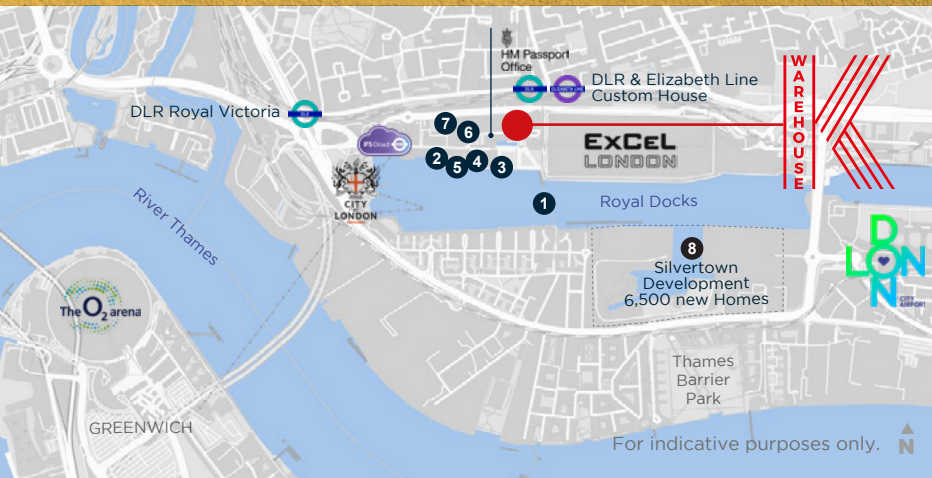
Located immediately
adjacent to the ExCeL
Centre and the new
Elizabeth Line (Crossrail)
Station at Custom House

LOCATION

Warehouse K is a converted former Tobacco warehouse and is located adjacent to the world renowned event centre and forms part of the Royal Docks, the unique waterfront district of London is in the midst of a period of renaissance.

The Royal Eden Docks development, which is situated adjacent, is a collection of 854 new homes designed around health and wellbeing with over 5,000 sq.m. of landscaped communal gardens.

The close proximity to the public transport network, A13 and City Airport provide unrivalled local, national and international connections.



- | | |
|-----------------------------------|---|
| 1 Royal Victoria Docks Footbridge | 5 Crowne Plaza (210 rooms) |
| 2 Good Hotel (148 rooms) | 6 Ibis London ExCel Docklands (278 rooms) |
| 3 Sunborn (138 rooms) | 7 Royal Eden Docks Development |
| 4 Novotel (257 rooms) | 8 Silvertown Development |

EXCEL LONDON

Opened in November 2000, in an area of huge regeneration in London's historic Royal Docks, ExCel London has been at the forefront of the regeneration. Comprising in excess of 1m sq.ft., the venue hosts over 400 events annually, welcoming 40,000 exhibiting companies and over 4 million people, from across the globe.

The event halls can take a capacity of 68,750 people at any one time and offers a blank canvas for any type of function, from boat shows to business conferences. Events hosted at ExCel are responsible for delivering £4.5bn in economic impact to London, supporting 37,600 jobs and driving 25% of London's inbound business tourists.

A 27,000 sq.ft. extension is due to complete in 2024.



London Cable Car
1.5 million + passengers in the 22/23 financial year



Royal Docks

London's only enterprise zone:

Enterprise zones bring a wealth of opportunities for small businesses, such as tax reliefs, business rates discounts, and easier access to planning permission. The area is likely to reach more than £8bn of investment by 2038, including £600m of TFL investment in the DLR network.



London City Airport
3 million + passengers in 2022



Warehouse K is located in close proximity to ExCeL London, the world renowned events venue, local shops and theatre, as well as being within walking distance to London Cable Car, which links the Royal Docks and Custom House to the Greenwich Peninsula.



IFS Cloud Royal Docks Cable Car



City Hall Mayor of London office



DLR & Elizabeth Line Custom House

HM Passport Office



sunborn LONDON (138 rooms)

GOOD HOTEL LONDON (148 rooms)

EXCeL LONDON

Royal Victoria Docks Footbridge, to be replaced with a new step free footbridge (c. 2024).



DLR Royal Victoria

SILVERTOWN DEVELOPMENT

Royal Docks





NEARBY OCCUPIERS INCLUDE



International Exhibition Centre offering an abundance of flexible spaces and services making it a top choice for public shows, trade shows, meetings and special events.



Mediterranean cuisine with a champagne cocktail bar.



Modern Tapas with an extensive selection of wines, beers and cocktails.



Super Yacht Luxury Hotel featuring a bar and restaurant.



DLR and Elizabeth Line Stations providing good access to Central and East London as well as London City Airport.



4-star hotel with 257 rooms, overlooking Royal Victoria Dock, and featuring a gym, bar and restaurant.





SPECIFICATION

- Original features
- Excellent floor to ceiling height
- On-site security
- Air-conditioning
- Open plan space



AVAILABLE UNIT

Unit R2B 463 sq m 4,985 sq ft

RENT

Unit R2B £25.00 per sq ft

RATEABLE VALUE

Unit R2B To be assessed

SERVICE CHARGE

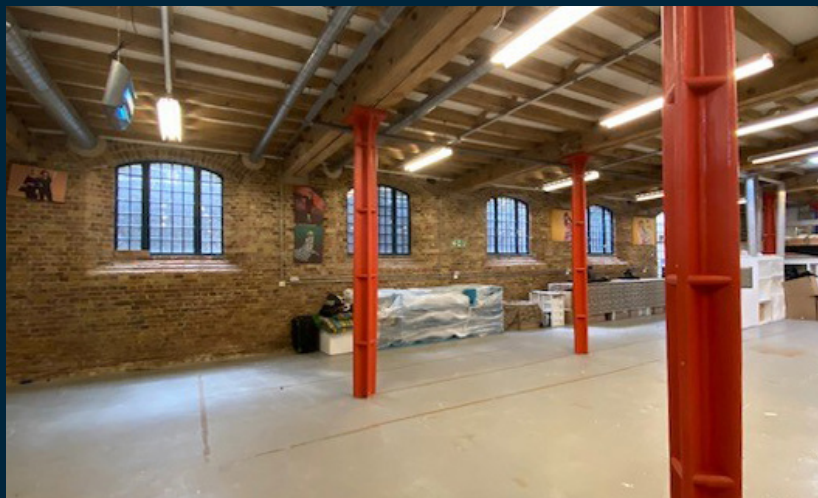
Unit R2B Approximately £3.00 per sq ft

LEASE TERMS

New lease terms available upon application.

USE

It is believed that the unit benefits from Class E consent. Interested parties are advised to make their own enquiries.



CONTACT

Viewings can only be carried out with prior notice by contacting:

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SUBJECT TO CONTRACT Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. 2024