

**WAREHOUSE STYLE SPACE AVAILABLE
SUITABLE FOR MULTIPLE USES –
F&B / WORKSPACE & MORE**
4,585 SQ.FT. AVAILABLE
(LOWER GROUND)



2 WESTERN GATEWAY
VICTORIA DOCK
LONDON E16

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

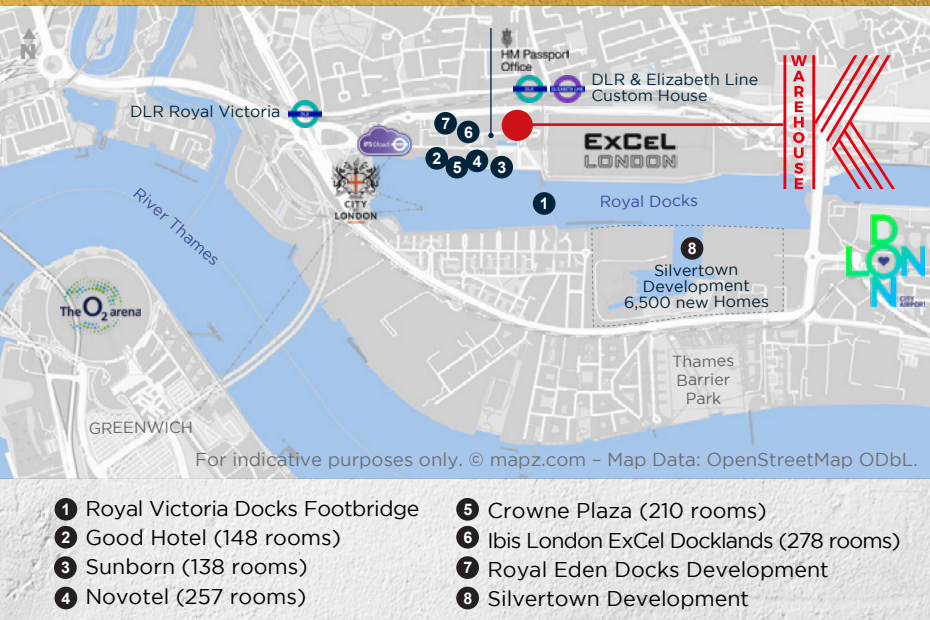
Custom House passenger
numbers increased by 582% between
2019-2023 with monthly passenger
numbers now approaching 1m

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.



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.

ExCel has launched a brand refresh ahead of its 25th anniversary in 2025 to support its new mission, to be the best event destination in the world. This also coincides with major developments to the ExCel, including the opening of London's largest entertainment district, Immerse LDN, and a new 25,000 sq.m. extension which is due to open in April 2025.



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.





NEARBY OCCUPIERS INCLUDE

EXCeL
LONDON

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.

MEDGRILL
STEAKHOUSE

Mediterranean cuisine with a champagne cocktail bar.

tapa
tapa

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

sunborn
LONDON
Lands End Restaurant

Super Yacht Luxury Hotel featuring a bar and restaurant.

DLR
Custom House
ELIZABETH LINE

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

NOVOTEL
HOTELS & RESORTS

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



Occupiers situated inside include

Bagel
FACTORY

polo
bowl

CHO
ZEN
NOO
BLE

COSTA
COFFEE

Upper Crust

BUN.



SPECIFICATION

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



AVAILABLE UNIT

Unit R2B 426 sq m 4,585 sq ft

RENT

Unit R2B Upon Application

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. 2025