



EXPRESSWAY

PERKY  
BLENTERS  
X  
GOODVIBES

coffee

WAY  
FORWARD

PERKY  
BLENTERS  
X  
GOODVIBES

# WORKSHOPS + WAREHOUSES

[expressway.london](http://expressway.london) | Royal Docks | London E16



## About

Located between Royal Victoria and West Silvertown stations, Expressway is a SME campus with extensive options on cost, terms and sizes across 40 maker workshops and multi-use warehouses.

All are suitable for production, manufacturing and logistics. All benefit from full use of the Expressway amenities and the cafe which is operated by a top East London coffee roaster, Perky Blenders, situated within the large reception and comfortable break out space.

Some of the businesses currently making up our community are a microbrewery, film production company, furniture makers and printing house.

You're very welcome to join this hub of start up's if you're also an energetic SME looking to thrive!

Expressway proudly a part of General People, an award-winning workspace operator as well as a pioneering workspace concept.

To stay up to date with our latest offers, news and events across our sites subscribe to our newsletter and follow us on Instagram @general.people.



## Amenities



HOT DESKING



EMAIL  
HANDLING



MEETING  
ROOM



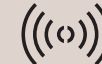
FURNITURE



TELEPHONE  
BOOTHS



BREAKOUT  
SPACE



WI-FI



CAFE



SHOWERS



ELECTRIC  
CHARGING  
POINTS



CYCLING



PARKING





WORK YOUR WAY



531b

## Workshop – 2,051 sqft

## Specification

- > Ground floor manufacturing or warehousing space
- > First floor ancillary office space
- > WC
- > Own street entrance
- > Access: Roller shutter and double door entrance
- > EPC: C

## Rent

Price: £ 25 per sqft  
Service charge: £ 1.50 per sqft

## Terms

Leasehold  
Quarterly rent payments  
10 Year lease (shorter terms can be agreed)  
5 year rent review  
5 year break (subject to Landlord consent)  
Business rates payable to the Local Authority. Some units are eligible for Small Business Rates Relief

## Expressway Amenities

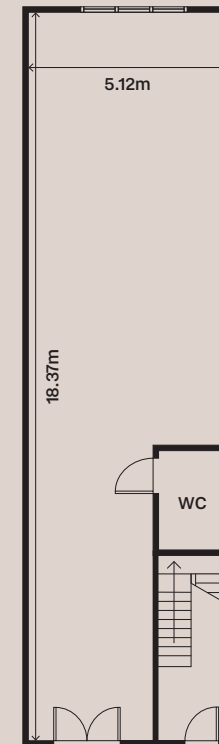
- > Coffee Shop
- > Break Out Spaces
- > Meeting Rooms\*
- > Showers
- > Cycle Spaces\*\*
- > Car Parking\*
- > Hot Desking

\* Available for extra fee

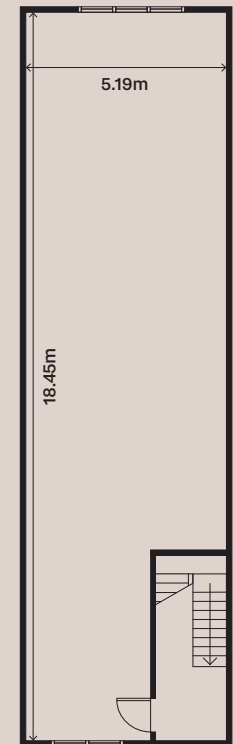
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@expressway.london

Ground Floor



First Floor



Transport



We are proudly located at Royal Docks, an area becoming rapidly recognised as New Docklands. With easy access to Elizabeth line, Expressway is directly plugged in to London, Europe and beyond through every major transport mode: rail, road and air.



# EXPRESSWAY

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