

WAREHOUSE

WAREHOUSE STYLE UNITS AVAILABLE TO LET

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 75% between 2022/23 -2023/24 with monthly passenger numbers now approaching 1m.

DLR Royal Victoria

DLR & Elizabeth Line
Custom House



LOCATION

Warehouse K is a converted former Tobacco Warehouse adjacent to the ExCeL, the world-renowned events centre, and forms part of the Royal Victoria Docks, the unique waterfront district of London in the midst of a renaissance.

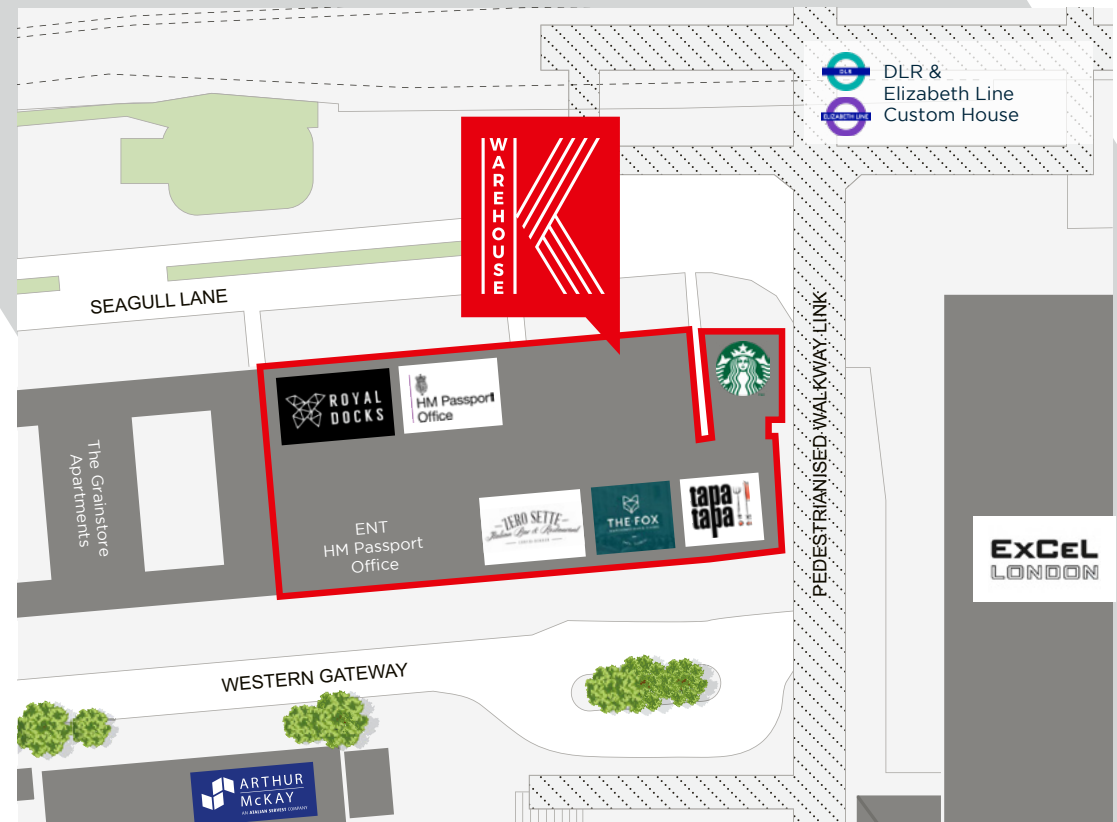
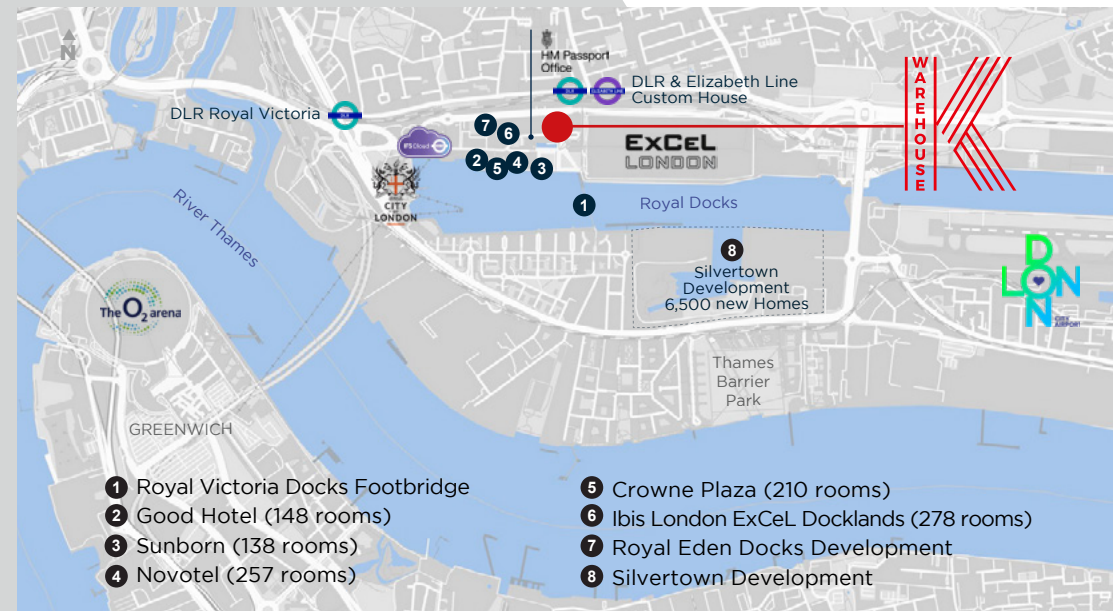
The Royal Eden Docks development, which is situated adjacent, is a collection of 854 new homes designed around health and wellbeing with over 5,000 sq.m. of landscaped communal gardens.

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



SPECIFICATION

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





AVAILABILITY

Units	Floor	Areas (sq ft)
R2	Ground	3,965
R2B	Lower Ground	4,585
R6	Second	3,468

QUOTING TERMS

Upon Application.

LEASE TERMS

New lease terms available upon application.
Unit R6 is available from June 2026.



Unit **R2B**



Unit **R2**



Unit **R6**

CONTACT

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

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

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