

EXPRESSWAY

PERKY
BLENDERS
&
GOODVIBES

coffee

WAY
FORWARD

PERKY
BLENDERS
&
GOODVIBES

! CLICK
HERE !



WORKSHOPS + WAREHOUSES

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

EXPRESSWAY

Expressway
1 Dock Road London E16 1AH
+44 (0)20 7476 9707

hello@expressway.london
expressway.london
@expressway.london

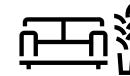
Located between Royal Victoria and West Silvertown stations, **Expressway** is a **SME** campus with extensive options on cost, terms and sizes across 40 **maker workshops** and **multi-use warehouses**.

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 **micro-brewery**, **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!

Click on the **instagram icon** shown below to see what is currently going on with our hub and community!



BREAKOUT SPACE



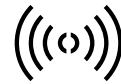
PARKING



CAFE



CYCLE SPACE



WIFI



HOT DESKING



SHOWERS



MEETING ROOM



FURNITURE

WORK YOUR WAY



EXPRESSWAY

51

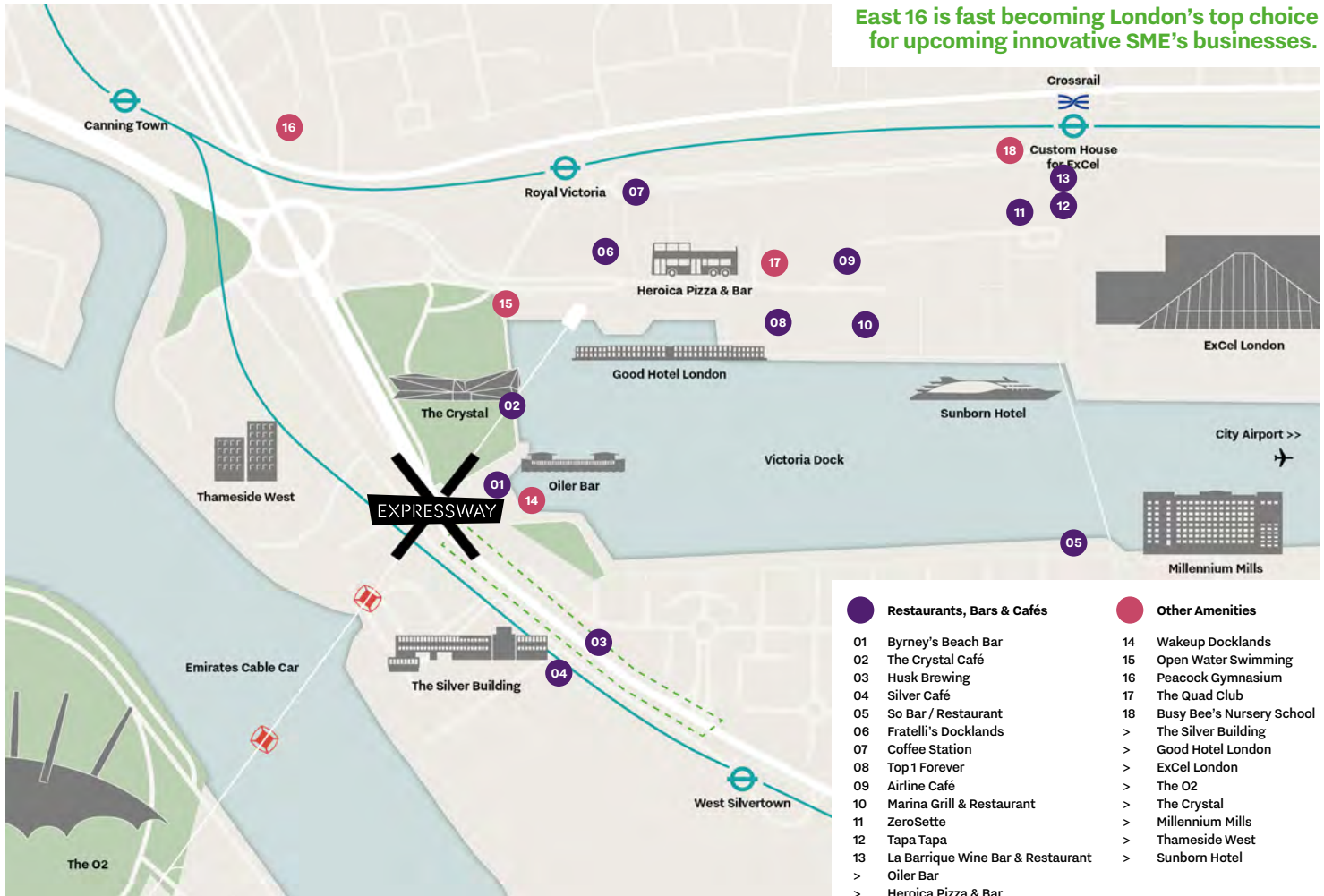
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54

East 16 is fast becoming London's top choice for upcoming innovative SME's businesses.



Restaurants, Bars & Cafés

- 01 Byrney's Beach Bar
- 02 The Crystal Café
- 03 Husk Brewing
- 04 Silver Café
- 05 So Bar / Restaurant
- 06 Fratelli's Docklands
- 07 Coffee Station
- 08 Top 1 Forever
- 09 Airline Café
- 10 Marina Grill & Restaurant
- 11 ZeroSette
- 12 Tapa Tapa
- 13 La Barrique Wine Bar & Restaurant
- > Oiler Bar
- > Heroica Pizza & Bar

Other Amenities

- 14 Wakeup Docklands
- 15 Open Water Swimming
- 16 Peacock Gymnasium
- 17 The Quad Club
- 18 Busy Bee's Nursery School
- > The Silver Building
- > Good Hotel London
- > ExCel London
- > The O2
- > The Crystal
- > Millennium Mills
- > Thameside West
- > Sunborn Hotel

WORK YOUR WAY

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64b

Available > 1st January
1,257 sqft

Specification

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

Rent

- Price: £25 per sqft
- Rates: TBC
- Service charge: £1.5 per sqft

Term

- 5 years-10 years

Expressway Amenities

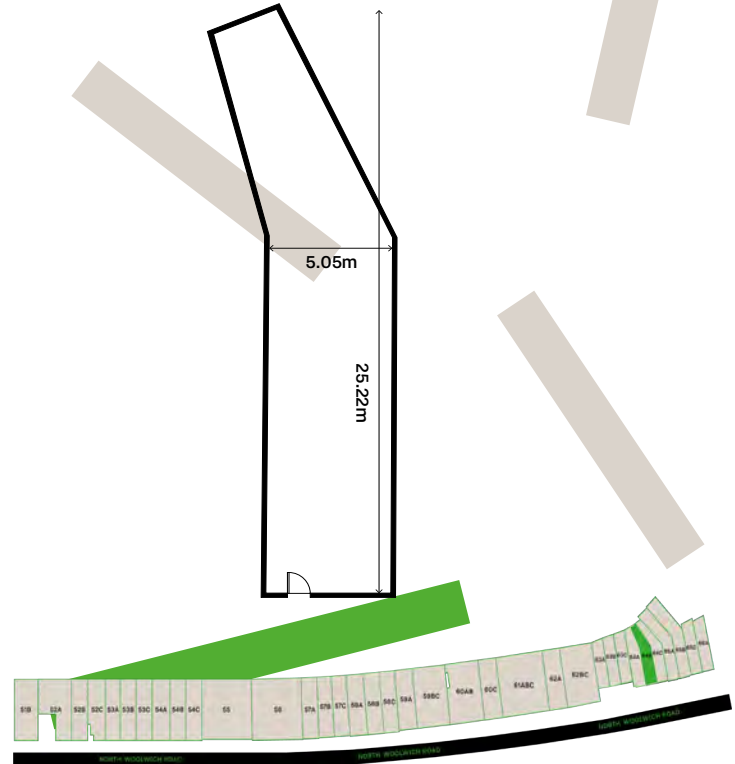
- > Coffee Shop
- > Break Out Spaces
- > Meeting Rooms*
- > Mail Handling
- > Telephone Booths
- > Showers
- > Cycle Spaces**
- > Car Parking*
- > High Speed Wi-Fi*
- > Partnership Furniture*
- > Hot Desking

* Available for extra fee

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Ground Floor



EXPRESSWAY

HUSK BREWING - UNIT 58A

“Expressway is an excellent place for us to start our story. We are surrounded by amazing companies and people and it’s always a pleasure coming in to work.”



WORKING YOUR OWN WAY

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Our Business Community

Micro-Brewery
Film Production
Distribution Hub
Furniture Makers
Textile Manufacturing
Printing Press
Clothing Recycling
Food Producing
Movers & Shakers
Schmoozers & Makers

DIAL -A- WAY

Expressway
1 Dock Road London E16 1AH
+44 (0)20 7476 9707

hello@expressway.london
expressway.london
@expressway.london

AGENTS

Ross Di-iorio
Strettons

ross.di-iorio@strettons.co.uk
07973 976 298

Charles Cook
Strettons

charile.cook@strettons.co.uk
07967 776 358

Rob Watts
Levy Real Estate

rob.watts@levyrealestate.co.uk
07506 441 644

Chester Gash
Levy Real Estate

chester.gash@levyrealestate.
co.uk
07946 473 892

EXPRESSWAY

Tony Steel
Head of Sales and Marketing

tony@expressway.london
07971 882 954

Dan Forsythe
Centre Manager

dan@expressway.london
07799 843 679