



**BECKTON  
GAS WORKS**

ARMADA WAY | BECKTON | LONDON | E6 7FB

**0.5 ACRES - 13.5 ACRES**

SECURE OPEN STORAGE SPACE IN A KEY EAST  
LONDON LOCATION SIX PLOTS AVAILABLE  
INDIVIDUALLY OR IN COMBINATION



The site comprises six plots totalling 13.46 acres, available individually or in combination, with direct access via a dedicated service road off Armada Way.

All plots are perimeter fenced and secure, with a levelled, clear surface available across the plots. Water and electricity have been supplied and capped off in each unit. Terms available by the way of negotiation and the units are available for immediate occupation.



kWh Electric & water supply



Secure, perimeter fenced site



Prominent riverside location



Levelled clear surface available



E6 Strategic East London location



24/7 access



# STRATEGICALLY LOCATED

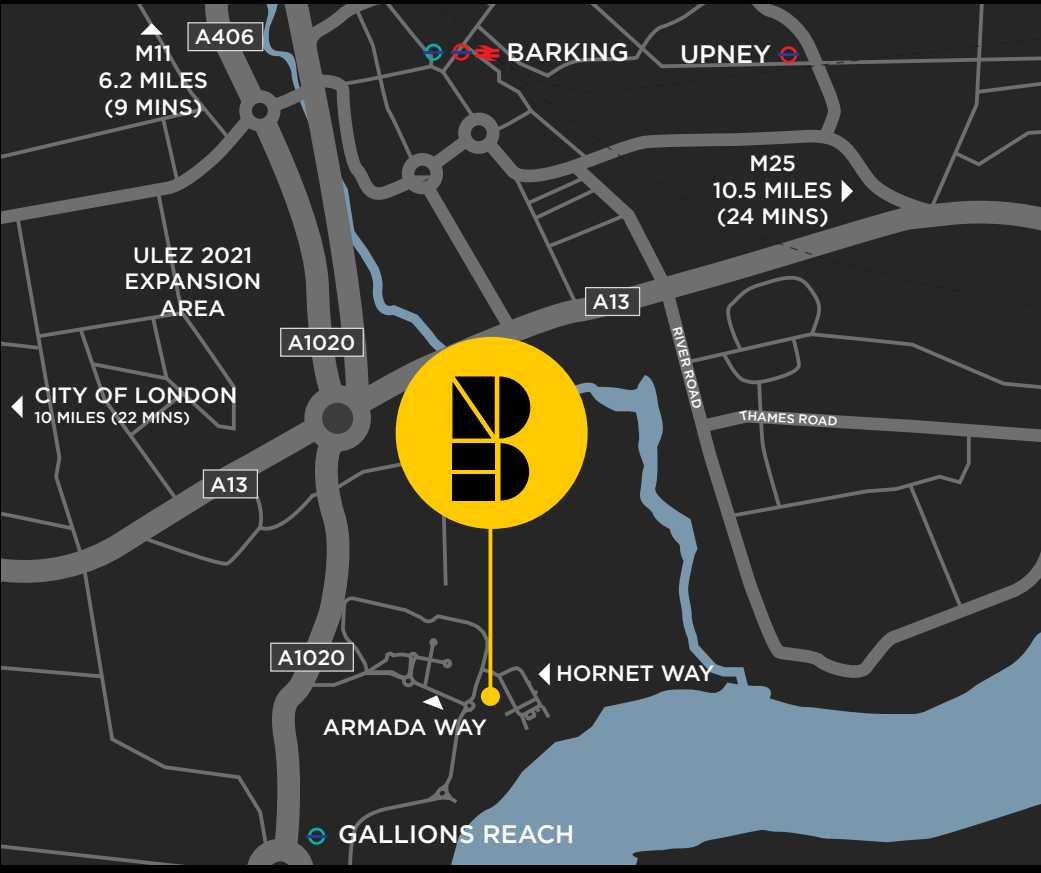
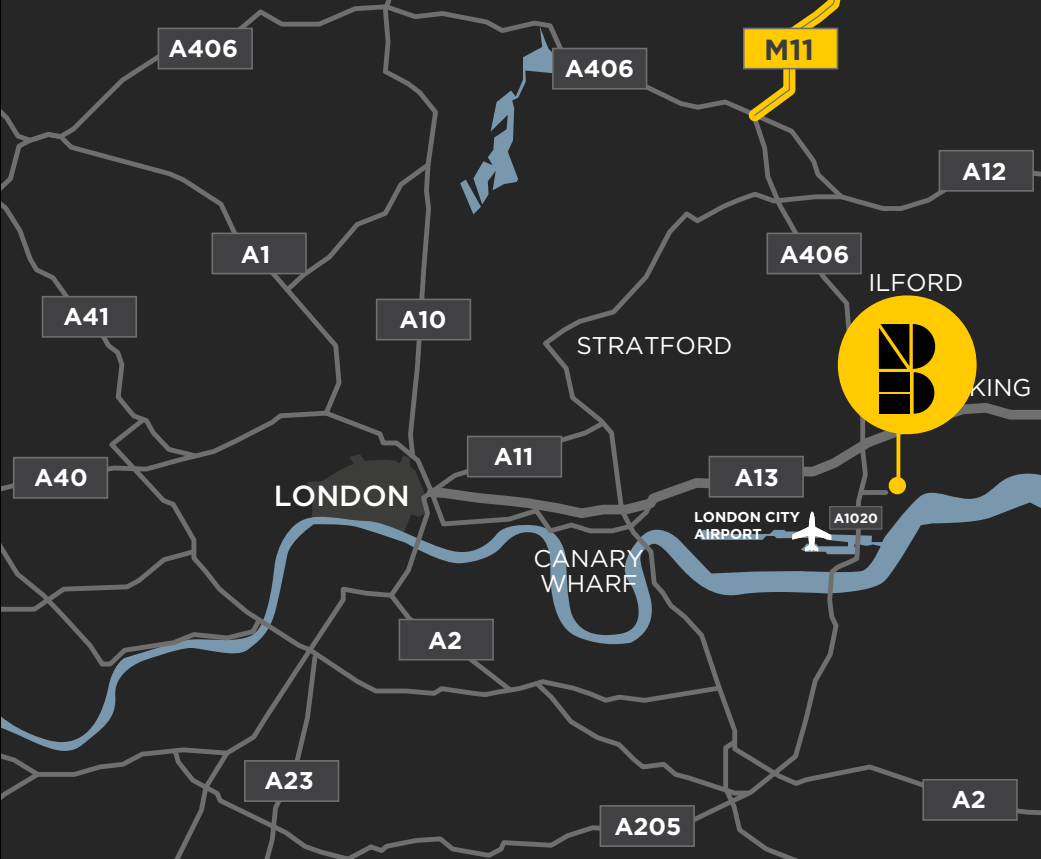
Beckton Gas Works sits within Beckton’s established industrial and logistics belt, close to the River Thames, 1 mile south east of the North Circular Road (A406) and 1.1 miles from the A13, giving fast access into and out of East London and the wider motorway network, including the A12.

The site is also well placed for occupiers requiring proximity to the deep-sea container terminals at Tilbury Docks and DP World London Gateway further along the A13 corridor.

## LOCAL OCCUPIERS



| CONNECTIVITY                 | MILES | MINS |
|------------------------------|-------|------|
| Gallions Reach Bus Station   | 0.4   | 3    |
| Gallions Reach Station (Dlr) | 0.7   | 4    |
| A13/ A406 Interchange        | 1.1   | 4    |
| London City Airport          | 3.0   | 9    |
| Docklands / Canary Wharf     | 6.1   | 14   |
| M11 (J4)                     | 6.2   | 9    |
| M25 (J30)                    | 10.5  | 24   |
| The City / Central London    | 10.0  | 22   |
| Port Of Tilbury              | 18.8  | 28   |
| London Gateway               | 20.0  | 30   |



# THE PLOTS

Perfectly situated within Beckton Gas Works, off Armada Way, the plots sit within one of East London’s established open storage and logistics locations, close to the River Thames.

| Plot         | Size (sq. ft)  | Size (acres) |
|--------------|----------------|--------------|
| Plot 2       | 59,190         | 1.36         |
| Plot 3       | 131,804        | 3.03         |
| Plot 4A      | 21,829         | 0.50         |
| Plot 4B      | 84,184         | 1.93         |
| Plot 7       | 174,644        | 4.01         |
| Plot 8       | 114,563        | 2.63         |
| <b>Total</b> | <b>586,214</b> | <b>13.46</b> |

Plots are available individually or combined, subject to availability.





**PLOT 2:** 51,190 SQ FT



**PLOT 3:** 131,804 SQ FT



**PLOT 4A:** 21,829 SQ FT



**PLOT 4B:** 81,148 SQ FT



**PLOT 7:** 174,644 SQ FT



**PLOT 8:** 114,563 SQ FT

## FURTHER INFORMATION

### TERMS

The plots are available individually or in combination, by way of new leases direct from the landlord, for a term by arrangement.

### RENT

£5 per sq ft.

### LEGAL COSTS

Each party to bear their own legal costs.

### VAT

VAT is applicable.

### BUSINESS RATES

Occupiers are invited to make their own enquiries

## KEY CONTACTS

For further information please contact:

**GEORGE MORIARTY**  
020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk

**DANIEL MORIARTY**  
020 8429 9007 | 07907 703 640  
daniel@davidcharles.co.uk

**TOM O'MALLEY**  
020 8429 9005 | 07522 700 508  
tom@davidcharles.co.uk



david charles  
property consultants

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.

Designed and produced by: **SALIENT**

August 2026