

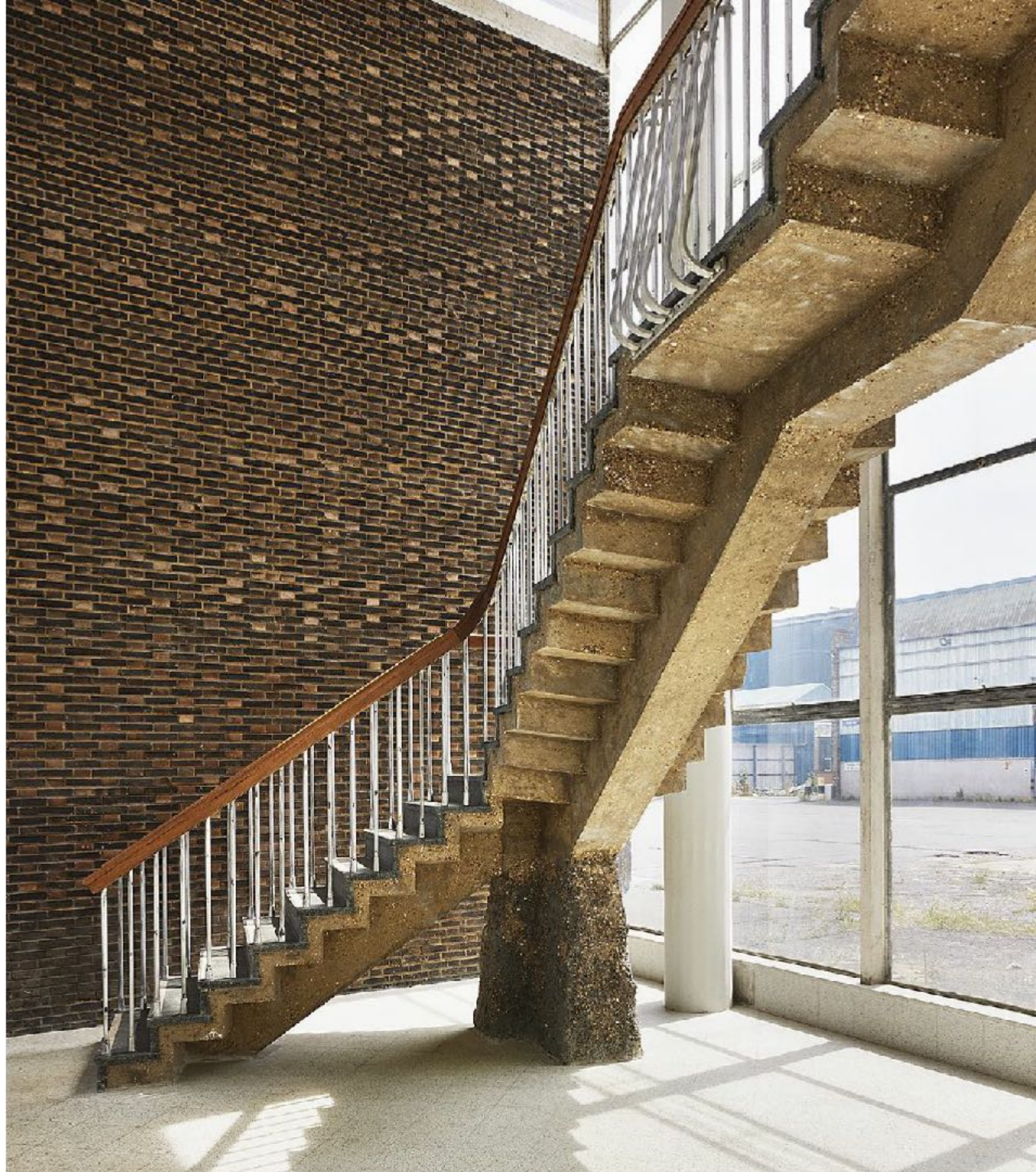


**BEAMS LONDON**

# The Beams



The Beams is an authentically preserved former warehouse in East London's historic industrial centre. The venue offers flexible spaces for large-scale creative expression and experimentation.



# *About* Beams London

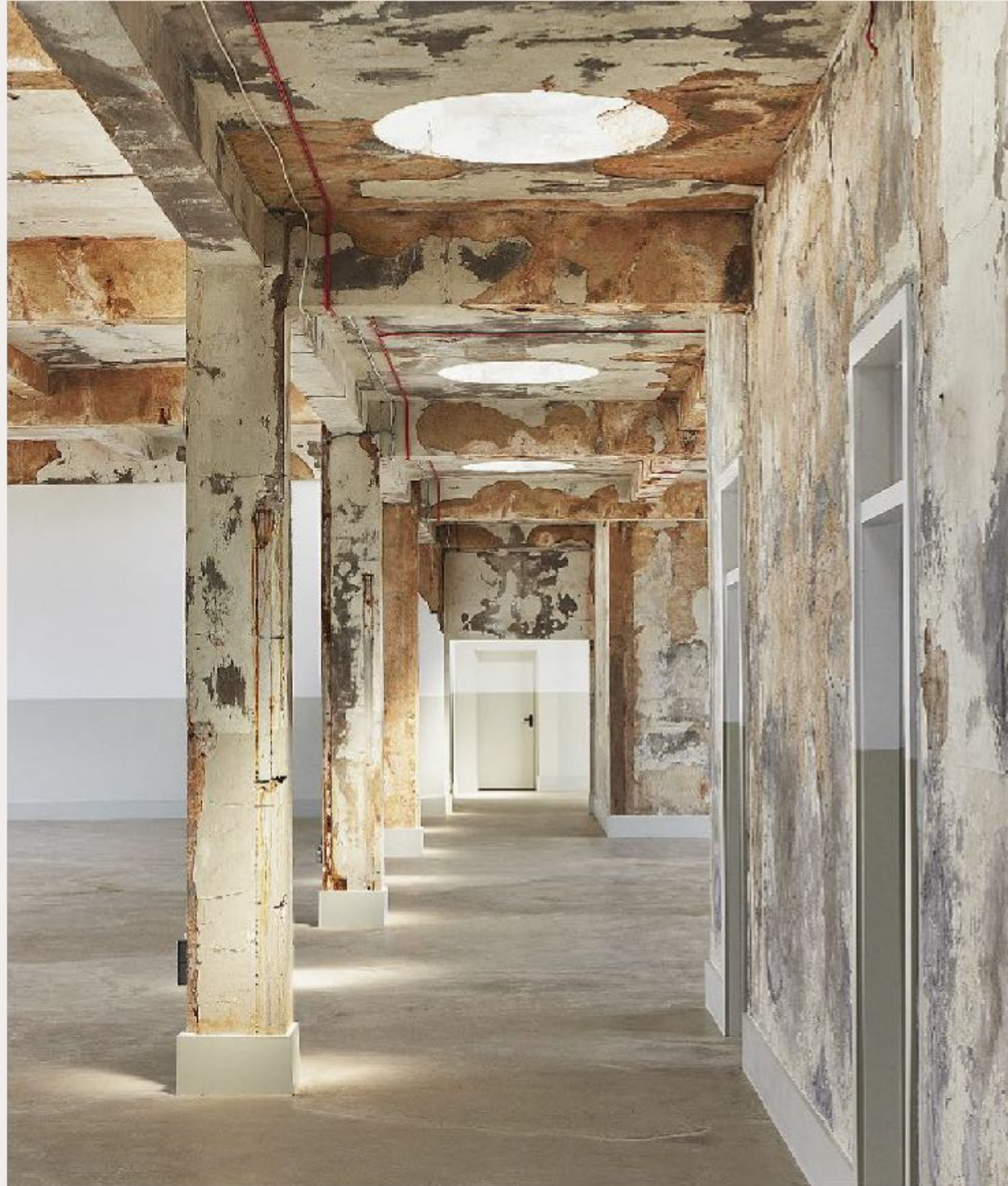


An immense canvas for new ideas and unforgettable events.

The site's recent renovation celebrates the raw and functional architecture of the Royal Docks, from the exposed brick walls that tell the building's layered history to the original concrete floors and exposed steel pillars.

The venue is named after the factory-style light wells in the roof beams that flood the main space with natural light, making it a natural home for artists and emerging creatives.

The venue provides a rare opportunity to gain exclusive use of an authentic London warehouse, with more than 20,000 square metres of fully flexible space. Four large interior rooms provide inspiring settings for filming, photoshoots, cultural events, brand events, large-scale set builds, exhibitions and fashion shows. The expansive yard is perfect for summer parties.



# 20,000 square metres of *raw* potential in the heart of the Royal Docks

---

CAPACITY

6,420

SIZE

20,000 sq. m

ARCHITECTURAL & INTERIOR INFLUENCE

Warehouse  
Raw & industrial features  
Industrial heritage

---

KEY FEATURES

Expansive  
Indoor & outdoor space  
Individual space & exclusive hire available  
Ample parking / unit base  
Blackout opportunity  
Blank canvas

PERFECT FOR

Conferences  
Awards & dinners  
Exhibitions  
Brand experience  
Filming  
Large-scale performances

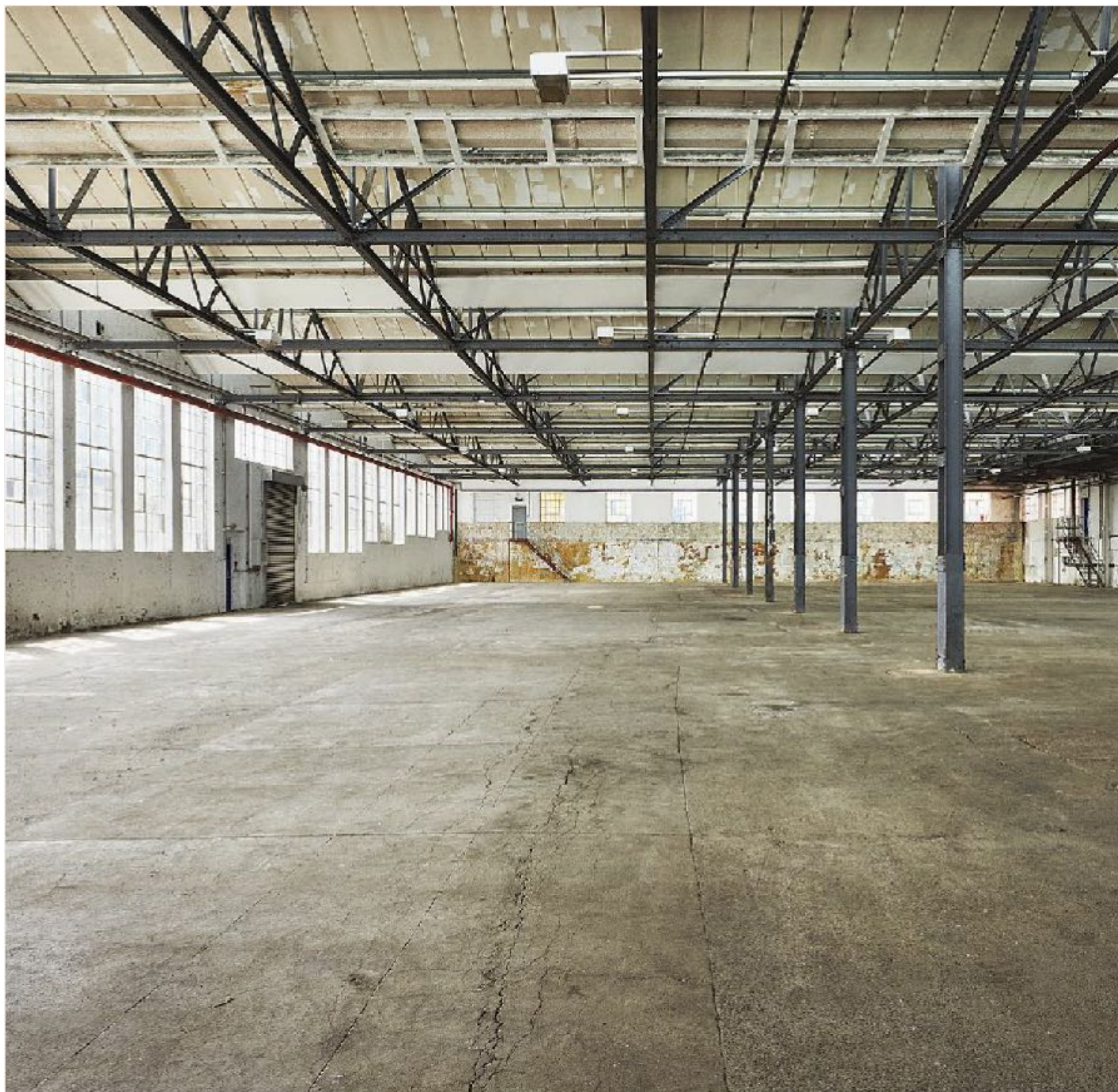
LOCATION

Factory Road,  
London E16 2HB



An expansive canvas for  
*culture* and commerce







*A state-of-the-art testbed  
for creativity*



## *Spaces* Space One

At almost 70 metres long and 35 metres wide, Space One is a spectacular warehouse-style space with an authentic industrial character.

Original features include exposed full-length industrial style windows, brick walls, concrete floors and metal pillars, providing an inspiring industrial canvas for photoshoots, filming and events. Alternatively, the space can be fully transformed and is perfect for large set builds, immersive experiences, conferences and product launches.





# *Spaces* Space Two

Space Two retains the raw industrial feel of the building with original red brick walls, exposed pipework, concrete floors and pillars.

It has been restored with versatility in mind; the letterbox windows have been blacked out to achieve optimal lighting control, providing an ideal secondary space for exhibitions, break-outs, filming location and catering





# *Spaces* Space Three

Characterised by raw, beautifully sandblasted walls throughout, Space Three provides an elevated industrial backdrop for events and shoots. Benefiting from the building's characteristic roof light wells, the room has a bright, clean feel, with full-length windows overlooking the landmark Tate and Lyle Factory.

Space Three can be used as a complimentary extension of the ground floor spaces, providing an impeccable level for VIP and bar areas, breakout rooms, production offices, studios, or green rooms.







## *Spaces* Space Four

Striking mid-century architecture and décor is a theme in Space Four, which is characterised by high ceilings, vast floors and singular details such as parquet flooring and mosaic columns.

An abundance of natural light creates an inspiring setting for editorial and commercial shoots. Space Four also serves as a unique environment for meetings, receptions and dinners, with access to Rooms 1-4.



# *Spaces* Workspaces

The Beams houses a number of workspaces that are ideal for photoshoots, filming, or similar creative pursuits.

Each area is set across two floors, with a mezzanine, featuring original roof beams, and a lower level that feels more spacious, industrial and is flooded with natural sunlight.









## *Spaces* Courtyard, Front Yard and Top Yard

The Courtyard offers over 1,000 square metres of outdoor space, providing the ideal urban backdrop for festival-style events featuring street food vendors.

The Front Yard is conveniently located close to the venue entrance, providing great connectivity to the main building for larger, site-wide productions, markets and summer parties.

The Top Yard is an expansive area adjacent to the main building, suitable for crew parking, unit bases and events that require additional space for outdoor activations.

The venue's exceptionally large outdoor space is secure and gated, with easy access from the interior rooms. This fully flexible, open-air space is perfect for summer parties, markets and outdoor activations.



# Specifications

## Event Spaces

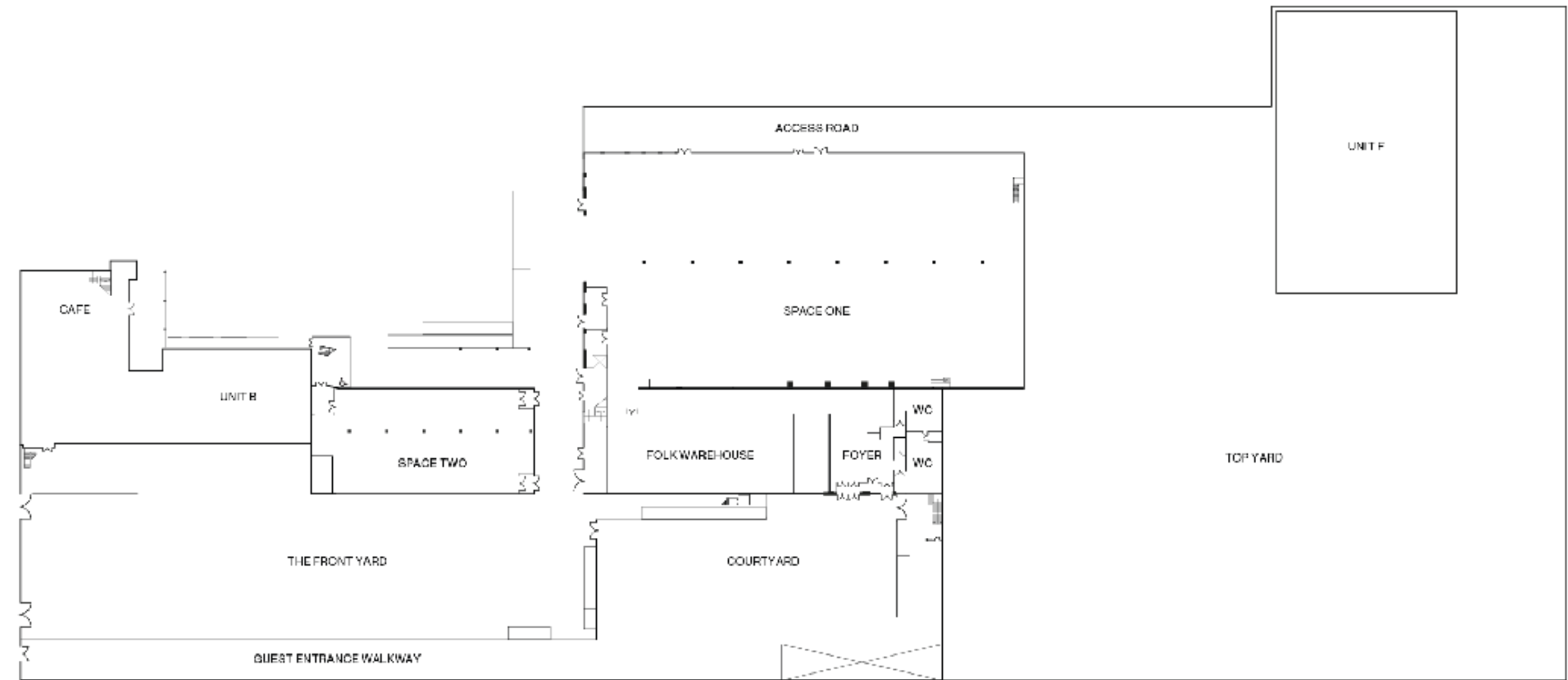
## Dimensions

## Capacity

SPACES	L(M)	W(M)	H(M)	SQ,M	STANDING	THEATRE	DINNER
Space One	68.4	36.6	6.5	2,652	4,000	2,652	1,810
Space Two	31.1	16.4	4.1	495	800	495	320
Space Three	23.3	12	3 -3.9	327	300	300	220
Space Four	22	16	3.5-5.5	352	320	320	160
Workspaces	-	-	-	27 - 150	-	-	-
Courtyard	49	22	-	1,078	-	-	-
Front Yard	53	20	-	1,060	-	-	-
Top Yard	85	60	-	5,100	-	-	-

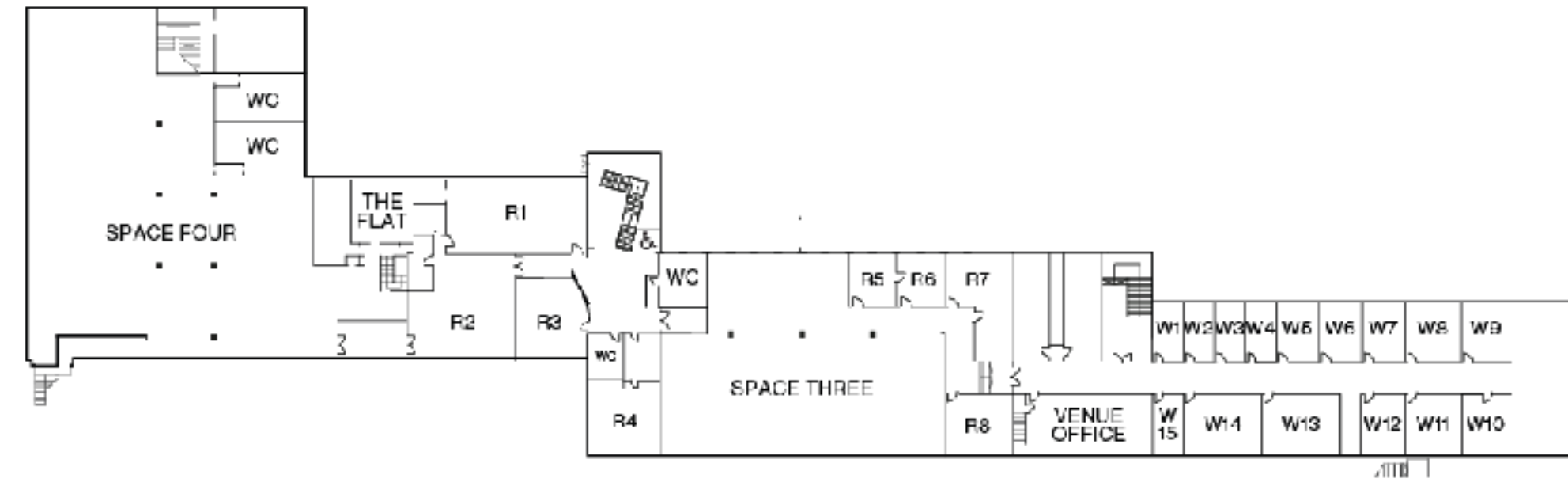
# *Floorplans*

## Ground floor layout



# *Floorplans*

## First floor layout



# *Location*

---

ADDRESS

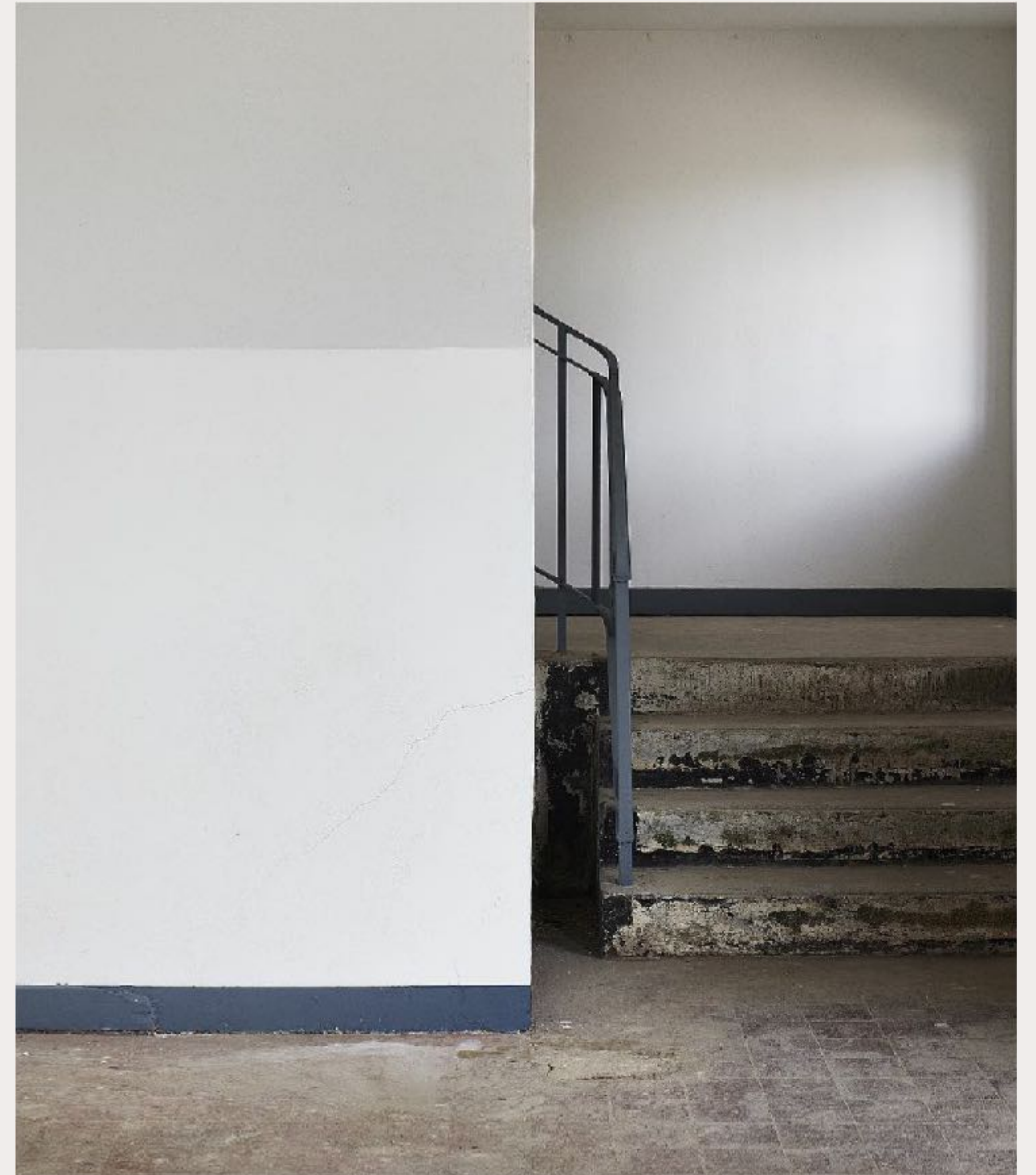
Thameside Industrial Estate  
London E16 2HB

TRANSPORT OPTIONS

London City Airport

ADDITIONAL DETAILS

Located in Royal Docks, East London's former industrial heartland on the Thames. The Royal Docks is East London's centre for new culture and emerging art.



Untold *possibilities*

# Spaces & Stories





Spaces & Stories is an eclectic collection of *out-of-the-ordinary* venues and locations.

We are an established Venue Operator with a difference. Our sites range in style and scale, but are all individual in character, from landmark locations to cultural cornerstones. We help you create stories that endure.



Untold *possibilities*

THANK YOU

+44 (0)203-319-9332  
[www.spacesstories.com](http://www.spacesstories.com)

Spaces & Stories