

2025/26

# Invest in the Royal Docks



Royal  
Docks

MAYOR OF LONDON



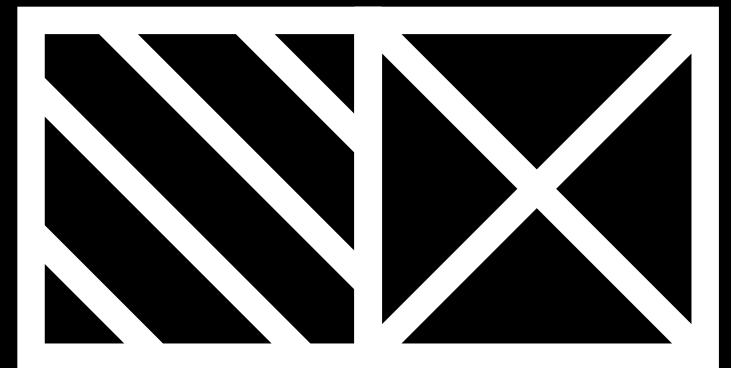
Newham London

The Royal Docks is London's most ambitious regeneration zone – a historic part of the city now coming into its own. With major public investment, improved infrastructure and strong local leadership, the area is fast becoming a place where people want to live well, work and build for the future.

Many global investors have already recognised the long-term value in the Royal Docks. This prospectus sets out the opportunities on offer, detailing more than £10bn gross development value (GDV) of live investment potential and how to get involved.

If you'd like to discuss anything you see, the Royal Docks Team is here to help.

Contact us at  
**[royaldocks@london.gov.uk](mailto:royaldocks@london.gov.uk)**



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# Welcome



Our plan sets out our vision for unlocking the area's potential, with a multi-billion-pound regeneration programme that will deliver thousands of new homes, create thousands of high-quality jobs, and help unleash a new era of sustainable growth in East London.

**Sadiq Khan**  
Mayor of London



The majestic Royal Docks is a dynamic and diverse part of Newham, enriched by our focus on inclusive growth and the creation of meaningful opportunities for local people. At the heart of Newham's regeneration, the Royal Docks is a place where opportunity is embedded in everything – from job creation and skills development to innovation, culture, and enterprise.

Our vision for the Royal Docks reflects how we must now live and work to build a sustainable, inclusive, and fairer Newham – one where every resident can access opportunity and benefit from the area's transformation, now and for generations to come.

**Rokhsana Fiaz OBE**  
Mayor of Newham





Image:  
City Hall and IFS Cable Car  
©Paul Porter

# London's next era begins here

Once the beating heart of global trade, today the Royal Docks is re-emerging as one of the capital's most dynamic areas of opportunity, investment and innovation.

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## 36,000

new homes and 55,000  
new jobs planned over the  
next 20 years.

**“My message is that London is open: open to business, open to investment, and open to new and fruitful partnerships.”**

**Sadiq Khan**  
Mayor of London

Abundant in opportunity, with a rare magnitude of development taking place, the Royal Docks is located in London's magnetic east. It offers a plethora of assets, including London's largest body of useable water and a new industrious local economy that boasts cultural, creative and intellectual features.

Already home to world-class institutions and attracting serious international interest, this dynamic new district is playing an increasingly pivotal role in London's growth as a global city, with 36,000 new homes and 55,000 new jobs planned over the next 20 years.

To prepare for this new chapter, the Royal Docks is already attracting major investment from global investors such as Lendlease, Oxley Holdings (with Ballymore) and ADNEC, reflecting growing confidence in the area's long-term potential. Bold ideas need strong foundations, so strategic upgrades to power and utilities are underway to support a growing economy built on technology, creativity and sustainable growth. This would mean an anticipated population growth of around 80,000 (effectively doubling the current population of the area).

Image:  
Excel London, which attracts around four  
million visitors each year ©Excel London





# Working in partnership for long-term regeneration

## Lendlease and The Crown Estate:

Lendlease and The Crown Estate have agreed to enter into a landmark partnership to create a new joint venture. Working together they will aim to deliver vital infrastructure, stimulate regional economic growth, create thousands of jobs, and generate long-term benefits for local communities.

Their portfolio contains six development schemes including Silvertown, one of the Royal Docks' landmark development schemes, centred on the reimagining of the iconic Millennium Mills and Silvertown more broadly.

The waterfront venture will unlock major regeneration, with plans for 6,500 new homes and considerable amounts of commercial floorspace. Plans centre on reimagining this distinctive waterfront site and transforming it into a thriving new neighbourhood.

Image:  
Artist impression of Silvertown



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**6,500**

The waterfront venture will unlock major regeneration, with plans for at least 6,500 new homes and considerable amounts of commercial floorspace.

# Unlocking opportunity by shaping neighbourhoods

## Royal Wharf:

Investment by Oxley Holdings with Ballymore

A partnership between Singapore-based property developer Oxley Holdings and urban regeneration specialist Ballymore has unlocked a gross development value (GDV) of more than £1bn through a significant investment in Royal Wharf. The residential regeneration scheme – one of London's largest – was a promising site, with its riverside location, mix of assets and clear levels of demand.

One of the Royal Docks' newest and most successful places, today Royal Wharf is growing into a self-contained urban village, offering a blend of modern city living and community-focused amenities. It features more than 4,000 homes, with 3,000 more in the pipeline across two neighbouring sites, along with retail spaces, offices, schools, parks and a new Thames Clipper pier.

As part of its ambition to expand globally, this flagship investment marked Oxley's first major entry into the UK market – a bold move, demonstrating its strong confidence in the Royal Docks.



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**3,300**

residential homes, with 3,000 more in the pipeline, along with retail spaces, offices, schools, parks and a new Thames pier.

Image:  
Royal Wharf ©Ballymore



# Demonstrating confidence through long-term commitment

## Excel London:

Investment by the Abu Dhabi National Exhibitions Company

In May 2008, the Abu Dhabi National Exhibitions Company (ADNEC) Group acquired Excel London, marking a significant investment in the UK's premier exhibition and conference centre.

ADNEC is a prominent business and leisure tourism management company that owns and operates several major venues and subsidiaries, largely in the Middle East, including Abu Dhabi's ADNEC Centre.

Since 2008, ADNEC has invested in a range of enhancements to Excel London, including:

- adding a further 25,000 sqm of exhibition space, making it Europe's largest fully integrated conference and exhibition centre now standing at over 100,000 sqm
- delivering around 1,500 new homes and a series of hotel investments
- in 2024, opening Immerse LDN – the capital's largest dedicated immersive experience.



## Hundreds of millions

So far, ADNEC has invested hundreds of millions in the Royal Docks, demonstrating its confidence in the area as a sound investment choice for the future.

Image top:  
Excel London Waterfront ©Excel London

Image bottom:  
Formula 1® Exhibition, Immerse LDN  
©FKP Scorpio Entertainment & The Formula 1® Exhibition

# A story of opportunity

London is a vast and layered city, shaped over 2,000 years by trade, people and ideas. Tucked beside London's commercial heart, the Royal Docks has long played a distinguished role in this story.

Royal Victoria – the first dock – opened in 1855 and for over a century this quarter served as London's global trading gateway, until the last dock, King George V, closed in 1981.

In the decades that followed, a new chapter began as pioneering institutions recognised the extraordinary potential in this industrial site: spacious, well-connected and right at the edge of the city centre.

Today, with fresh investment underway, new futures are being imagined every day. The Royal Docks Team is working in partnership with investors to shape the next phase – placing the Royal Docks at the forefront of London's new growth agenda.



Image:  
©Museum of London



Image:  
©Museum of London

## 1880–1920

**Peak of global trade**  
London's docks thrive as global shipping hub

## 1921

**King George V Dock opens** 'Royal' description underlines national importance

## 1960–1981

**Decline and closure**  
Container shipping transforms global trade

## 1983

**People's Plan launched** Alternative community-led development plan

1880

1940

1985

## 1917

**Silvertown Explosion**  
WWI munitions blast causes widespread damage

## 1939–1945 WWII

**Heavy damage during the Blitz**

## 1981

**London Docklands Development Corporation**  
Public body tasked with regenerating the area



Image:  
A German Luftwaffe Heinkel He 111 bomber flying over Wapping and the Isle of Dogs.  
©Museum of London



Image:  
©University of East London

**1999**

**University of East London and Excel Centre**  
Landmark arrivals of anchor institutions

**2012**

**London Olympic and Paralympic Games | Cable Car**  
Royal Docks steps onto the global stage

Image:  
City Hall ©Paul Porter



**2022**

**City Hall | Elizabeth Line**  
Mayor of London relocates and transport boosted



Image:  
Elizabeth Line  
©Tian Khee Siong

**2000**

**2020**

**2025**

**1987**

**DLR and London City Airport**  
New transport links open the area up



Image:  
©London City Airport

**2000**

**Thames Barrier Park opens**  
London's largest new riverside park for 50 years opens

**2018**

**Royal Docks team established**  
Dedicated team to oversee comprehensive regeneration, with Delivery Plans of 2019 and 2024



Image:  
Connaught Bridge  
©Paul Porter

**2025**

**Silvertown Joint Venture**  
Major regeneration scheme receives new investment

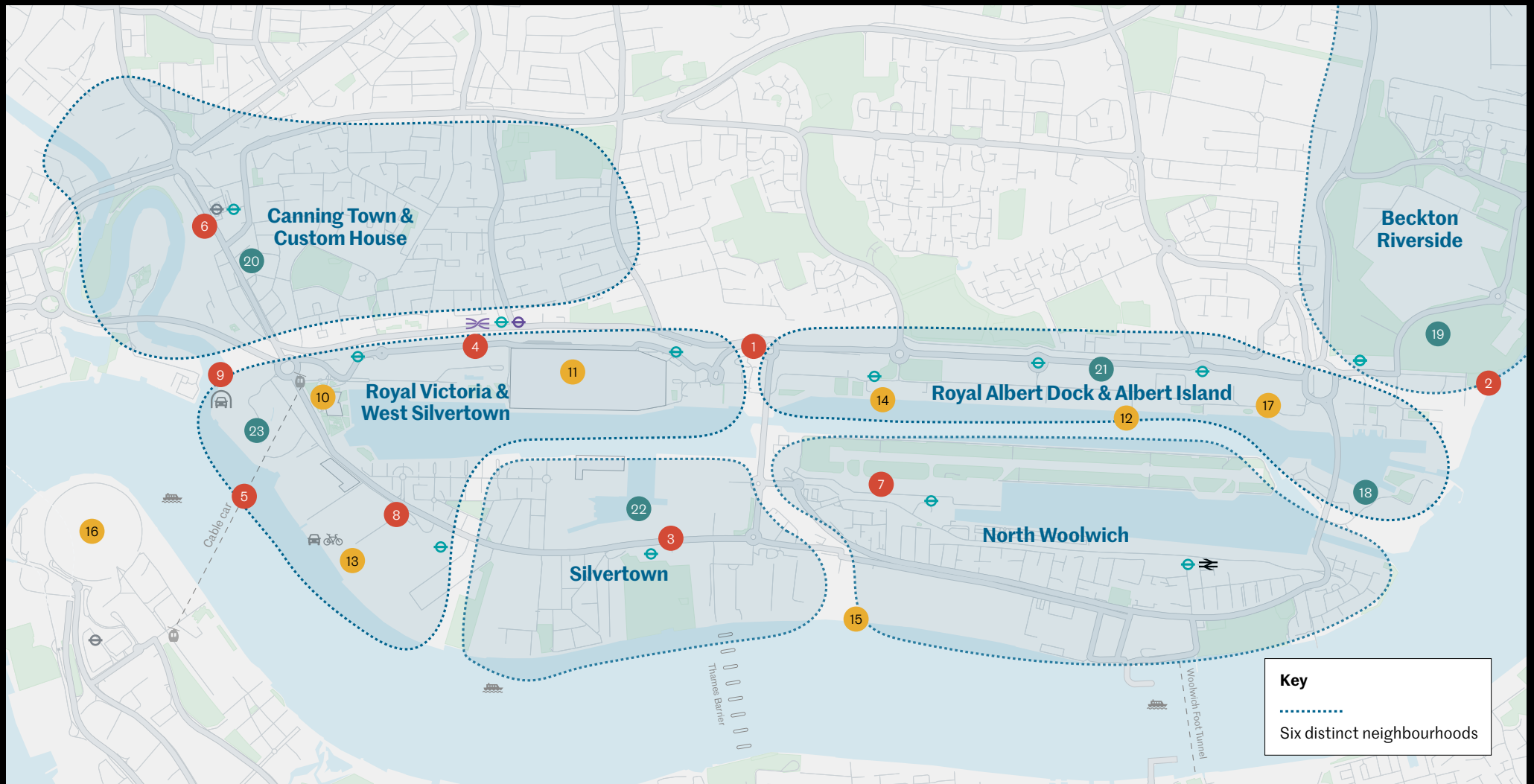
Image:  
Artist impression of Silvertown Avenue





# Foundations for growth

The Royal Docks comprises six neighbourhoods full of individual character, each spatially framed by transport connections, anchor institutions and development sites. This mix offers unique potential for growth. This map highlights some of these features.



## Transport connections

- 1 **A-road routes** Key arterial roads connecting Royal Docks to the North Circular, central London and national motorway network
- 2 **DLR proposed extension** Planned link between Gallions Reach and Thamesmead to unlock development across London's future eastward growth corridor (currently a proposal)
- 3 **Docklands Light Railways (DLR)** Automated network with 12 stations, 43 new trains, Beckton depot and major upgrades at Pontoon Dock Station underway
- 4 **Elizabeth Line at Custom House** Built in 2022 and already the UK's busiest railway, the line connects the Royal Docks to central London in 15 minutes and Heathrow in under 45 minutes
- 5 **IFS Cloud Cable Car** UK's first urban cable car, offering a fast river crossing between Royal Docks and Greenwich Peninsula, with iconic views
- 6 **Jubilee Line** High-capacity underground line linking Canning Town and Canary Wharf to London Bridge and the West End in minutes
- 7 **London City Airport** Centrally located airport with investment in quieter, cleaner aircraft and expanded routes, serving 4mn passengers each year
- 8 **Royal Docks Corridor** New roads, cycleways and pedestrian routes to enhance local movement, public realm and active travel
- 9 **Silvertown Tunnel** £2.2bn Thames tunnel opened 2025, linking Royal Docks with Greenwich Peninsula and relieving congestion across the river

## Anchor institutions

- 10 **City Hall** London's Mayor is now based dockside, bringing city leadership and strategic attention to East London's regeneration heartland
- 11 **Excel London** Europe's largest conference and exhibition centre, drawing more than 4mn visitors annually and anchoring long-term global investment
- 12 **London Design and Engineering University Technical College** Innovative technical college delivering real-world, employer-led education focused on design, data, AI and future-ready skills
- 13 **MW Data Centre Campus** New data centre powering London's digital growth, supporting AI, finance and cloud infrastructure from a prime location
- 14 **Newham Council Offices** Civic centre of Newham, one of London's most diverse boroughs and a key partner in Royal Docks' regeneration
- 15 **Tate & Lyle Sugar Refinery**  
The largest sugar refinery in Europe, on site since 1877
- 16 **The O2** World-class entertainment venue attracting more than 9mn visitors annually, anchoring the Greenwich Peninsula's cultural and visitor economy
- 17 **University of East London** One of London's only campus-based universities, with more than 20,000 students and strengths in AI, engineering and sustainability

## Development sites

- 18 **Albert Island** 25-acre area, sitting between Royal Albert Dock and North Woolwich, is being transformed into a vibrant, sustainable commercial hub on the banks of the Thames
- 19 **Beckton Riverside** Major new town centre on former gasworks site, with thousands of new homes and future DLR connection to Thamesmead
- 20 **Canning Town** Rapidly growing district centre, with Jubilee Line station, new homes, shops and easy access to Canary Wharf and the West End
- 21 **Royal Albert Dock** Major mixed-use opportunity across a 30-acre (12ha) site comprising up to 400,000 sqm of new development potential across a variety of residential and non-residential uses
- 22 **Silvertown** Major mixed-use regeneration project delivering more than 6,500 homes, commercial space and a new town centre around Millennium Mills
- 23 **Thameside West** Major mixed-use development for 5,000 new homes on a riverside location

# 10 great reasons to invest in Royal Docks



From global commerce to thriving local communities, the Royal Docks offers the scale, variety and support to deliver exceptional investment returns. Here are just some features that set it apart.

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**1**

## **Iconic waterfront setting**

12 miles of docks and Thames frontage with panoramic views – rich in heritage and bursting with new possibilities

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**2**

## **Unbeatable location**

Minutes from London's West End and the City, served by the Elizabeth Line, DLR, river services and London City Airport

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**3**

## **Room to grow**

Unrivalled space to scale in a global capital where land is at a premium, offering the freedom to spread out and think big

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**4**

## **Attracting innovation and industry**

A thriving base for 3,000+ businesses and counting, with fast-evolving hubs for AI, tech, digital production and light industry

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**5**

## **A powerful talent pool**

A wide mix of homes, entertainment, jobs and world-class educational institutions, drawing in a young, diverse population

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**6**

## **Built for the digital economy**

Future-proofed for a growing community and increasing commercial demand, with strong grid connectivity, power and ultrafast broadband

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**7**

## **Rich commercial potential**

Breadth of scale and opportunity for enterprise at every level, from creative studio spaces to large-scale commercial hubs

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**8**

## **Meeting soaring housing demand**

One of London's largest housing-led regeneration areas, with development and investment options across all tenures

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**9**

## **A seamless investor journey**

Joined-up support from the Royal Docks Team, with links across planning, policy and commercial networks to ensure a smooth investor experience

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**10**

## **Proven investor confidence**

Already home to more than £10bn of live investment opportunity, with major players including Lendlease, Oxley Holdings (with Ballymore) and ADNEC.



**Royal Docks is where London's next chapter  
is taking shape. Be part of the story.**

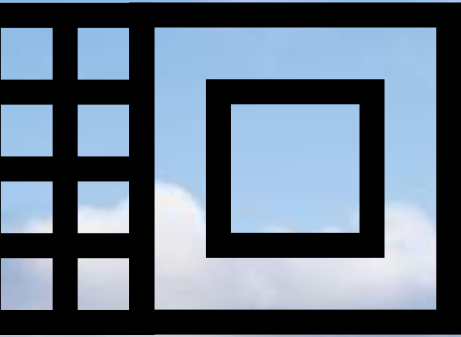


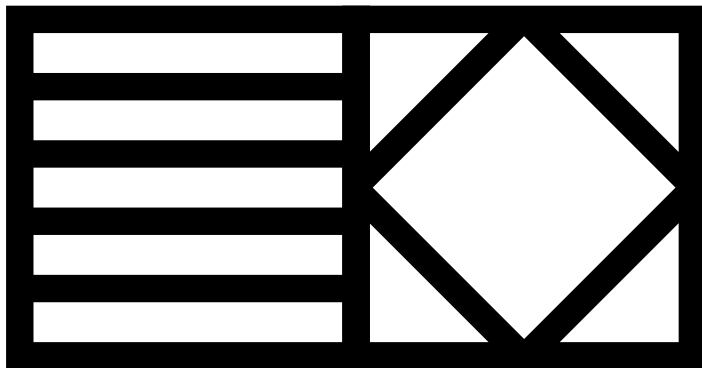
Image:  
Cable Car and City Hall,  
Royal Docks ©Paul Porter

# Supporting your investment journey

From the very first step towards investment, the Royal Docks Team is here to help. We're a highly skilled multidisciplinary team driving the strategic development of the Royal Docks, representing both the Mayor of London and the Mayor of Newham. It's our job to help investors navigate opportunities, overcome barriers, secure partnerships and realise returns.

## **A joined-up approach, working for you**

The Royal Docks Team is your single point of contact for expertise on area-wide strategy and local delivery. We have strong connections with all local stakeholders, including Newham's Local Planning Authority. This unique structure gives you easy access to insight, information and support across planning, infrastructure, transport and regeneration – helping you navigate the investment journey and get things done.



## **Dedicated support**

In addition to representing the Mayor of London as a major landholder in the area, here are just some of the ways the Royal Docks Team can support you:

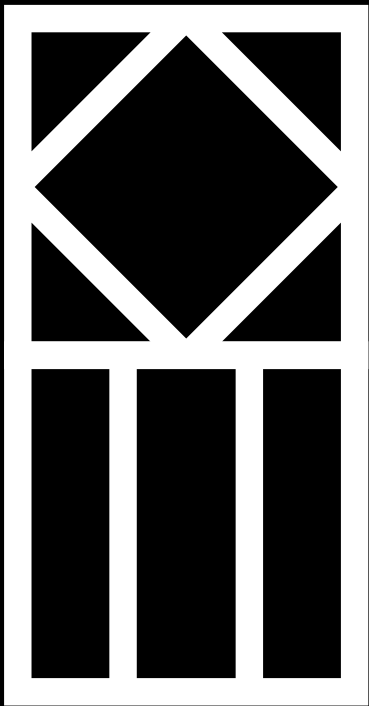
- providing a trusted gateway into the Royal Docks ecosystem
- guiding you through an investor-ready portfolio of development projects and investor opportunities
- acting as a first point of contact for all Royal Docks investor and occupier enquiries, and signposting to agents and partners accordingly.

## **Get in touch**

Email  
[royaldocks@london.gov.uk](mailto:royaldocks@london.gov.uk)

Sign up for updates  
[royaldocks.london/newsletter](https://royaldocks.london/newsletter)

# Where to invest – sector by sector



From new homes and creative hubs to world-class innovation facilities, the Royal Docks offers a diverse and dynamic choice, serving every investor.

This section showcases four areas of opportunity: **living; leisure and culture; logistics and light industry; and learning and institutions**. Each area is underpinned by public investment, growing demand and diverse opportunities.

Living	18
Leisure and culture	20
Logistics and light industry	22
Learning and institutions	24



# Living

Royal Docks offers a growing and maturing residential market, with demand at all price points. From waterfront homes to vibrant new neighbourhoods, Royal Docks offers large-scale, well-connected housing opportunities with commercial space and community infrastructure.

With thousands of homes already built and more in the pipeline, the Royal Docks presents a compelling opportunity for investment in residential development, with strong growth prospects and significant co-ordinated regeneration.

There are currently around 36,000 homes in the pipeline, around 10,000 of which already have planning consent.



Image:  
Artist impression of Silvertown Avenue High  
Street. Subject to change ©Pixelflakes

## Unlocking opportunities through new neighbourhoods

### Royal Albert Wharf

Royal Albert Wharf is an inspirational example of a successful new neighbourhood in the Royal Docks. Developed by Notting Hill Genesis alongside multiple investors and Joint-Venture partners. Housing investment has been supported with housing grant funding delivering a total of 45% genuinely affordable homes with a mix tenure and accommodation, including social rent and shared ownership alongside market sale and 132 build to rent homes acquired by SIGMA Capital.

Overall, the development has delivered 1,856 homes and over 9,000 sq m of commercial space. The inclusion of artist studios managed by Bow Arts Trust has led to a creative placemaking at the heart of this community.

**Find out more**  
[nhghomes.com/developments](https://nhghomes.com/developments)



## Reviving the waterfront with homes and amenities

### Royal Wharf

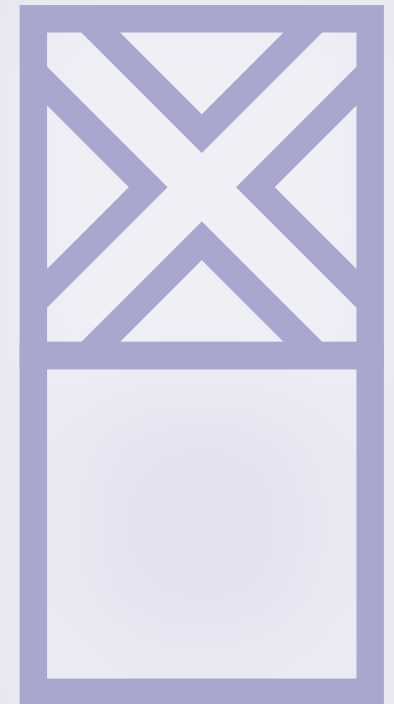
Royal Wharf has brought to life a new mixed-use neighbourhood on the south-east edge of the Royal Docks, abutting the Thames. This waterfront development on 16.2 hectares of land, delivered by Ballymore, has delivered over 4,000 homes and 11,150 sq m of retail and business space. Taking inspiration from London's classic estates built in the Georgian and Victorian eras, the development includes several amenities and social infrastructure, including a primary school, GP surgery, nursery, community centre, dentist and a range of hospitality venues.

**Find out more**  
[ballymoregroup.com/project](https://ballymoregroup.com/project)



Right image:  
Royal Wharf ©Ballymore

Left Image:  
Royal Albert Wharf  
©Notting Hill Genesis





# Leisure and culture

Already attracting millions of visitors, Royal Docks is fast evolving into a major cultural and leisure destination. With immersive experiences, hospitality and creative hubs, there's room to invest in this growing visitor economy.

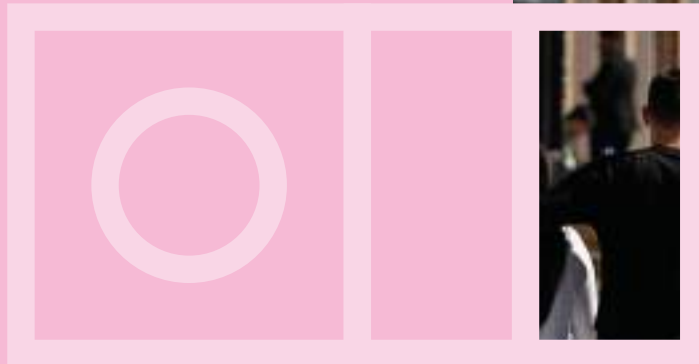


Image:  
Excel London Waterfront  
©Excel London



## Driving visitor growth with world-class events and culture

### Excel and Immerse LDN

One-quarter of London's business tourists visit Excel. And with more 5,000 hotel beds regularly filling in the area, the wider area is increasingly attracting leisure tourists too.

Thanks to the recent addition of Immerse LDN®, the UK's largest immersive entertainment district, growth is set to soar. Spanning more than 160,000 sq ft along Excel's waterfront, the venue has hosted high-profile exhibitions such as The FRIENDS™ Experience and The Formula 1® Exhibition.

With more than 1mn tickets sold within two years, Immerse LDN reinforces Excel London's status as a global events destination and is expected to bring 2.5mn additional Royal Docks visitors by 2027.

**Find out more**  
[immerseldn.com](https://immerseldn.com)



## Fuelling the creative sector with affordable space

### Expressway | Bow Arts | The Factory Project

Providing an estimated one-in-six jobs in London, the creative economy already generates around £47bn for the capital's economy and is one of the city's fastest-growing sectors.

With its aspiration to be London's cultural engine, the Royal Docks is the ideal location for the creative economy. There are already eight creative workspaces in the Docks, supporting companies across the sector ranging from design to fashion, film to TV, tech to publishing and everything in between.

One example is Expressway, in the heart of Royal Docks – a 162-unit co-working, office studio, maker space and community hub that also hosts a successful Business Incubator Programme.



Another is Bow Arts – a creative hub of 40 spacious, modern studios situated on the vibrant, historic Royal Albert Wharf. The centre hosts a programme of arts, events and discussions, with a busy café, restaurant and free gallery.

Another example is the Factory Project, which breathes life into unused industrial buildings from the vast Tate & Lyle factory site. The Royal Docks Team contributed Good Growth Funding towards affordable workspace for micro and small businesses. The Factory Project now hosts several small and medium enterprises in studio and office spaces and is home to the iconic Beams – an industrial space used for large events and filming.

**Find out more**  
[generalpeople.com/locations](https://generalpeople.com/locations)  
[thefactoryproject.co.uk](https://thefactoryproject.co.uk)  
[bowarts.org](https://bowarts.org)

Left image:  
Tutankhamun: The Immersive  
Exhibition at Immerse LDN  
©FKP Scorpio Entertainment  
& Tutankhamun: The Immersive  
Exhibition

Right Image:  
Music festival at Beams  
©Khaliphotography

# Logistics and light industry

Strategically located and future facing, the Royal Docks combines historic maritime infrastructure with new data campuses, excellent transport links and capacity for light industry, making it ideal for logistics and production.

Historically an important part of London's Industrial footprint, the Royal Docks retains a vital industrial role. Today the area supports sectors like tech and data but it maintains its traditional manufacturing identity, with Tate & Lyle Sugars a visible landmark on the local skyline. This legacy is safeguarded, with some land still protected for industrial and commercial purposes.\*

With unrivalled transport access via road, rail, river and air and London's newest commercial boatyard planned at Albert Island, the Royal Docks is an ideal location for industrial investment. This opportunity is already attracting major investment, with GLP Capital Partners creating one of London's largest data-centre campuses.

\* Through Strategic Industrial Land (SIL) status



Image:  
Artist Impression of Docklands Data Centre Campus

## Powering digital growth with next-generation clean infrastructure

### E.ON ectogrid™ | Docklands Data Centre Campus

Announced in June 2024 and with work already taking place, E.ON launched the first application of its innovative, low carbon energy system in the Royal Docks. Partnering with the developer Lendlease, the revolutionary ectogrid™ energy system will harness waste heat from the Royal Docks to power new homes in Silvertown.

Work on the Docklands Data Centre Campus is underway, totaling 210 megawatts of IT capacity that is designed to meet the surging demand for AI and cloud-based workloads. The development, by Ada Infrastructure (part of the digital infrastructure platform of Ares Management (NYSE: ARES)), includes three data centre buildings and a multi-function facility. The project has a strong focus on environmental standards, aiming for both BREEAM and WELL environmental certifications for sustainable and healthy building design.

**“Work on the Docklands Data Centre Campus is underway, totaling 210 megawatts of IT capacity that is designed to meet the surging demand for AI and cloud-based workloads.”**

The site expects to benefit from secure access to high-capacity power and strong grid connectivity – critical requirements for data centre operations. The development is designed to offer community space, job training programmes and public spaces, benefiting the local economy and offering employment opportunities.

This elegant systems solution to clean energy further demonstrates how the Royal Docks is fast becoming the home for clean-tech innovation, with excellent stakeholder relationships enabling collaboration and mutual success.

## Reclaiming an historic site for 21st-century industry

### Albert Island

Once the bustling entrance to the Royal Docks, in recent decades Albert Island was almost forgotten. But today, this 25 acre (10ha) area, sitting between Royal Albert Dock and North Woolwich, is being transformed into a vibrant, sustainable commercial hub on the banks of the Thames. It will also be home to London's first shipyard in 200 years, continuing the Royal Docks' maritime legacy for a new generation of industry.

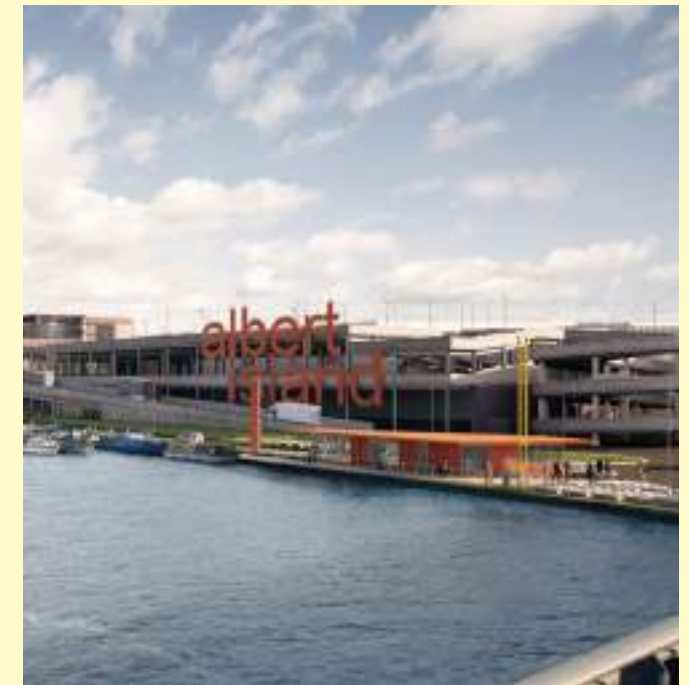


Image:  
Artist impression of the Albert Island development site



# Learning and institutions

Home to a university and specialist centres, Royal Docks is rapidly becoming a world-class innovation zone. The diversity of institutions focusing on emerging technologies and real-world application acts as a catalyst for partnerships, investment and discovery at every level.

Image:  
Royal Docks Centre for Sustainability  
©Sophie Mitchell



## Powering the new wave of sustainable urban innovation

### University of East London | The Sustainability Research Institute | Royal Docks Centre for Sustainability

The Royal Docks is home to an existing and growing innovation ecosystem made up of several institutions including the University of East London (with its highly regarded engineering faculty), the Sustainability Research Institute and the Royal Docks Centre for Sustainability.

This ecosystem is strengthened by globally renowned accelerator MassChallenge (see opposite), which hosts some of the most exciting and innovative start-ups in the UK.

These key institutions are working on some of the most pressing urban challenges of our time, including scaling innovations in clean tech, biomaterial development and testing, AI and digital production while anchoring local opportunity through developments like the data economy and the new maritime cluster at Albert Island. Their work is supported by several educational establishments, including the Design and Engineering UTC and several well-performing schools.

For developers and investors, the Royal Docks presents hugely exciting opportunities to work with emerging and established intellectual and innovation assets, bringing innovative ideas to life by testing, prototyping and launching new technologies.

## Pioneering applied AI with scale-up potential

### The Centre for AI in the Public Sector

The UK Centre for Artificial Intelligence in the Public Sector is a pioneering collaboration between the University of East London and the London Borough of Newham. Launched in September 2024, the Centre aims to harness AI to tackle key local issues, with a mission to provide person-centred solutions that enhance services in temporary accommodation, local economies, health, social care and climate change.

### Accelerating high-growth startups with global reach

#### MassChallenge

MassChallenge is a global innovation accelerator that focuses on connecting high-potential startups with experts, corporations and communities to deliver growth and impact. It works with start-ups in climate, security and resilience, healthcare and sustainable food systems, with live opportunities for corporates and investors alike.

With many high-profile corporate partners and backed by its parent accelerator in Switzerland, MassChallenge seeks to turbo-charge the local innovation ecosystem, bringing the most exciting start-ups to Royal Docks.

**Find out more**  
**[masschallenge.org](https://masschallenge.org)**



Image:  
University of East London, Architectural showcase  
©Simon Callaghan

# Explore the opportunities

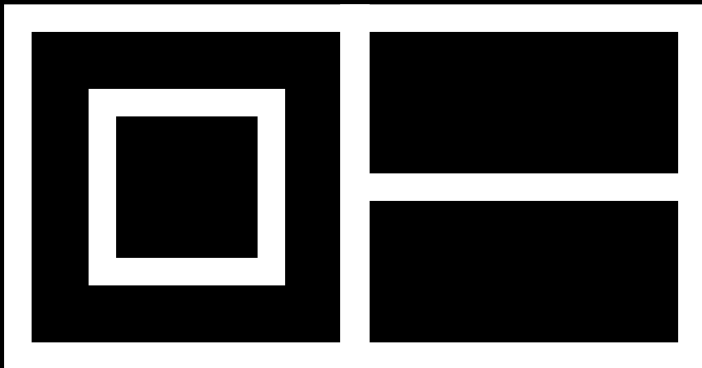
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**£10bn**

of investment potential across  
nine prime sites

This prospectus outlines more than £10bn in live investment opportunities with a further £10bn in the pipeline over coming years. Each of the projects featured in this guide builds on London's strengths as leading global city – from innovation and connectivity to talent and scale.

Each project has a dedicated team ready to engage with interested investors, with end-to-end support from the Royal Docks Team throughout the investment journey (see [page 16](#)).







9 Canning Town & Custom House

4 RAD Education Campus

3 Royal Albert Dock

2 Millennium Mills

1 Silvertown

5 Royal Victoria West

8 Beckton Riverside

7 Knights Road & Thames Road

6 Thameside West

Canning Town & Custom House

Royal Victoria & West Silvertown

Silvertown

Royal Albert Dock & Albert Island

North Woolwich

Beckton Riverside

**Key**

.....

Six distinct neighbourhoods

## 1 Silvertown

### Description

Major mixed-use neighbourhood providing 6,500+ homes and 8,000 jobs

### Asset class

Living

### Scale (Gross development value)

£5bn+

### Development partner

Silvertown Partnership (managed by Lendlease), with Greater London Authority as landowner



Image:  
Artist impression of Silvertown

## 2 Millennium Mills at Silvertown

### Description

Renovation of iconic heritage asset focused on commercial opportunities

### Asset class

Leisure and culture

### Scale (Gross development value)

£160mn

### Development partner

Silvertown Partnership (managed by Lendlease), with Greater London Authority as landowner



Image:  
Artist impression of Millennium Mills at Silvertown

## 3 Royal Albert Dock

### Description

Major mixed-use procurement opportunity across a 30 acre (12ha) site comprising up to 400,000 sqm of new development potential across a variety of residential and non-residential uses

### Asset class

All

### Scale (Gross development value)

£3bn

### Development partner (Procurement upcoming)

Greater London Authority (landowner)



Image:  
Royal Albert Dock ©Paul K Porter

## 4 RAD Education Campus

### Description

Unique university campus of 1,100 student beds and 120,000 sq ft of teaching space

### Asset class

Living, Learning and institutions

### Scale (Gross development value)

£300mn

### Development partner

DPK



Image:  
RAD Education campus

## 5 Royal Victoria West

### Description

Masterplan-led comprehensive commercial development near City Hall

### Asset class

Leisure and culture, Logistics and light industry

### Scale (Gross development value)

To be confirmed (8 hectares)

### Development partner (Procurement upcoming)

Greater London Authority (landowner)



Image:  
City Hall and IFS Cloud Cable Cars. ©Tian Khee Siong

## 6 Thameside West

### Description

Major mixed-use development for 5,000 new homes on a riverside location

### Asset class

Living

### Scale (Gross development value)

£2.4bn

### Development partner

Silvertown Homes Ltd with Greater London Authority as part landowner



Image:  
Artist impression of Thameside West



## 7 Knights Road and Thames Road

### Description

Housing-led mixed-use development providing 3,600 new homes and 15,000 sq m of new commercial space

### Asset class

Living, Logistics and light industry

### Scale (Gross development value)

Not public

### Development partner

Ballymore



Image:  
Artist impression of Knights Road

## 8 Beckton Riverside

### Description

Combined with Thamesmead via the DLR extension, 145ha mixed-use development site for up to 30,000 new homes

### Asset class

All

### Scale (Gross development value)

To be confirmed

### Development partner

Abrdn, Greater London Authority, St William, Transport for London



Image:  
Artist impression of Beckton Riverside development site

## 9 Canning Town and Custom House

### Description

The London Borough of Newham is acting as master developer across a combined 11ha, delivering replacement and refurbished homes, alongside commercial, retail and community amenity.

### Asset class

Living

### Scale (Gross development value)

To be confirmed

### Development partner




London Borough of Newham



Image:  
Artist impression of Canning Town development

# Find out more

## Royal Docks online

- **Website**  
[royaldocks.london](https://royaldocks.london)
- **Social media**  
[@yourroyaldocks](#)
-   
- **Opportunity London Investment Prospectus**  
[opportunity.london](https://opportunity.london)

## Key stakeholders and partners

- **Excel London**  
[excel.london](https://excel.london)
- **Greater London Authority**  
[london.gov.uk](https://london.gov.uk)
- **London Borough of Newham**  
[www.newham.gov.uk](https://www.newham.gov.uk)
- **London City Airport**  
[londoncityairport.com](https://londoncityairport.com)
- **University East London**  
[uel.ac.uk](https://uel.ac.uk)

## Local relevant strategies

- **Royal Docks Delivery Plan**
- **Royal Docks Cultural Placemaking Strategy**
- **Royal Docks Economic Purpose**
- **Royal Docks and Beckton Riverside Opportunity Area Planning Framework**
- **London Growth Plan**
- **Newham Community Wealth Building Plan**
- **Newham Local Plan**

# Get in touch

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