

# BREANNS

A Venue from Broadwick Live

# About Us

The Beams is a new, expansive venue and event space in London. The incredible 9,500 square metre site offers a raw, industrial destination, comprising of three distinct interior spaces and a large outside courtyard.

Formerly part of the “sugar mile”, The Beams has given this section of East London’s historic Royal Docks a new lease of life, becoming a Centre for culture in the Capital. The location is easily accessible by the DLR and is only a short distance from London City Airport.

The venue is defined by a range of beautiful architectural features, including the eponymous roof beams after which it is named, while original factory-style windows flood the main space with beams of natural light.

The Beams promises to create a spotlight on culture in all its forms. Forming a flexible and inspiring environment, which provides an unrivalled landscape for filming, photo shoots, music, cultural events, brand events, large-scale set builds, exhibitions, fashion shows and the arts.





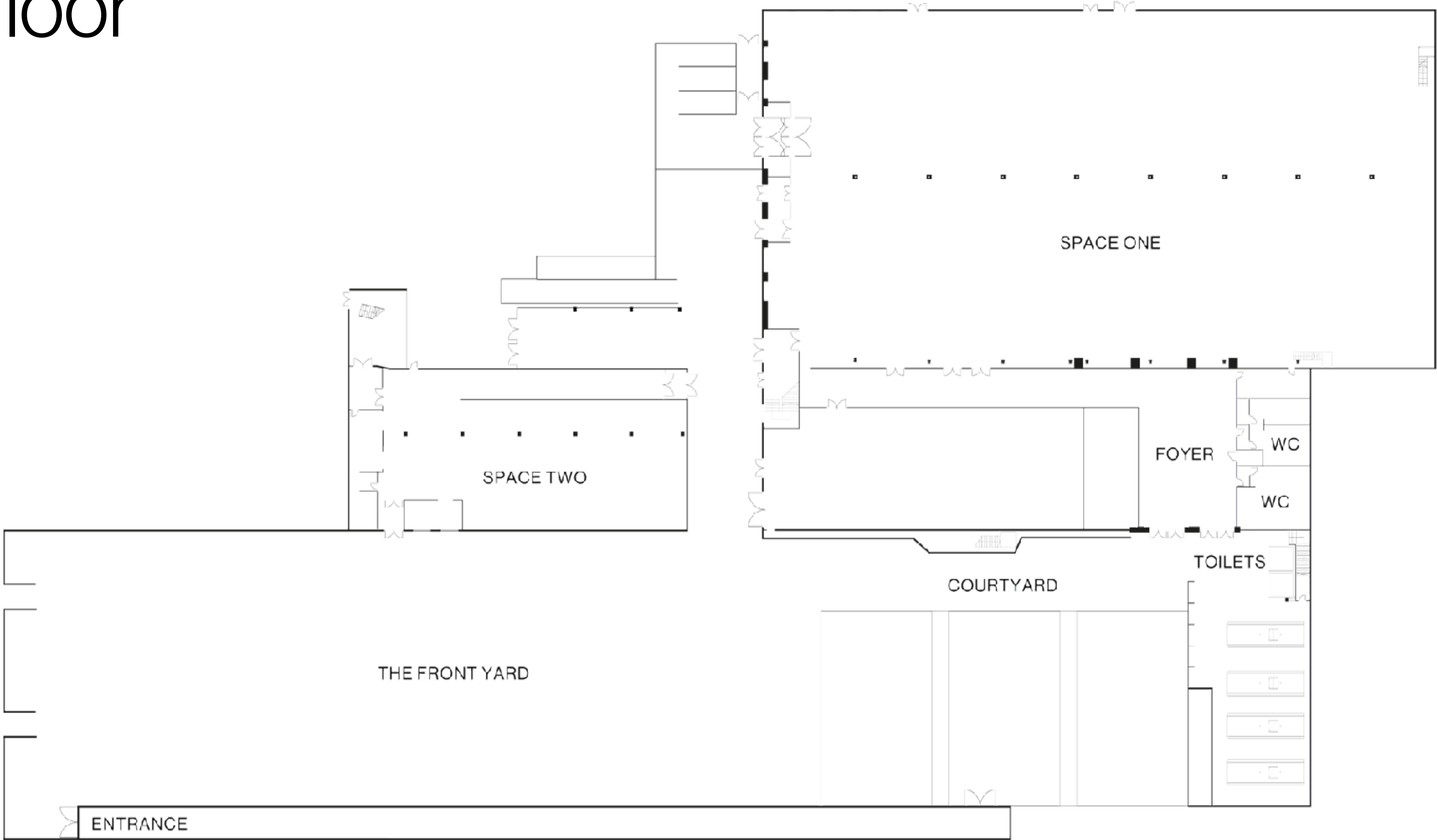


# Specifications

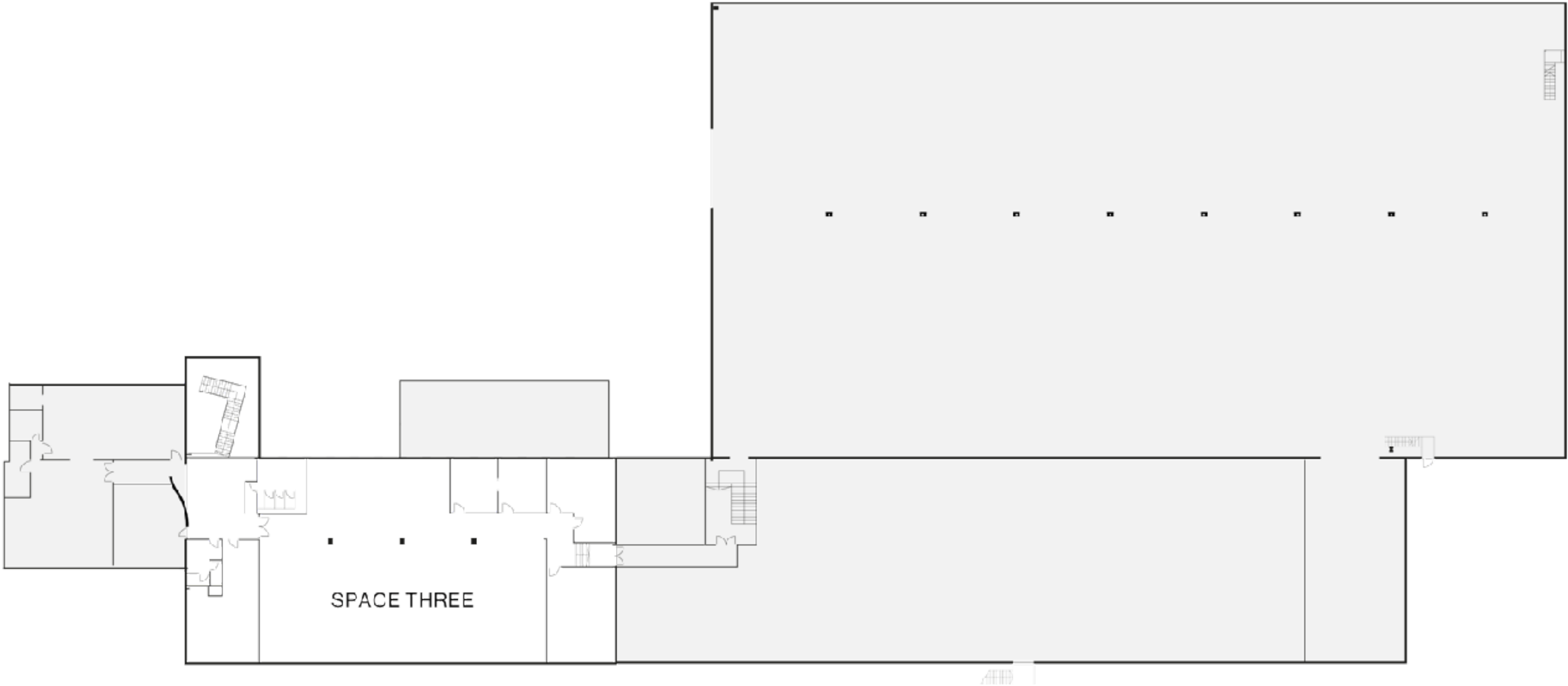
| SPACES         | L(M) | W(M) | H(M)  | SQ,M  | STANDING | THEATRE | DINNER | CABARET |
|----------------|------|------|-------|-------|----------|---------|--------|---------|
| Space One      | 68.4 | 36.6 | 6.5   | 2,468 | 4,000    | 2,652   | 1,810  | 1,086   |
| Space Two      | 31.1 | 16.4 | 4.1   | 495   | 800      | 495     | 320    | 192     |
| Space Three    | 23.3 | 12   | 3-3.9 | 327   | 300      | 300     | 220    | 132     |
| Courtyard      | -    | -    | -     | 893   | 1,000    | -       | -      | -       |
| The Front Yard | -    | -    | -     | 5,326 | -        | -       | -      | -       |

\*Individual space capacities are subject to seating, production, event activities and fire exits.  
\*Green Room facilities are available on request

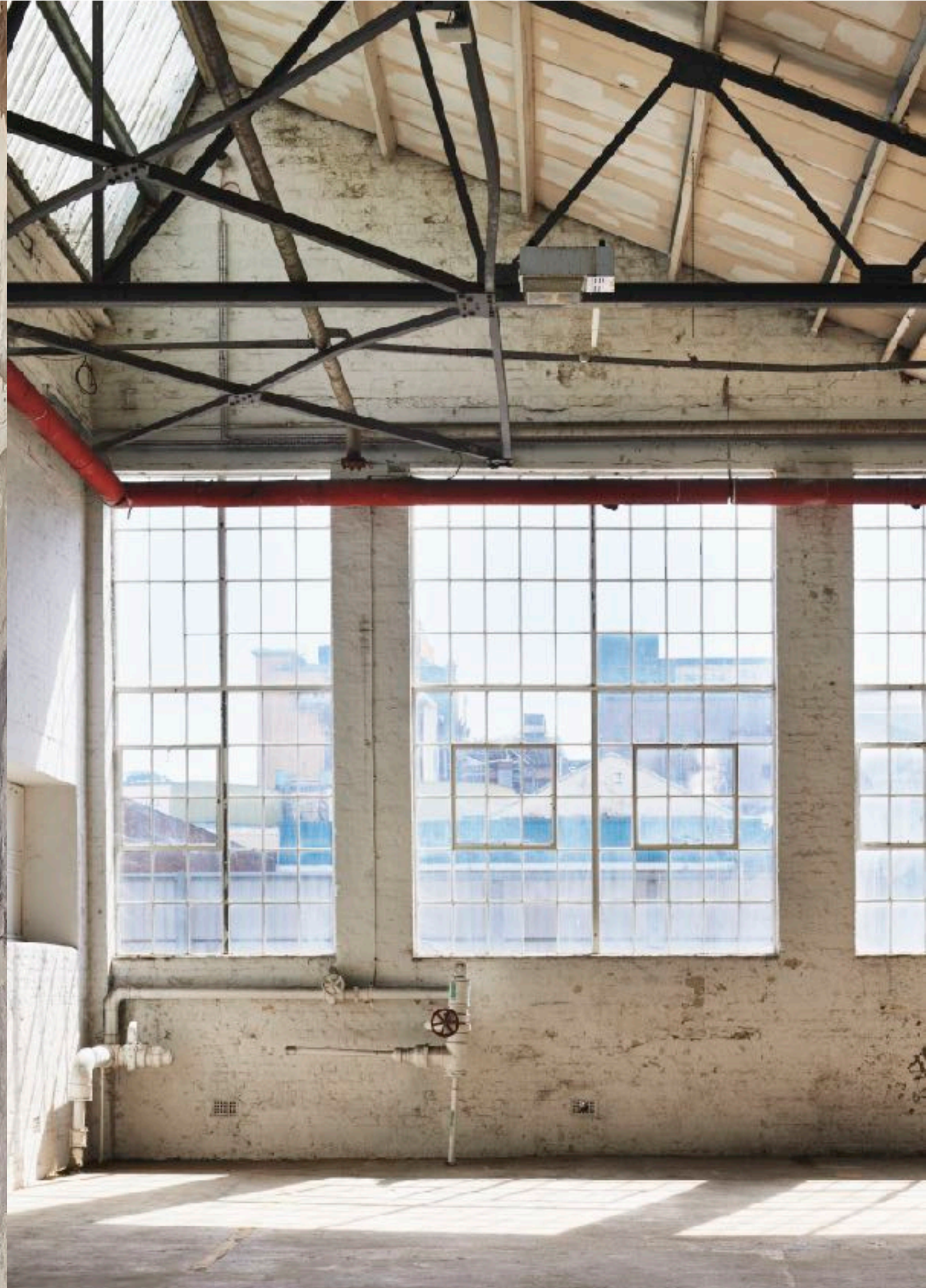
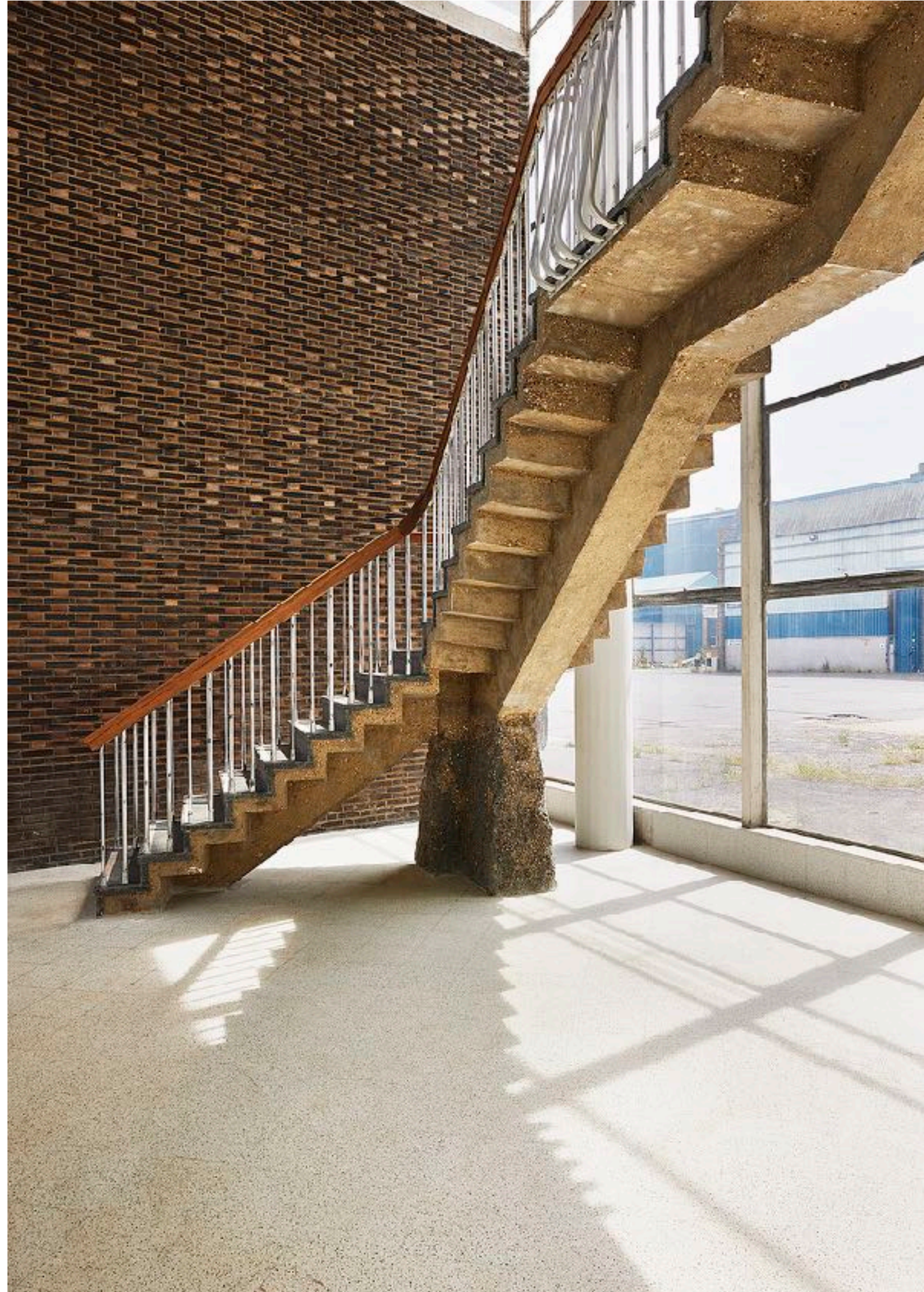
# The Ground Floor



# The First Floor









Our superb  
accommodations



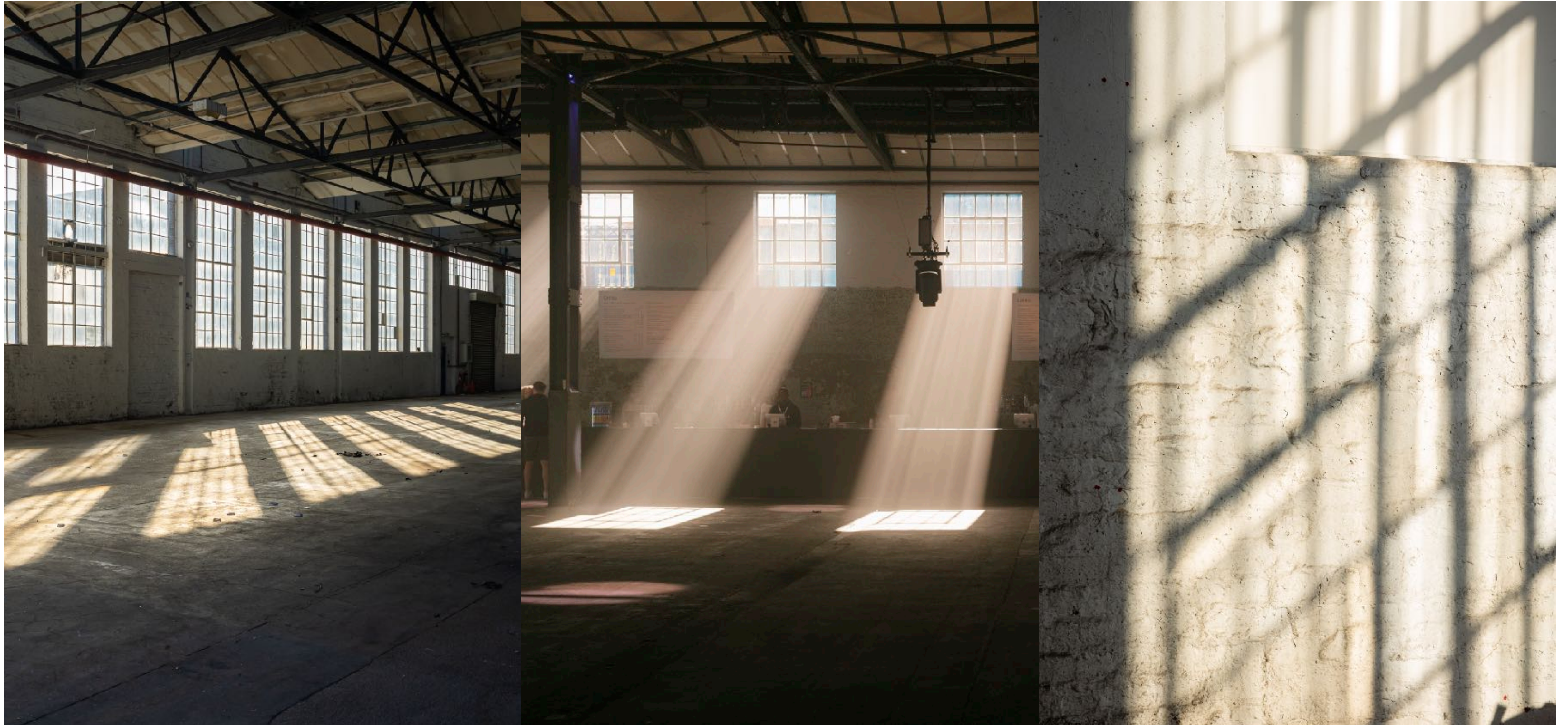
# Space One

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, exhibitions and music.

|             |   |
|-------------|---|
| Area:       | Capacities:   |
| 2,468 sq. m | Standing: 4,000   |
|             | Theatre: 2,652  |
| Dimensions: | Dinner 1,810  |
| L: 68.4m    | Cabaret: 1,086  |
| W: 36.6m    |   |
| H: 6.5m     |   |
|             | *Capacities may vary<br>subject to seating,<br>production and activities. |











# Space Two

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

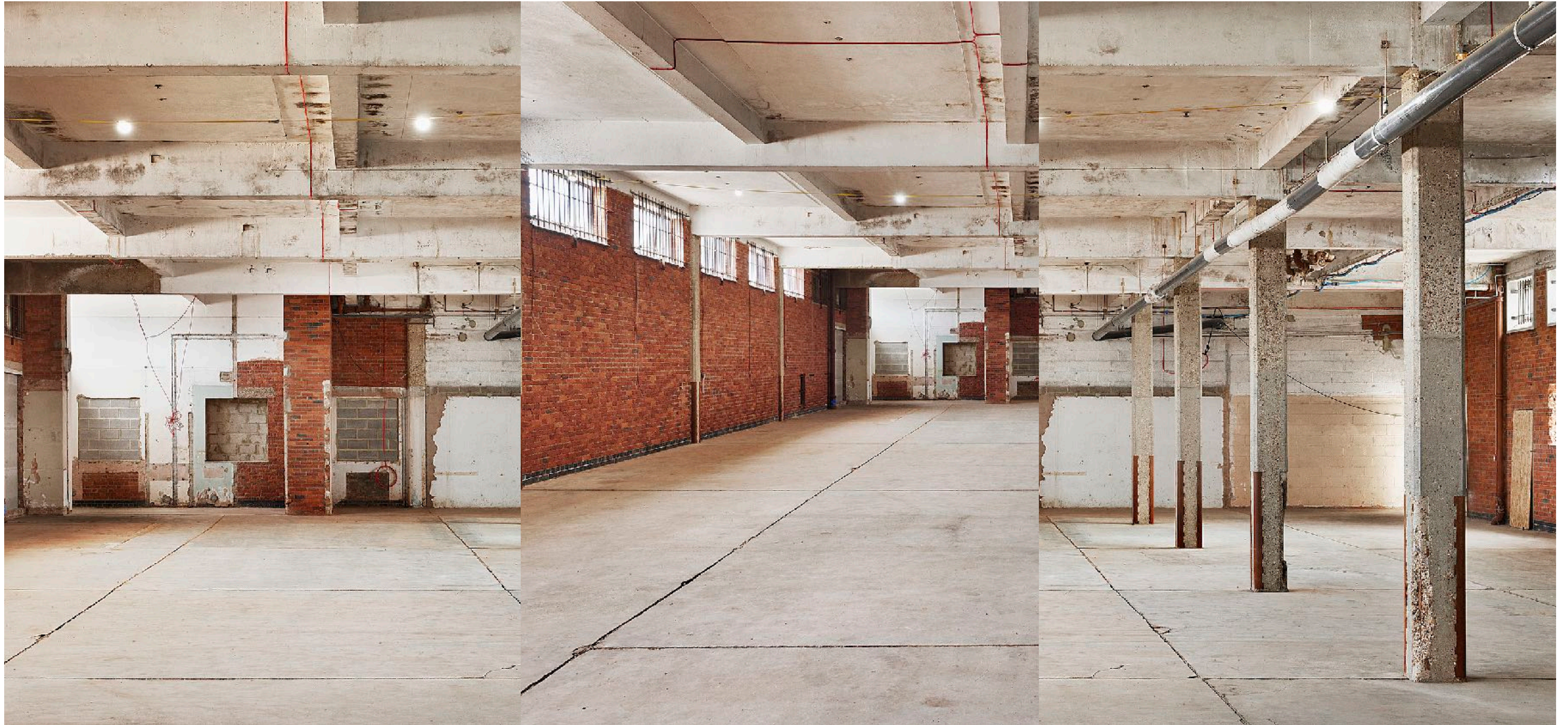
It has been restored with versatility in mind; the letterbox windows have been blacked out to achieve optimal lighting control, providing an ideal secondary space for exhibitions, break-outs, filming location and catering.

|             |   |
|-------------|---|
| Area:       | Capacities:   |
| 495 sq.m    | Standing: 800   |
|             | Theatre: 495  |
| Dimensions: | Dinner: 320   |
| L: 31.1m    | Cabaret: 192  |
| W: 16.4m    |   |
| H: 4.1m     |   |
|             | *Capacities may vary<br>subject to seating,<br>production and activities. |











# 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 3 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.

Area:  
327sq. m

Dimensions:  
L: 23.3m  
W: 12m  
H: 3m - 3.9m

Capacities:  
Standing: 300  
Theatre: 300  
Dinner: 220  
Cabaret: 132

\*Capacities may vary  
subject to seating,  
production and activities.











# Courtyard and The Front Yard

The Courtyard offers nearly 900 square metres of outdoor space, providing the ideal urban backdrop for festival style events featuring street food vendors.

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, festivals, markets and outdoor activations.

The Front Yard is suitable for large-scale unit bases and conveniently located close to the venue entrance, providing great connectivity to the main building for larger, site-wide productions.

|            |                 |
|------------|-----------------|
| Area:      | Capacities:     |
| Courtyard: | Courtyard:      |
| 893 sq. m  | Standing: 1,000 |

|                 |   |
|-----------------|---|
| The Front Yard: | *Capacities may vary<br>subject to seating,<br>production and activities. |
| 5,326 sq. m     |   |











# Location

Located in the Royal Docks, The Beams is easily accessible by the DLR and is only a short distance from London City Airport.

Address:  
Thameside Industrial Estate  
Factory Road  
London, E16 2HB  
[View directions](#)

Tube & Rail:  
8-minute walk - Pontoon Dock(DLR)  
8-minute walk - London City Airport (DLR)  
16 minutes - Canary Wharf  
22 minutes - Bank London City Airport.

Bus:  
Numbers 330, 473 and 474  
all stop near the venue

Airports:  
City Airport (1.0 mile)  
Heathrow Airport (25 miles)  
London Stansted Airport (33 miles)  
Gatwick Airport (45 miles)



BEAMS