

THE



SILK STORE

5,600 - 11,300 SQ FT
SPACES AVAILABLE

NEWLY RENOVATED GRADE-II
LISTED WAREHOUSE

**PENNINGTONST
WAREHOUSE**

LONDON DOCK E1



CGI of wide exterior. Indicative only.



**PENNINGTON
STREET
WAREHOUSE**

WAPPING

**NEWLY RENOVATED GRADE-II
LISTED WAREHOUSE**

**5,600 - 11,300 SQ FT
SPACES AVAILABLE**

BUILT IN 1804





EXPLORE WAPPING

40+ exceptional amenities within 5 mins walk

Food & drink

1. Bodean's
2. Bobo J
3. Bravas Tapas
4. Brewdog
5. The Captain Kidd
6. Champagne Route
7. Cinnamon Coffee Shop
8. Coppa Club
9. The Dickens Inn
10. Emilia's Crafted Pasta
11. Il Bacino
12. Il Bordello
13. Kilikya's
14. Lemn Street Tavern
15. The Melusine
16. Moretown Belle
17. Motherdough Pizza
18. Natural Kitchen
19. The Pastry Parlour
20. Pizza Union
21. Pret a Manger
22. Prospect of Whitby
23. The Running Horse

24. Savage Garden
25. Skylight
26. Slurp
27. Smith's Brasserie
28. Town of Ramsgate
29. The Turks Head
30. Urban Baristas
31. Waitrose
32. Waka
33. Wapping Sourdough
34. White Mulberries

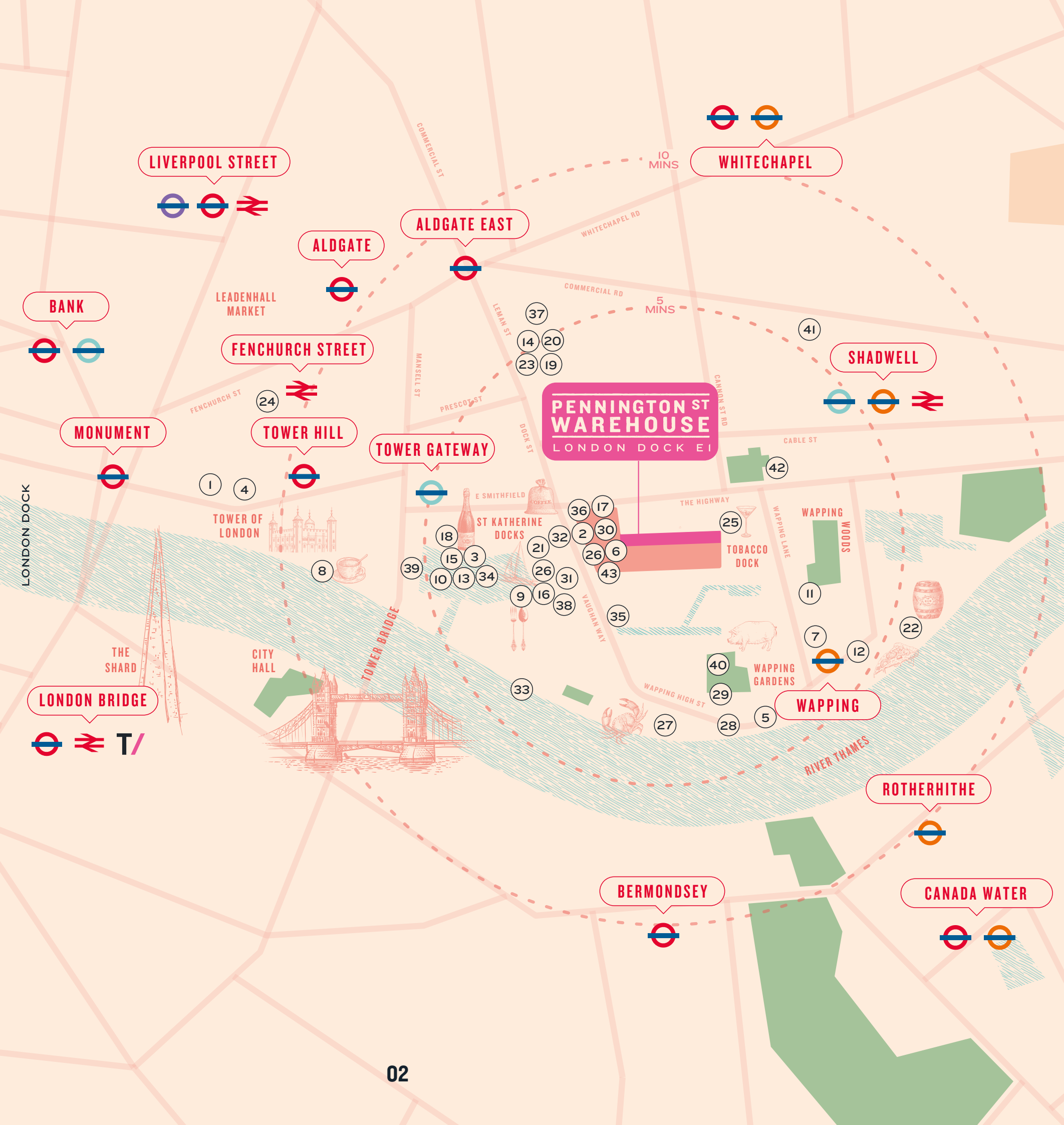
Leisure

35. City Dock Pharmacy
36. London Dock Concierge
37. Curzon Aldgate Cinema
38. DW Fitness First
39. F45
40. John Orwell Sports Centre
41. Mulberry Sports Centre
42. St George's Leisure Centre

Other

43. Benham & Reeves

Below : Historic map of London Dock



GAUGING SQUARE

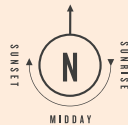
COMMERCIAL UNITS AVAILABLE

UNIT	BUILDING	LEVEL	AREA M ²	AREA F ²	AVAILABLE
02	Emery Wharf	Ground	103.2	1,111	NOW
03	Emery Wharf	Ground	281.59	3,031	NOW
05	Clipper Wharf	Ground	294.31	3,168	NOW
		First Floor	309.54	3,332	NOW
06	Cashmere Wharf	Ground	58.12	625.5	NOW
07	Cashmere Wharf	Ground	325.81	3,507	NOW
08	Cashmere Wharf	Ground	261.89	2,819	UNDER OFFER
02B	Alexander Wharf	Ground	216.9	2,335	UNDER OFFER

 AVAILABLE NOW

 UNDER OFFER

Only a 5 minute walk to Gauging Square, the old news international site in Wapping, includes one of the largest fountains constructed in London in the last ten years.



PENNINGTON STREET WAREHOUSE



	THE SILK STORE*
QUAY WALK LEVEL	6,867 sq ft
GROUND LEVEL	6,264 sq ft
TOTAL	13,128 sq ft
GROUND FLOOR TERRACE	2,691 sq ft

*with private terrace

All internal areas subject to verification on site post completion of the works.



PENNINGTON STREET WAREHOUSE



SPECTACULAR
SOUTH-WEST FACING
TERRACES

LONDON DOCK

Tenants of The Silk Store at Pennington Street Warehouse will be able to take advantage of private South-West facing terraces overlooking Pennington Quay Walk and Gauging Square.

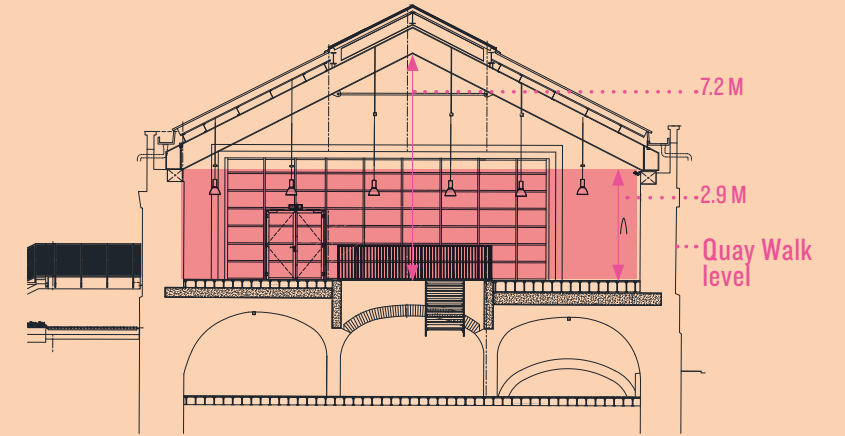


PENNINGTON STREET WAREHOUSE

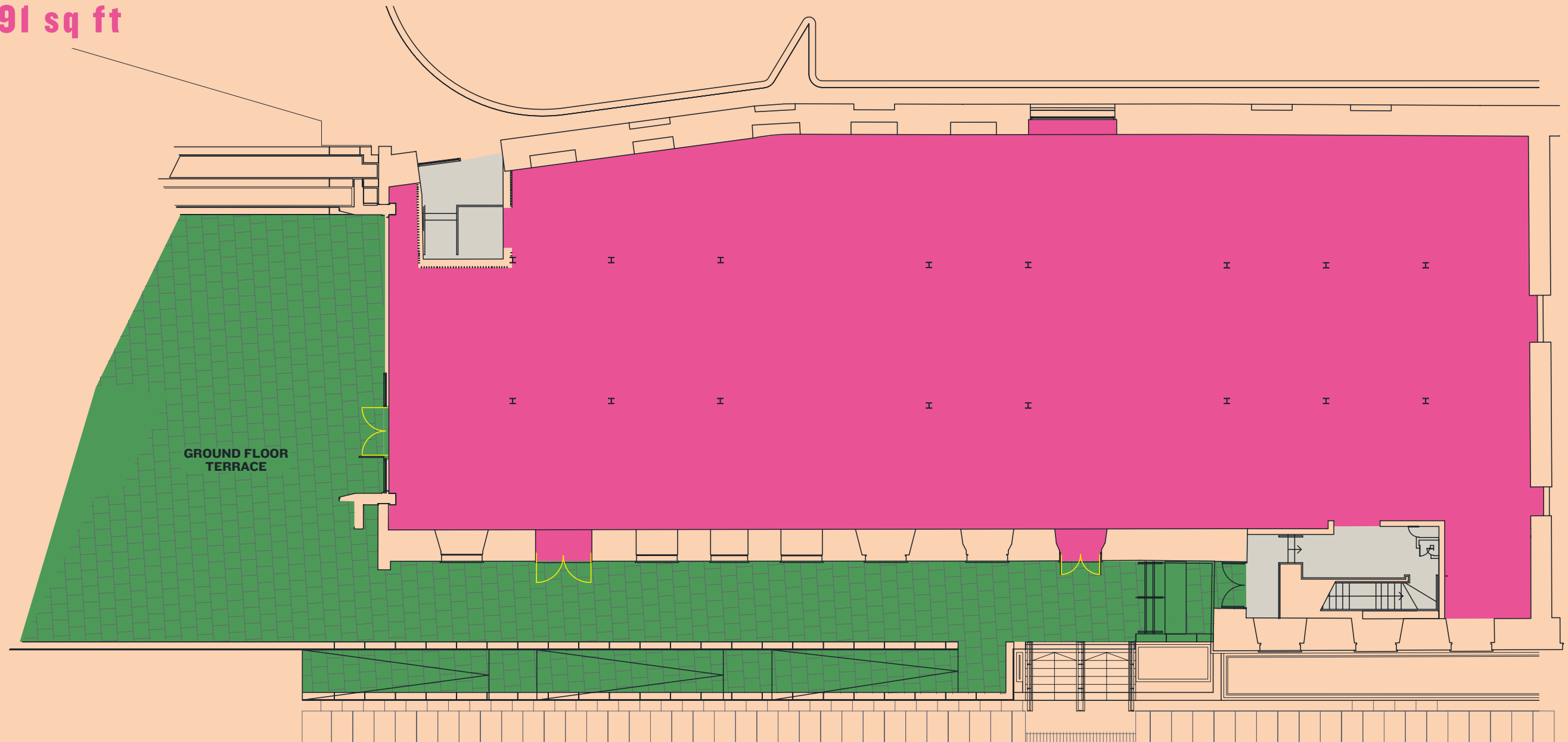
QUAY WALK LEVEL
6,867 sq ft

TERRACE
2,691 sq ft

PENNINGTON STREET



PENNINGTON STREET WAREHOUSE

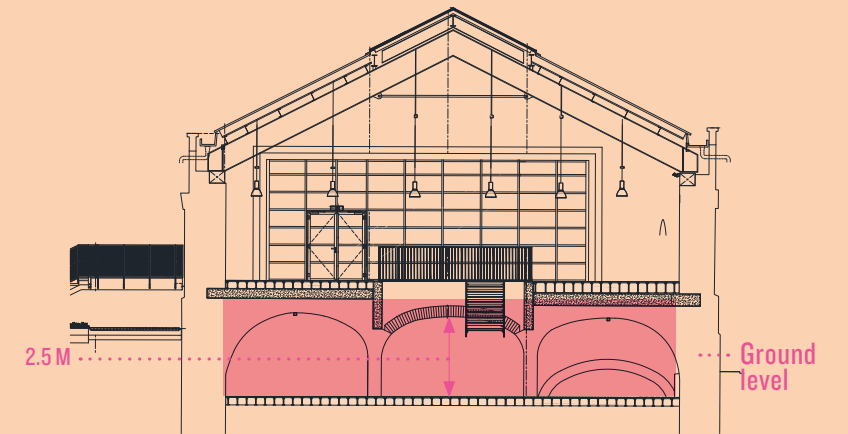


DUE TO THE HISTORIC NATURE OF THE WAREHOUSE, VARIATIONS ACROSS DIMENSIONS ARE EXPECTED, THEREFORE THESE ARE APPROXIMATE.

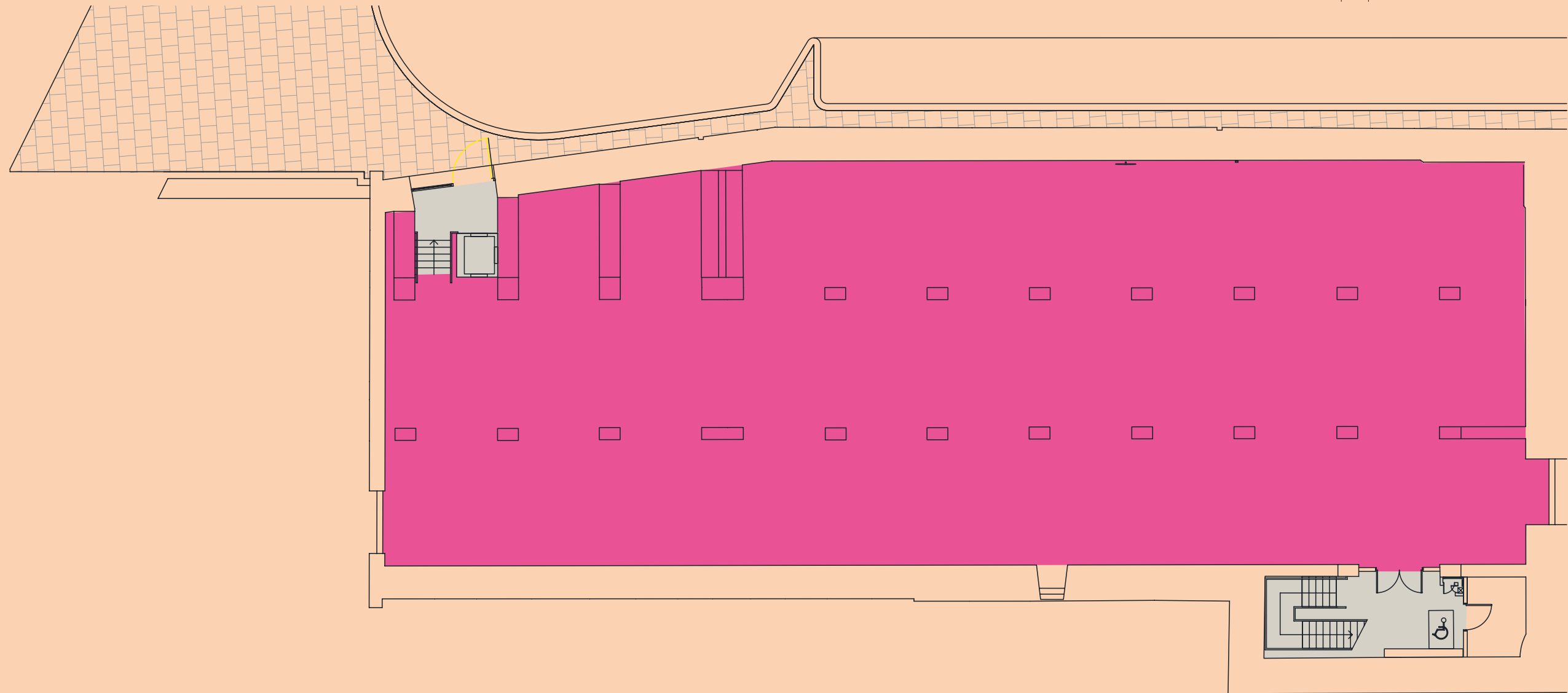
ACCESS ALL LEVELS VIA BOTH PENNINGTON STREET
AND PENNINGTON QUAY WALK.

PENNINGTON QUAY WALK

GROUND LEVEL 6,264 sq ft



PENNINGTON STREET WAREHOUSE



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ACCESS ALL LEVELS VIA BOTH PENNINGTON STREET
AND PENNINGTON QUAY WALK.



PENNINGTON QUAY WALK

TERMS

QUOTING RENT – Upon Application

SERVICE CHARGE – £3.25 - £3.40 psf

BUSINESS RATES – Rates to be Assessed

LEASE LENGTH – up to 5 years

SPECIFICATION

LOADING GROUND FLOOR:

Finishes/Services = 2.5 kN/m²

Imposed Load = 5 kN/m²

BASEMENT FLOOR:

Finishes/Services = 2.5 kN/m²

Imposed Load = 5 kN/m²

SERVICES

The following capped off services will be provided within the demise:

MAINS WATER

A 32mm diameter capped mains cold water supply will be provided to both the ground and quay walk level. This service will be metered (via a statutory meter from Thames Water).

ELECTRICITY

A 3 phase electrical supply will be provided up to a maximum capacity of 145 AMPS to both ground and quay walk level (there may be room to increase this supply). Tenant will be required to install a meter and procure a supply from the supplier of their choice.

GAS

Currently no gas is being provided to the unit.

DRAINAGE

Facility for connecting into a foul drainage system has been made at both ground and quay walk level. There is one capped-off connection (Ø150mm pipe) located to the south (the drainage connection is above basement slab level). The drainage point at quay walk level is yet to be installed, location subject to tenant requirements.

HEATING / COOLING

District Heating – One capped off plate heat exchanger will be provided at ground and quay walk level, with a capacity of 95kW (based on 80W/m², Ø40mm Pipe), which is fed from the development's heating system. There is currently no cooling system in place.

EXTRACT

Currently not in situ. Landlord will consider installation of ducts subject to tenant requirements.

CONTACT

**BRUCE
GILLINGHAM
POLLARD**

BRUCEGILLINGHAM POLLARD.COM

SOPHIE MOORCROFT

PHONE: +44(0) 7787 292602

EMAIL: sophie@brucegillinghampollard.com

WILL PENFOLD

PHONE: +44(0) 7760 881270

EMAIL: willp@brucegillinghampollard.com

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