



**PENNINGTON ST
WAREHOUSE**

LONDON DOCK E1

REFURBISHED GRADE II LISTED WAREHOUSE OFFICES

WELCOME

Pennington Street Warehouse is home to London's most exciting new office spaces in fast-transforming Wapping. Originally built in 1804, the warehouses have undergone comprehensive refurbishment to create some of the most unique and creative office accommodation available in the UK's capital.

12,486 SQ FT

THE WINE YARD
FULLY FITTED
AVAILABLE IMMEDIATELY

13,421 SQ FT

THE SILK STORE
SHELL/CORE AVAILABLE
FOR BESPOKE FITOUT

12,185 SQ FT

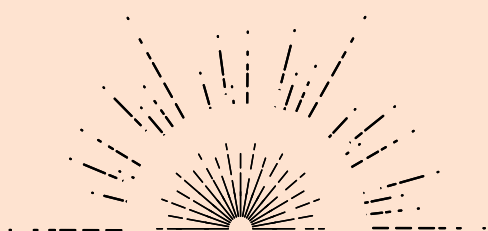
THE ROPE STORE
AVAILABLE 2026

12,745 SQ FT

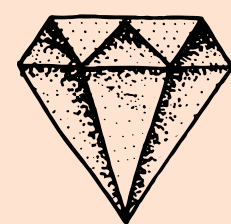
THE BRANDY STORE
AVAILABLE 2026

53,142 SQ FT

TOTAL ACROSS ALL 4 UNITS



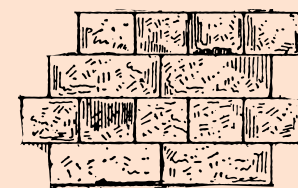
LIGHT-FLOODED
SPACES



RESTORED
WITH PRECISION



SPECTACULAR
TERRACES



GRADE II
LISTED



A PART OF **LONDON DOCK**



Coffee, gym and pilates all available within the vibrant estate.

THE ESTATE MAP



2 / G'DAY FROM URBAN BARISTA



3 / WAPPING SOURDOUGH



4 / SLURP NOODLE

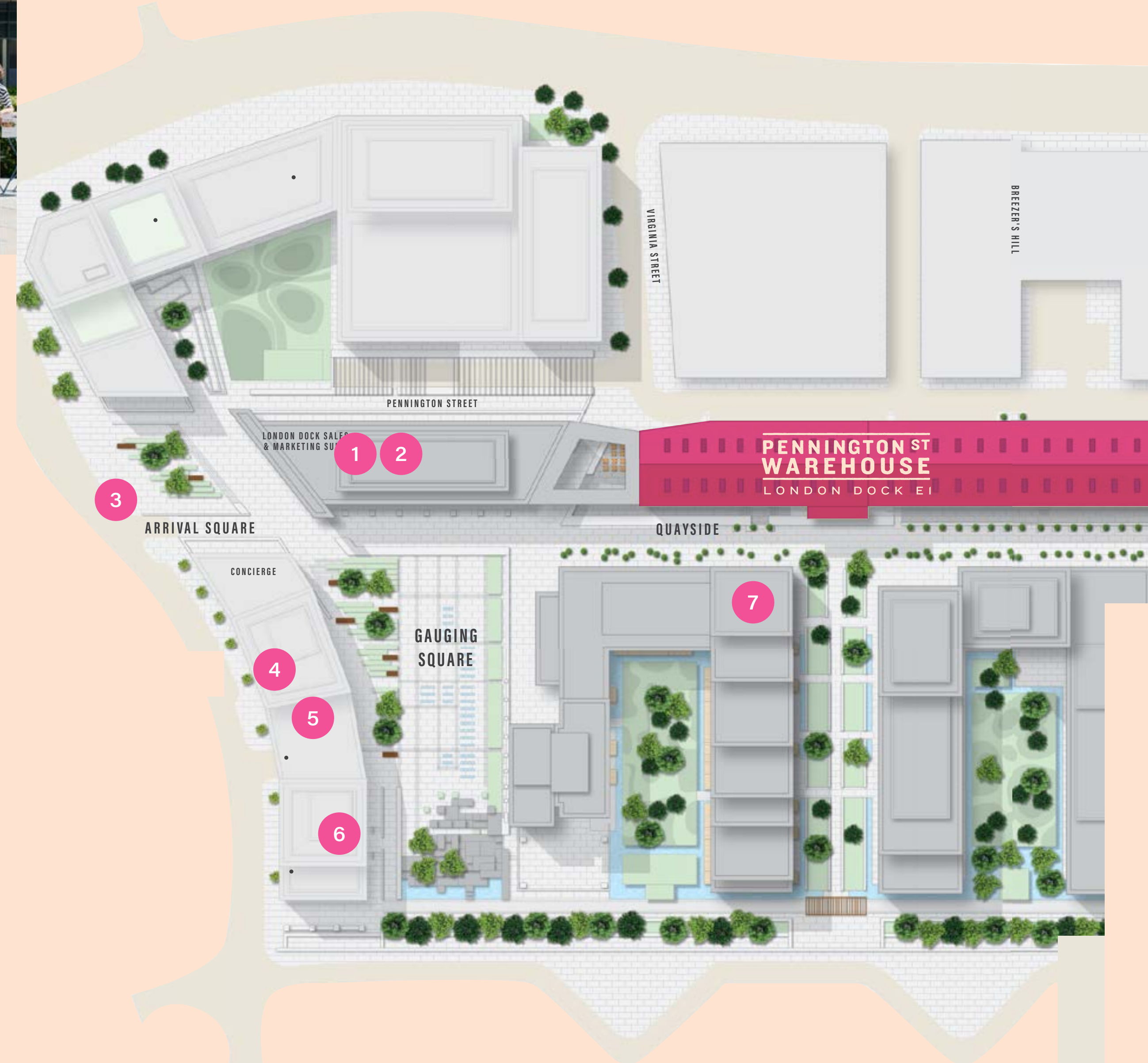
5 / CHAMPAGNE ROUTE



6 / CLUB PILATES



7 / CROSSFIT





PENNINGTON ST WAREHOUSE

TILIA
EUROPAEA
PALUDOSA
COMMON
LIME

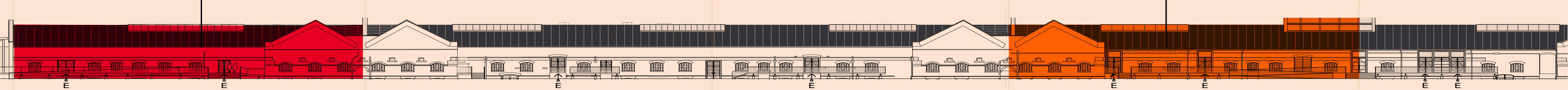
A series of distinctive Grade II listed warehouses. Indicative only.

13,421 SQ FT

THE SILK STORE
SHELL/CORE AVAILABLE
FOR BESPOKE FITOUT

12,486 SQ FT

THE WINE YARD
FULLY FITTED
AVAILABLE IMMEDIATELY



THE SILK STORE

THE ROPE STORE
AVAILABLE 2026

THE BRANDY STORE
AVAILABLE 2026

THE WINE YARD

THE RUM FACTORY
(JTP ARCHITECTS)

FULLY FITTED OR BESPOKE WAREHOUSES
AVAILABLE IMMEDIATELY

THE WINE YARD

FULLY FITTED
AVAILABLE IMMEDIATELY

TOTAL AREA

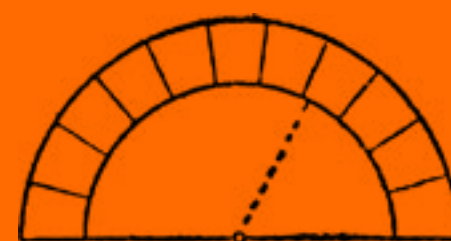
12,486 SQ FT



LIGHT & AIRY
OPENING ROOFLIGHTS



SUSPENDED
LIGHTING



OUTSTANDING
ARCHWAYS

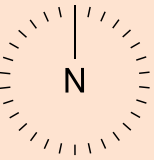


FULLY FITTED
IN STYLE



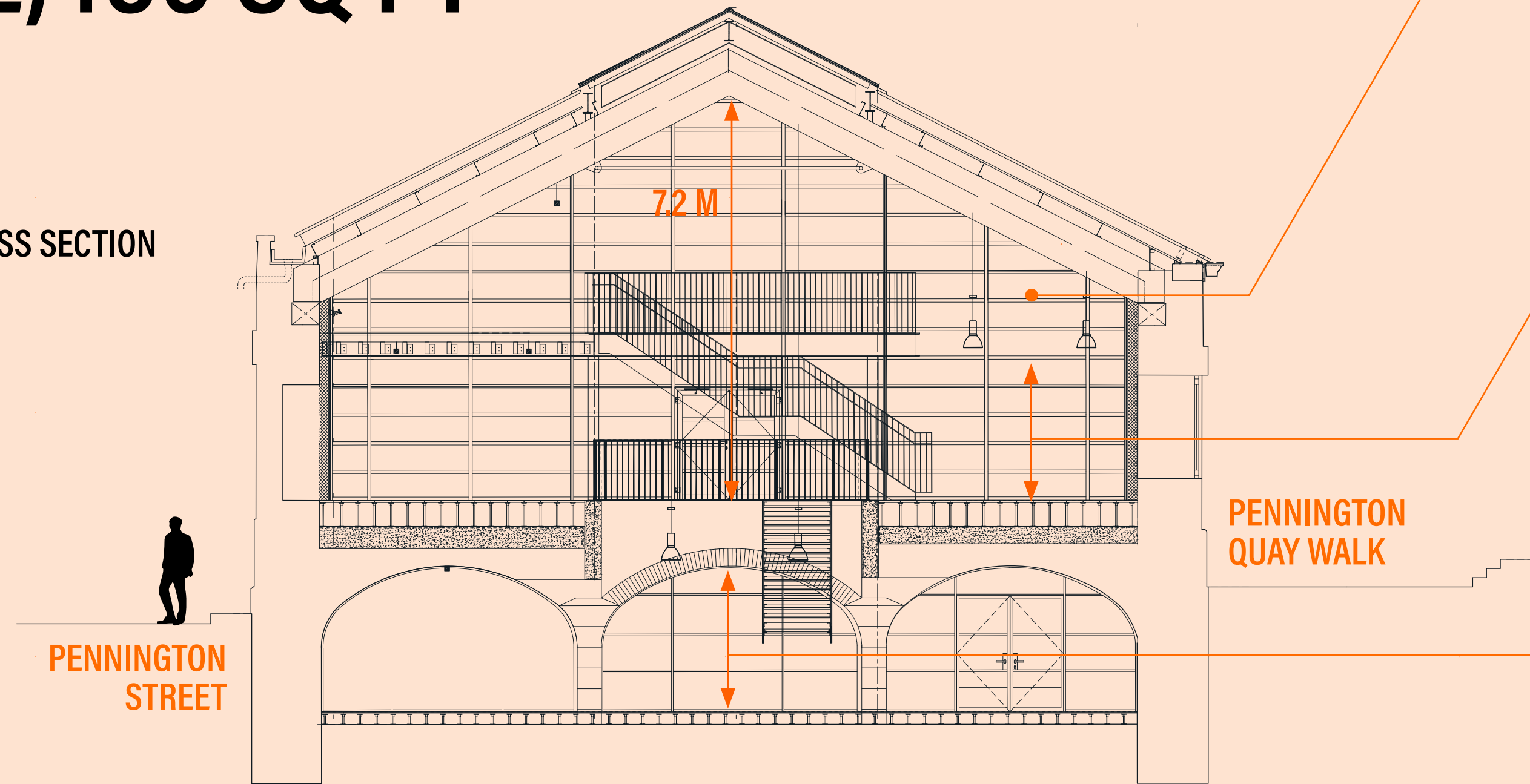
THE WINE YARD

FLOOR PLANS

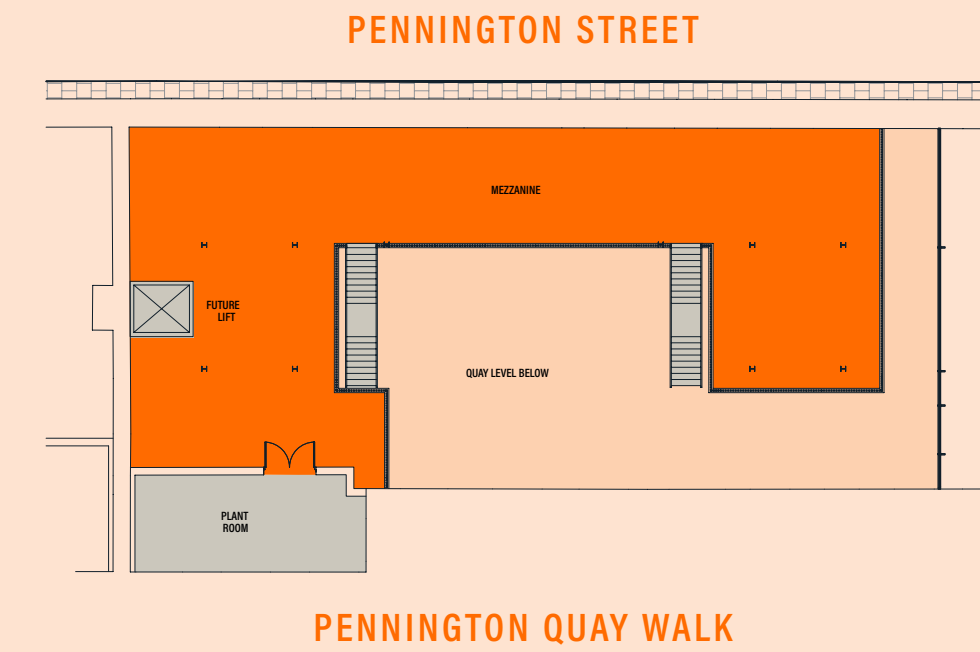


TOTAL AREA
12,486 SQ FT

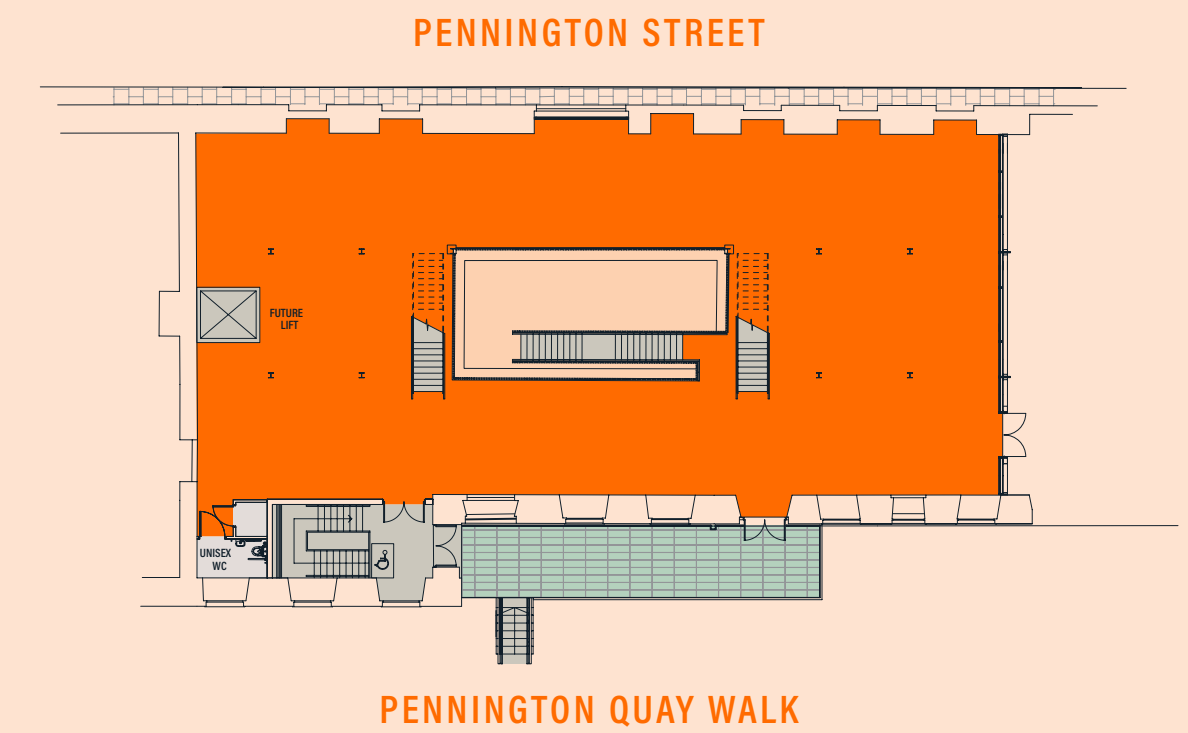
CROSS SECTION



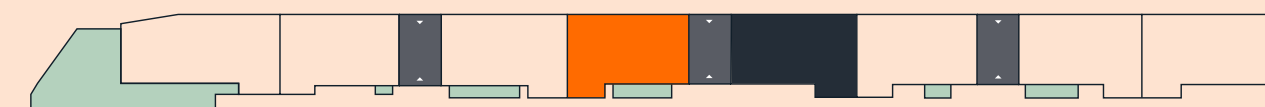
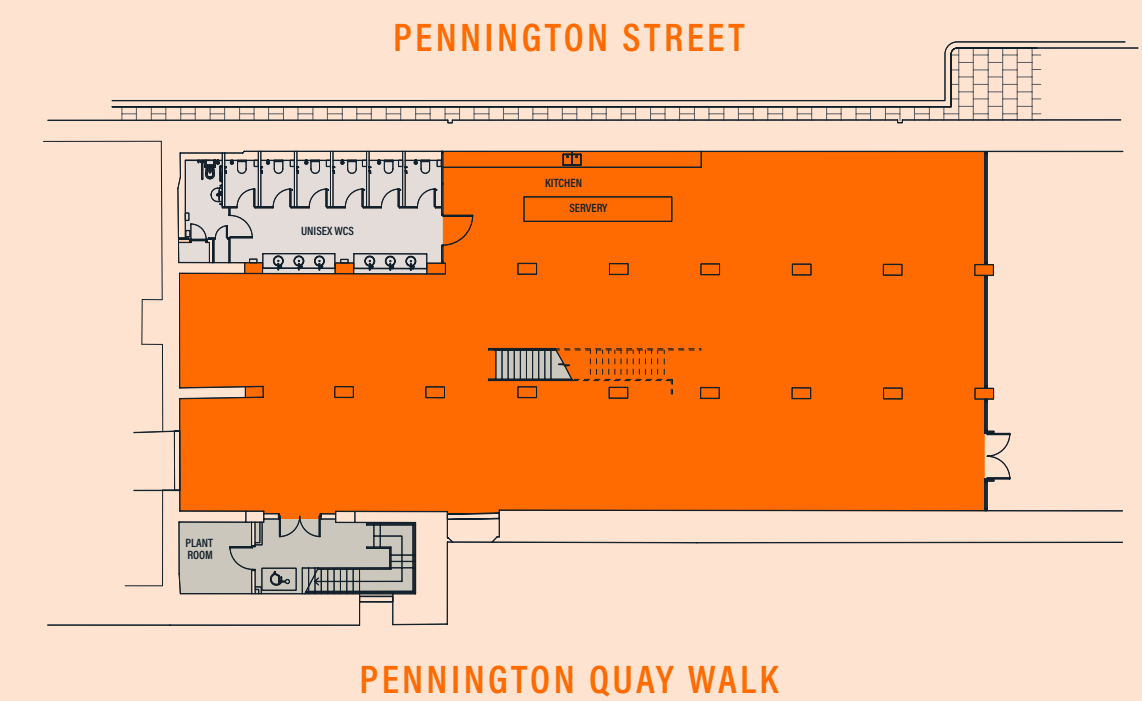
LEVEL 1
2,852 sq ft
SEE LARGER PLAN



QUAY WALK LEVEL
4,779 sq ft
±2.6M
SEE LARGER PLAN



GROUND LEVEL
4,564 sq ft
±2.7M
SEE LARGER PLAN



Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate.

THE WINE YARD



THE WINE YARD



THE WINE YARD



THE SILK STORE

**SHELL/CORE AVAILABLE
FOR BESPOKE FITOUT**

TOTAL AREA

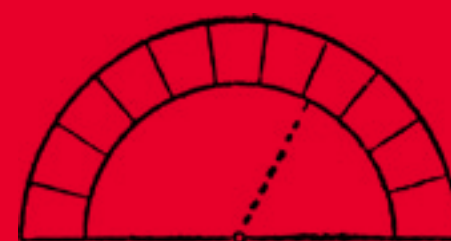
13,421 SQ FT



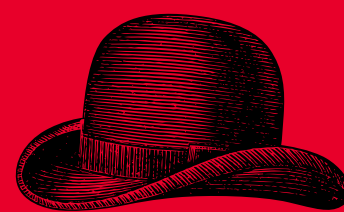
LIGHT & AIRY
OPENING ROOFLIGHTS



SUSPENDED
LIGHTING



OUTSTANDING
ARCHWAYS



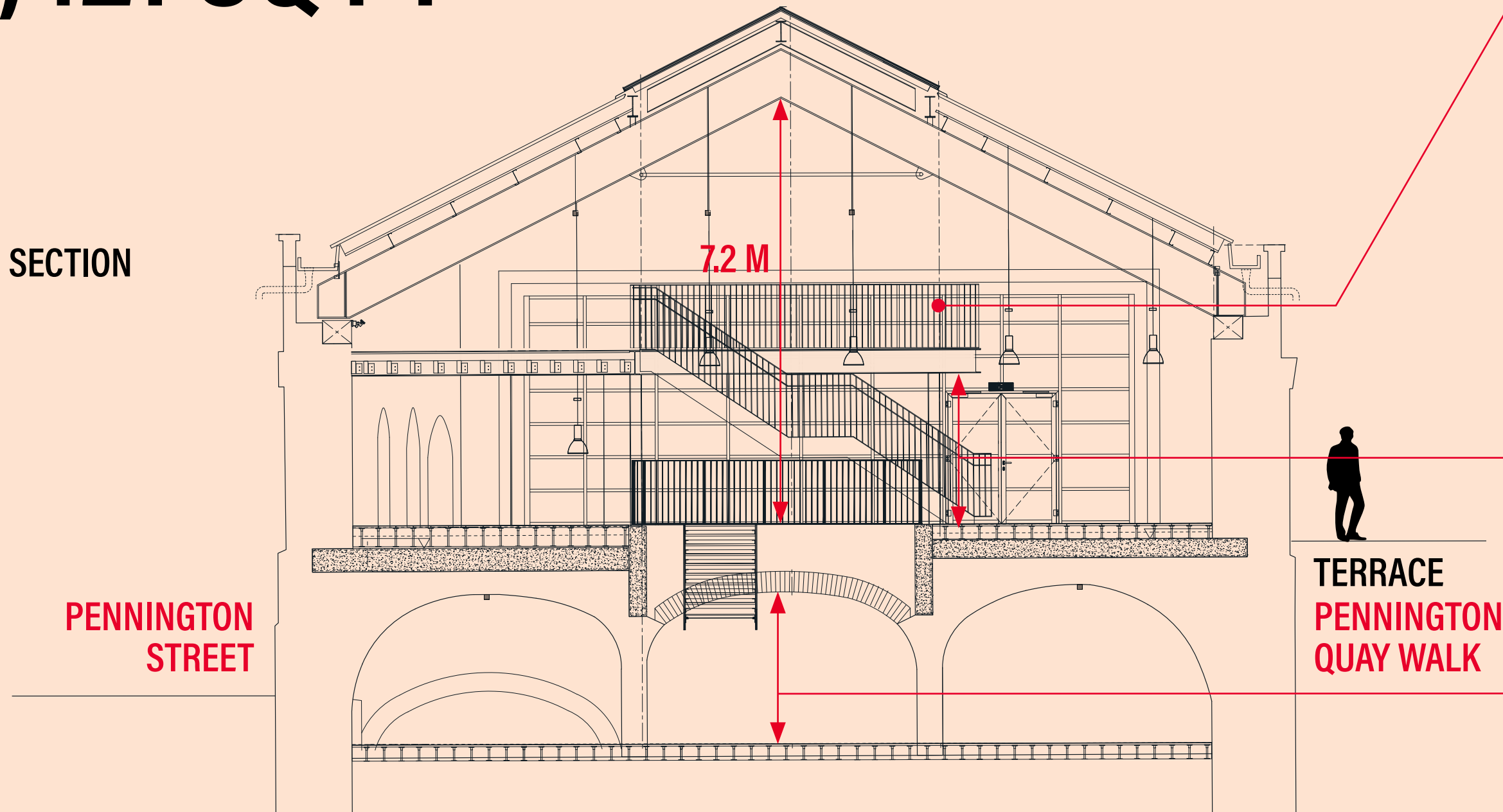
READY
TO BESPOKE



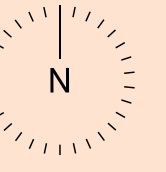
THE SILK STORE

TOTAL AREA
13,421 SQ FT

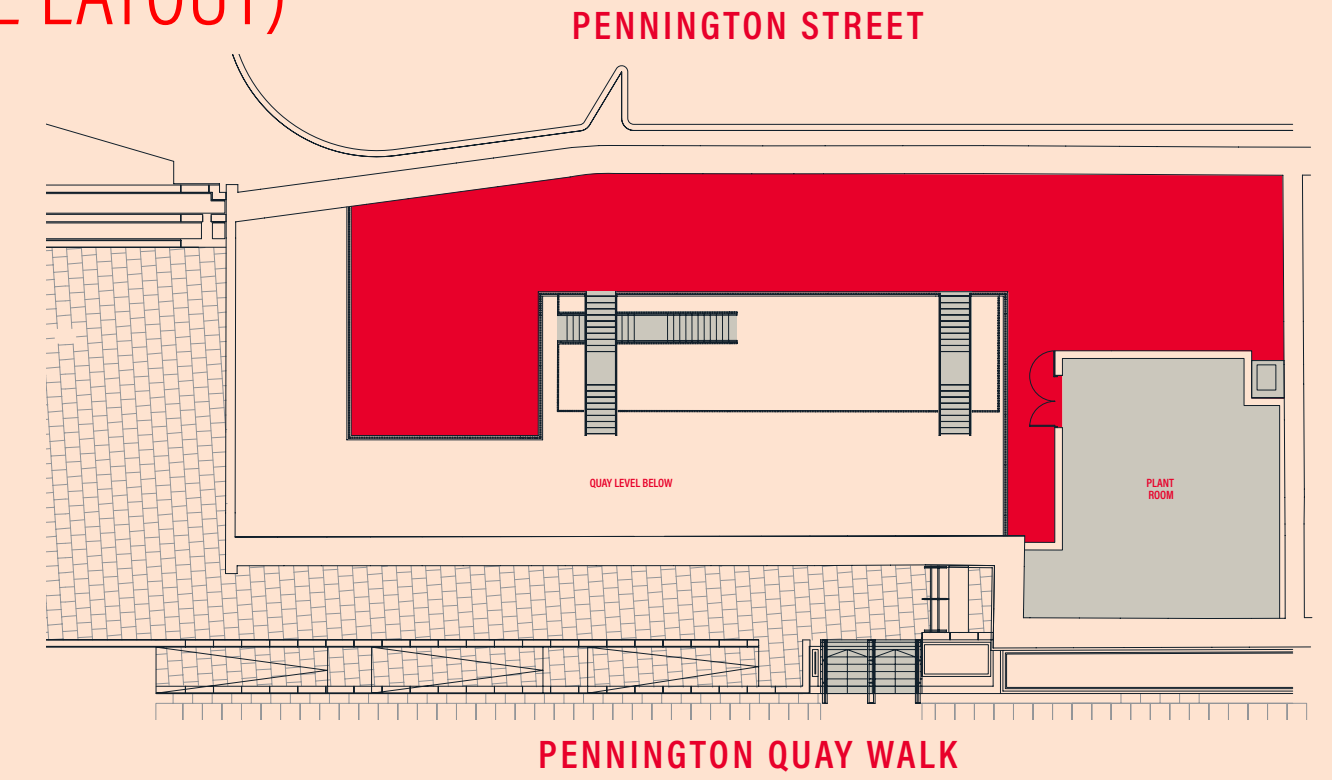
CROSS SECTION



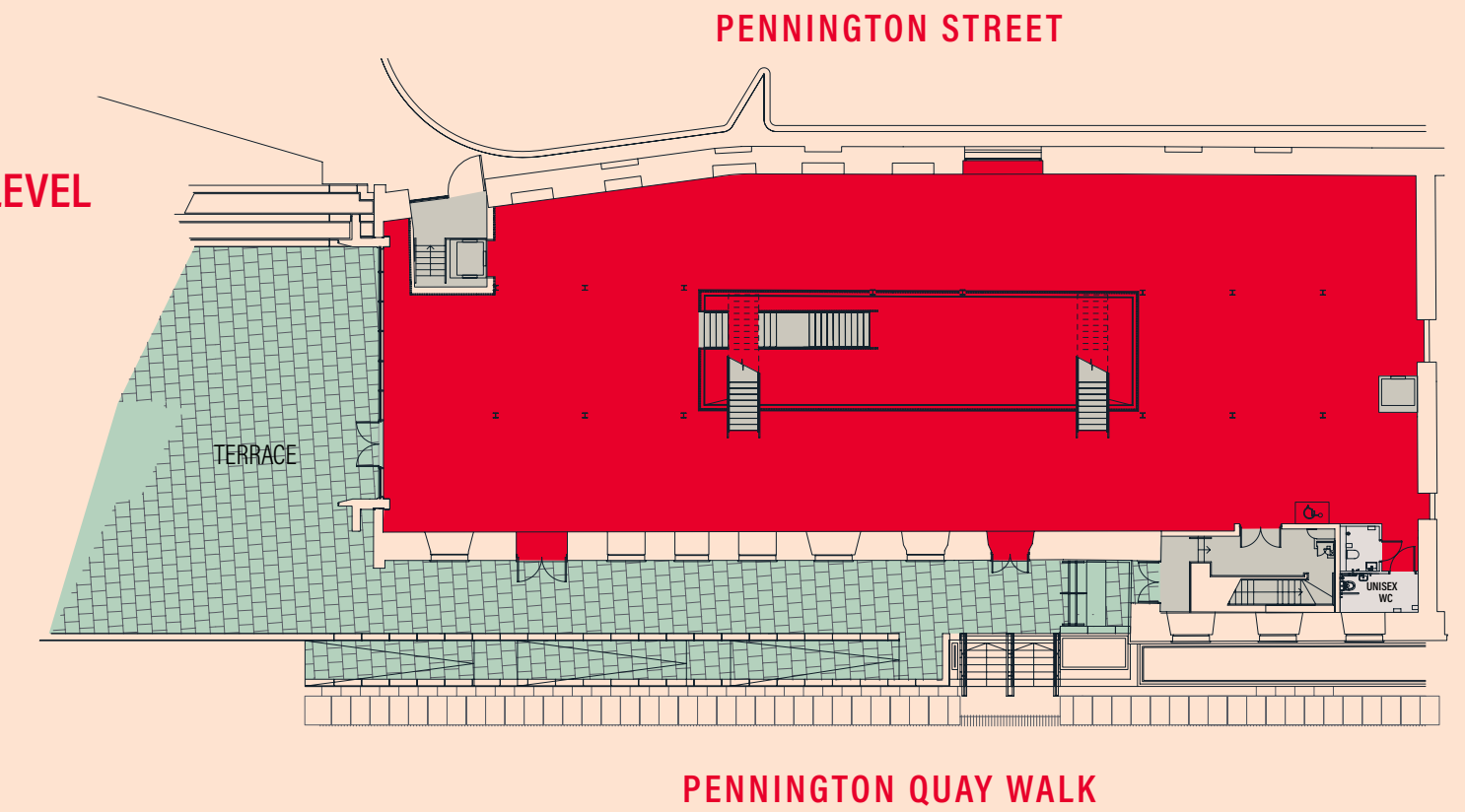
FLOOR PLANS (SPECULATIVE LAYOUT)



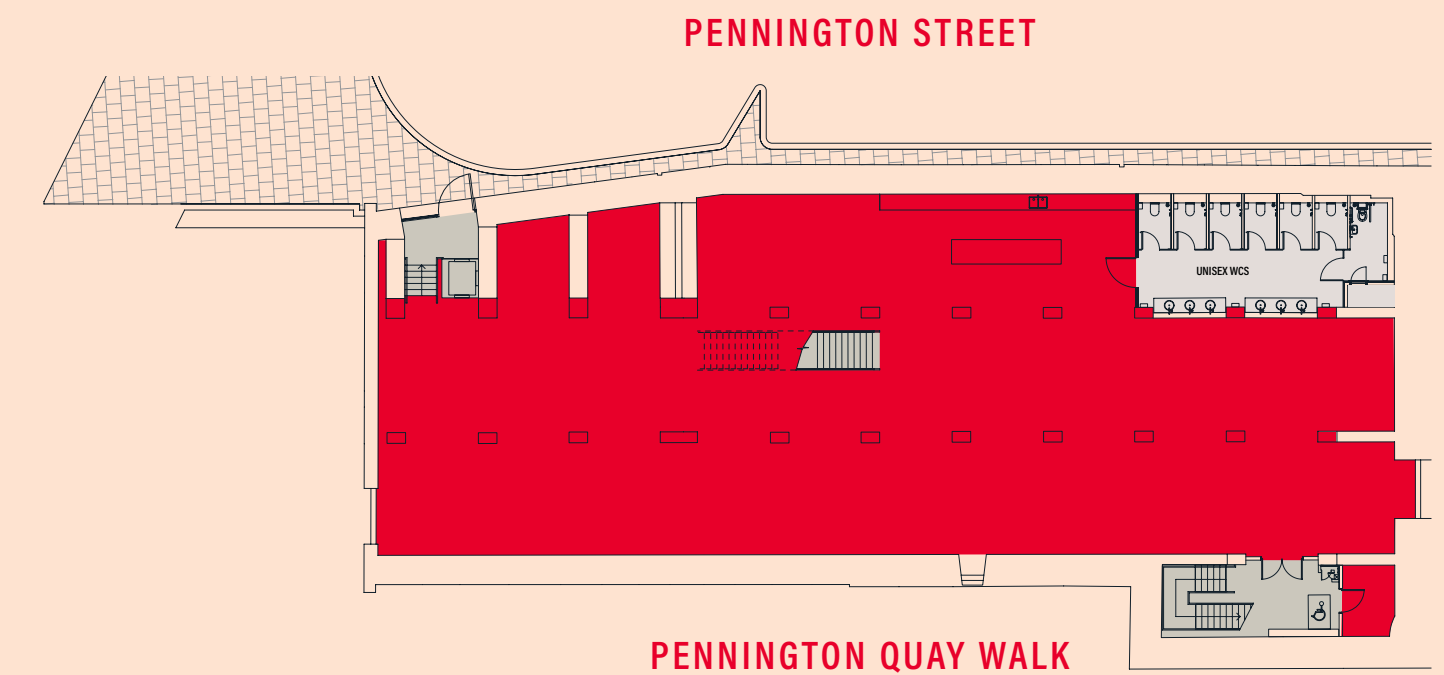
LEVEL 1
2,799 sq ft



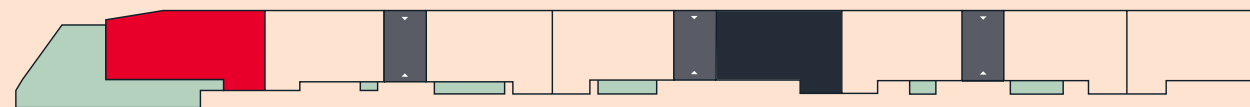
QUAY WALK LEVEL
5,673 sq ft
±2.6M



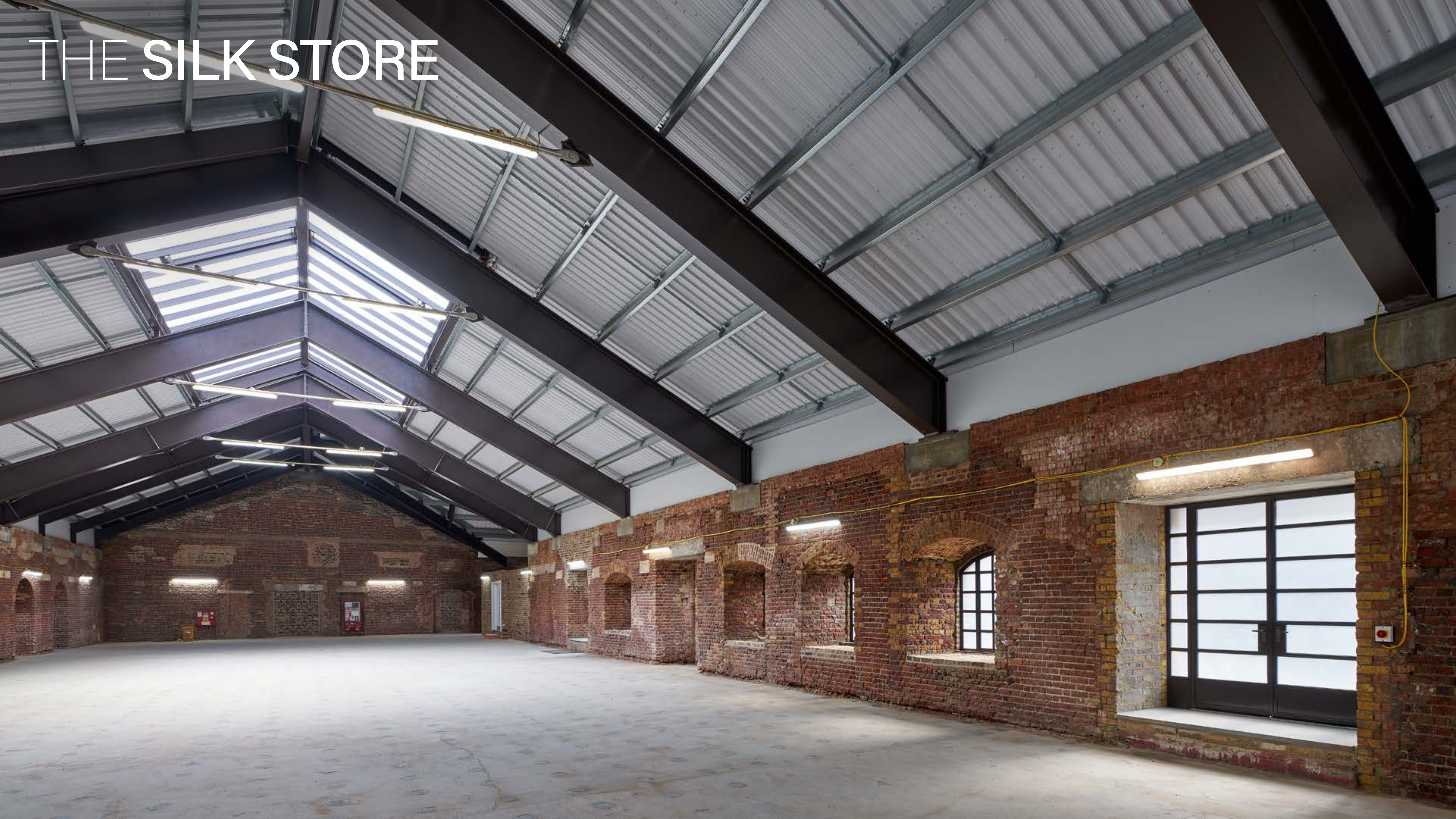
GROUND LEVEL
5,651 sq ft
±2.5M



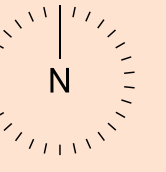
Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate. Indicative staircase and mezzanine as shown on plans.



THE SILK STORE



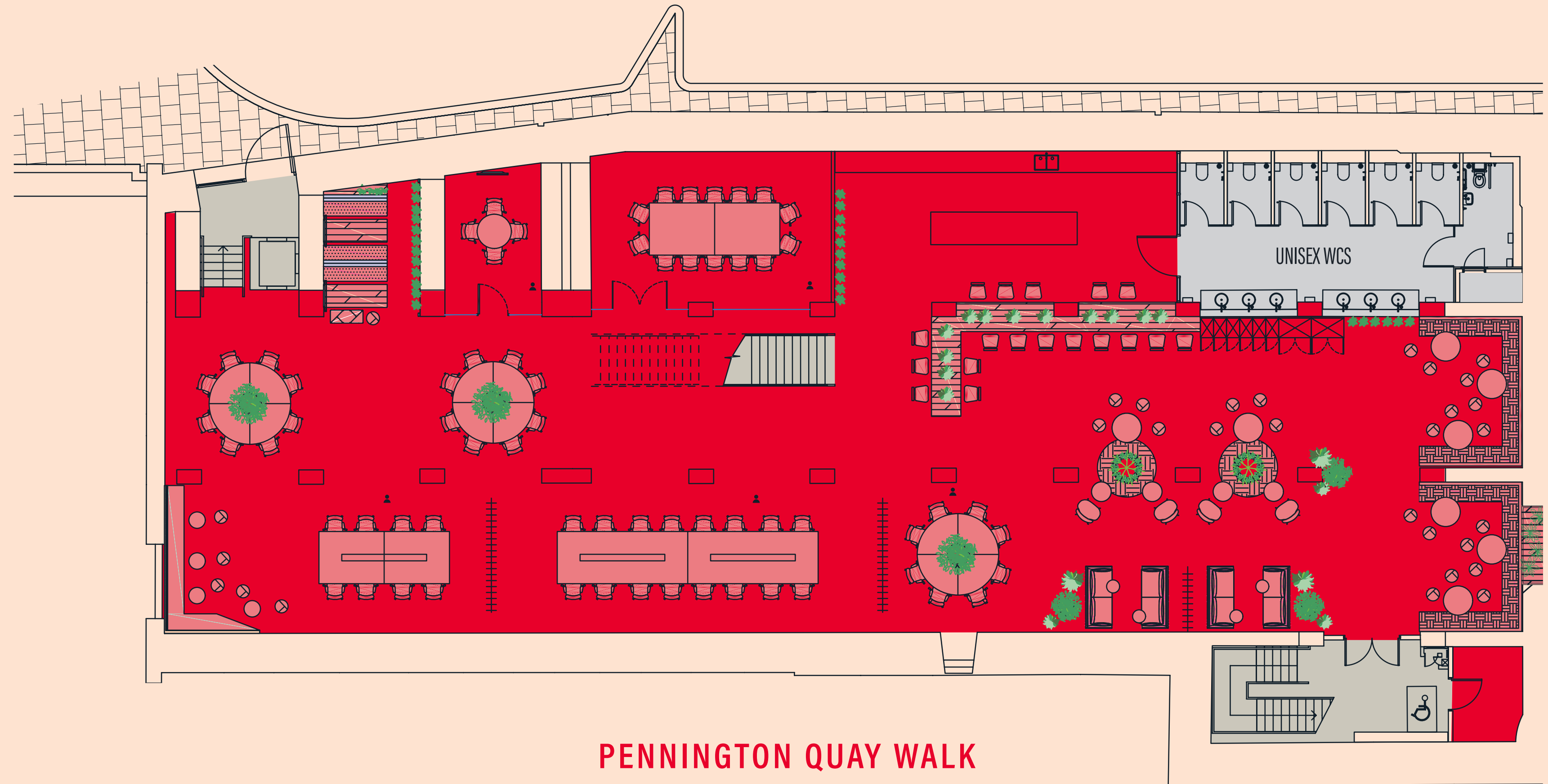
THE SILK STORE



PENNINGTON STREET

GROUND LEVEL
(SPECULATIVE LAYOUT)
4,564 sq ft

- 1 x 4 PERSON MEETING ROOM
- 1 x 14 PERSON BOARDROOM
- 24 x FIXED DESKS
- 18 x HOT DESKS
- VARIOUS BREAK OUT AREAS



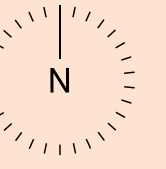
PENNINGTON QUAY WALK

KEY

-  OFFICES
-  LIFTS

Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate. Indicative staircase and mezzanine as shown on plans.

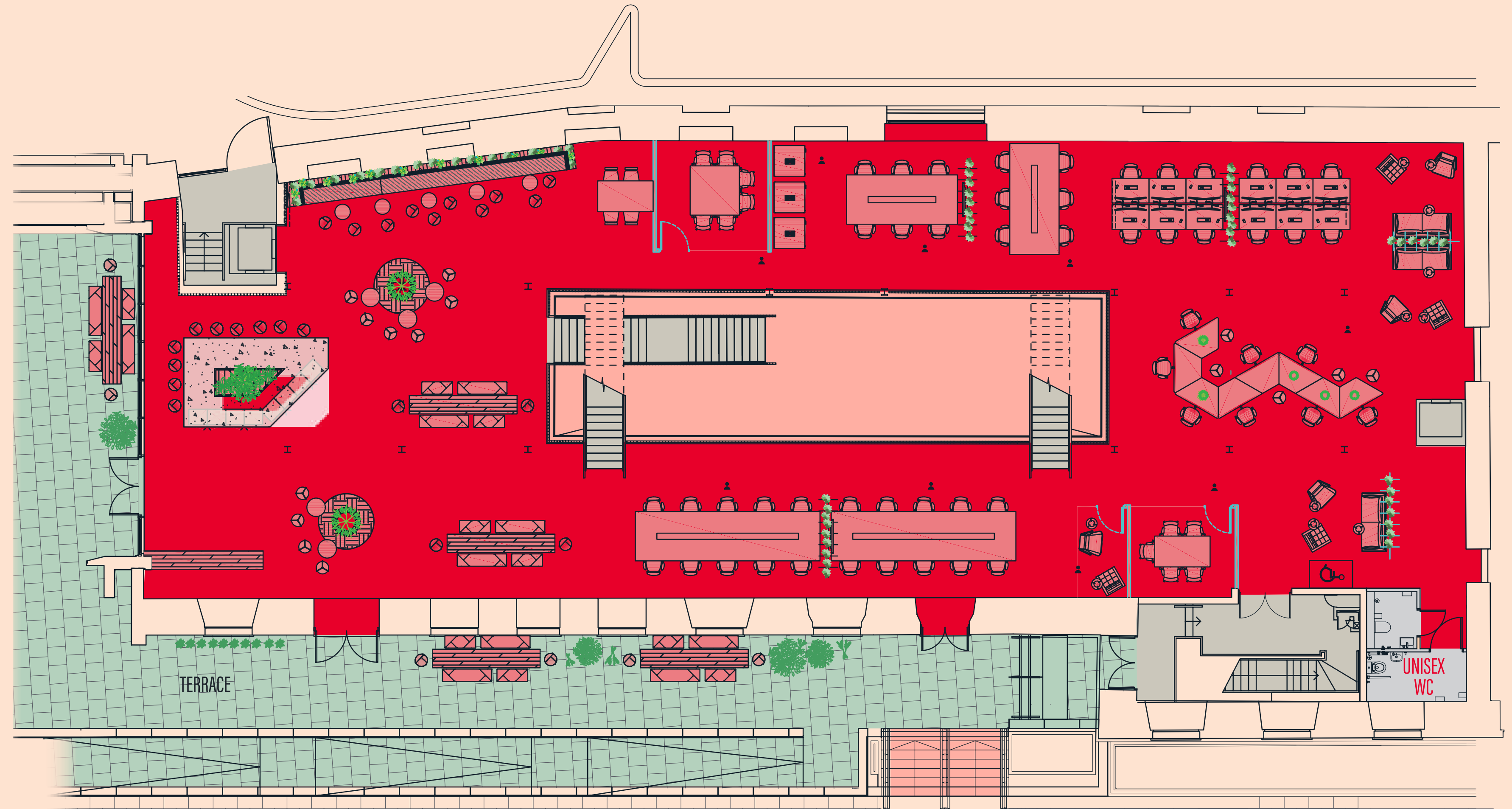
THE SILK STORE



PENNINGTON STREET

QUAY WALK LEVEL
(SPECULATIVE LAYOUT)
4,779 sq ft

- RECEPTION AREA
- 1 × PRIVATE OFFICE
- 44 × FIXED DESKS
- 1 × 6 PERSON MEETING ROOM
- 1 × 5 PERSON MEETING ROOM
- 11 × HOT DESKS
- VARIOUS BREAK OUT AREAS



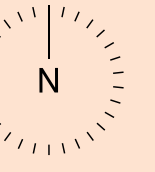
KEY

- OFFICES
- EXTERNAL TERRACE
- LIFTS

PENNINGTON QUAY WALK

Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate. Indicative staircase and mezzanine as shown on plans.

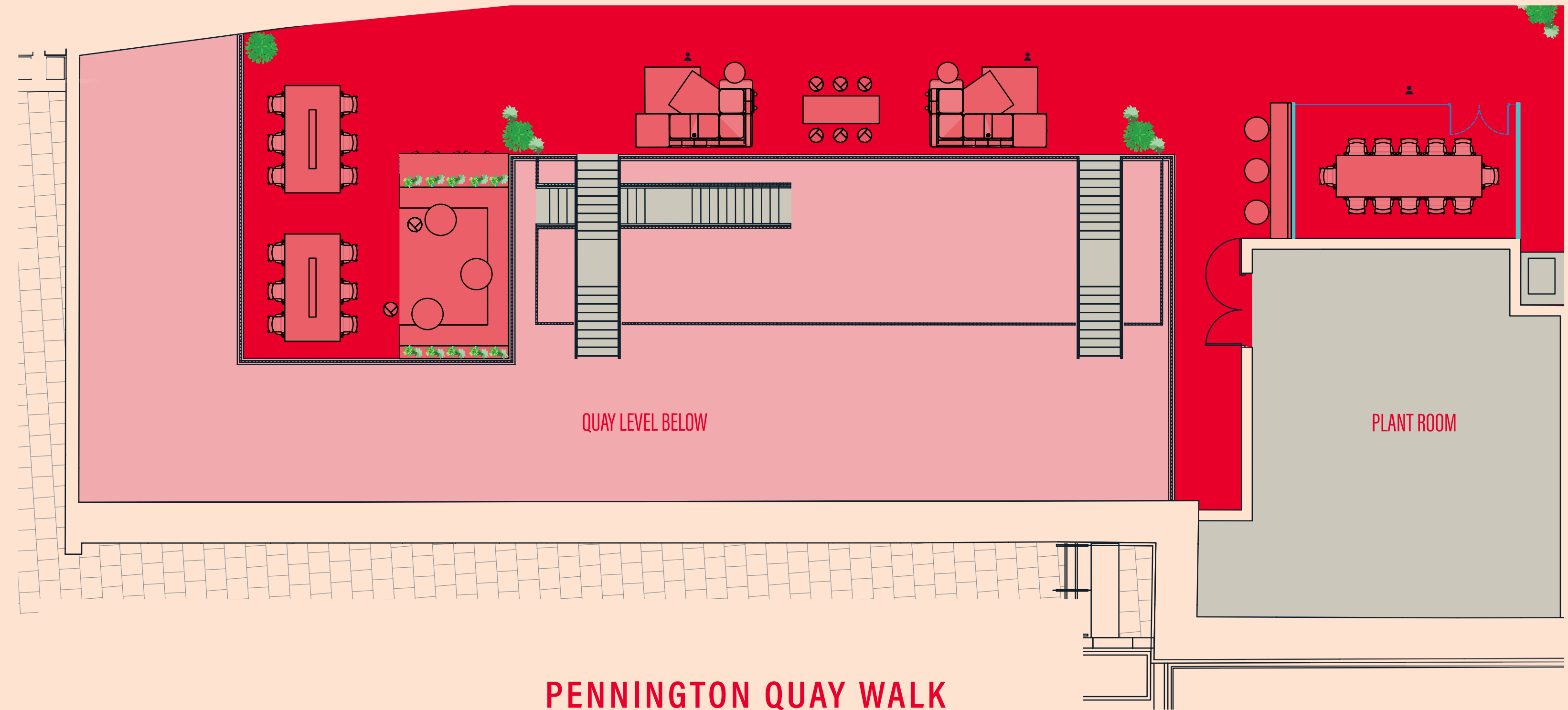
THE SILK STORE



PENNINGTON STREET

LEVEL 1
(SPECULATIVE LAYOUT)
2,852 sq ft

- 12 × FIXED DESKS
- 1 × 12 PERSON BOARDROOM
- 1 × BREAKOUT AREA
- 6 × HOT DESKS

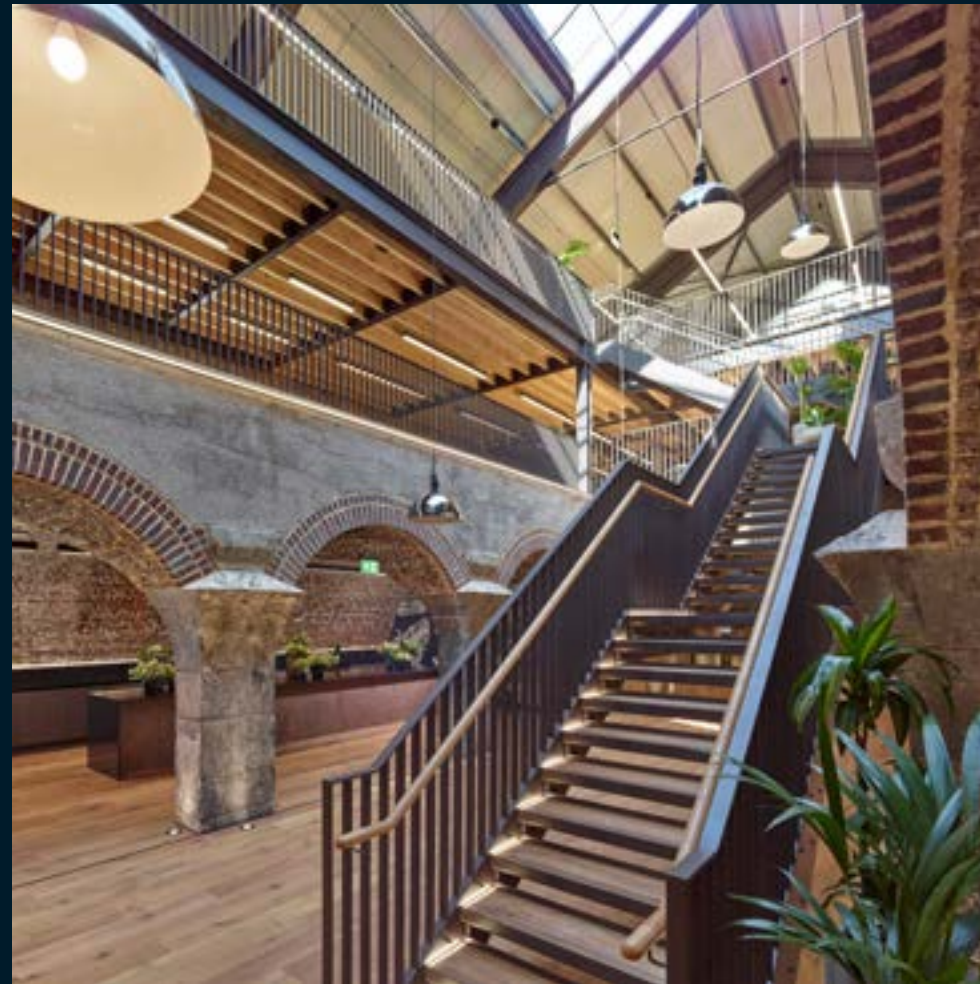


KEY

- OFFICES
- LIFTS

Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate. Indicative staircase and mezzanine as shown on plans.

OVERALL SPECIFICATION



OVERVIEW

- Grade II listed building.
- Exposed brick walls¹.
- Finished floor to ceiling heights; ground level c.2.5 m (The Silk Store) to c.2.7 m (all other spaces), Pennington Quay Walk level c.2.6 m.
- Most spaces have terraces overlooking Pennington Quay Walk⁴. The Silk Store benefits from a wraparound terrace overlooking Gauging Square.

ACCESS

- Accessible access between ground level and Pennington Quay Walk level in The Rope Store,

The Brandy Store, The Wine Yard, The Lace Factory and The Cotton Store via shared lifts to the landings². The Silk Store has its own lift connecting ground level and Pennington Quay Walk level.

- Access to The Rope Store, The Brandy Store, The Wine Yard, The Lace Factory and The Cotton Store via shared landings from Pennington Street and Pennington Quay Walk. Direct access to The Silk Store and The Leather Works from Pennington Quay Walk.
- New first floor level with exposed timber joists accessible via industrial style feature staircase.
- New raised access floor to original areas.

INTERNAL FINISHES

- Feature uplighters to original stone columns.
- Electrically controlled opening roof lights.
- Open plan industrial style kitchen to ground level, with black composite stone worktop, servery island and feature wall lighting.

EXTERNAL FINISHES

- New crittall style opening window to be formed at Pennington Quay Walk level on Pennington Street façade.
- New feature double glazed crittall style windows to The Silk Store, The Rope Store, The Brandy Store and The Wine Yard.
- White finished roof covering, supported by exposed painted roof trusses and galvanised purlins.
- Refurbished cast iron listed windows with

secondary glazing to The Lace Factory, The Cotton Store and The Leather Works.

WC PROVISION

- Unisex WC's at ground level, designed to 1 person per 8 m², with feature wallpaper to cubicles and basins, surface mounted Villeroy & Boch basins, brushed brass water efficient taps and black ironmongery.
- Accessible WC at Pennington Quay Walk level.

VENTILATION

- Louvres for ventilation / extraction of services in roof.
- Heating, cooling and ventilation system designed to approximately 1 person per 8 m², provided within the plant room located at level one³.



UTILITIES INCLUDE

- 32 mm diameter water connection with meter provided at ground floor level.
- 3 phase electrical supply terminated at a Glasgow switch.
- 2 telecommunications ducts terminated at a distribution point via a single gang box for future occupier to connect to.
- Heat plate exchanger for district heating.
- Interface unit for fire alarm to be provided for future connection by tenant.

1. Infill of existing services openings in brickwork and repair to any brickwork that is structurally unstable. Historic features such as stains, paint, uneven surfaces, variety and unevenness in the brickwork and pointing remains from old structures on the brick walls and will remain visible.
2. Where applicable.
3. VRF system with heat recovery, condenser units, AHU with atmospheric side duct system designed for an open plan layout. Distribution of all services with the main areas for cooling, heating & ventilation to be provided by the future occupier.
4. The Leatherworks does not have a terrace.



PENNINGTON ST
WAREHOUSE
LONDON DOCK E1

YOUR 10-MIN NEIGHBOURHOOD

WALKING DISTANCES

Shadwell Station	10 mins
Wapping Station	10 mins
Tower Gateway	10 mins
St Katharine Docks	10 mins

- | | | |
|---------------------|---------------------------|-------------------------------|
| 1 Motherdough Pizza | 11 Honest Burger | 21 Skylight |
| 2 Urban Baristas | 12 White Mulberries | 22 Il Bacino |
| 3 Wapping Sourdough | 13 Dickens Inn | 23 Urban Baristas Wapping |
| 4 Slurp | 14 Bravas Tapas | 24 John Orwell Sports Centre |
| 5 Champagne Route | 15 Emilia's Crafted Pasta | 25 Turk's Head |
| 6 Club Pilates | 16 Cinnamon Coffee Shop | 26 The Captain Kidd |
| 7 Crossfit | 17 Lemans Street Tavern | 27 Town of Ramsgate |
| 8 Pret a Manger | 18 Pizza Union | 28 Smith's Brasserie |
| 9 Moretown Belle | 19 The Running Horse | 29 Curzon Aldgate Cinema |
| 10 Slug & Lettuce | 20 The Pastry Parlour | 30 St George's Leisure Centre |



7.5 ACRES OF OPEN SPACE

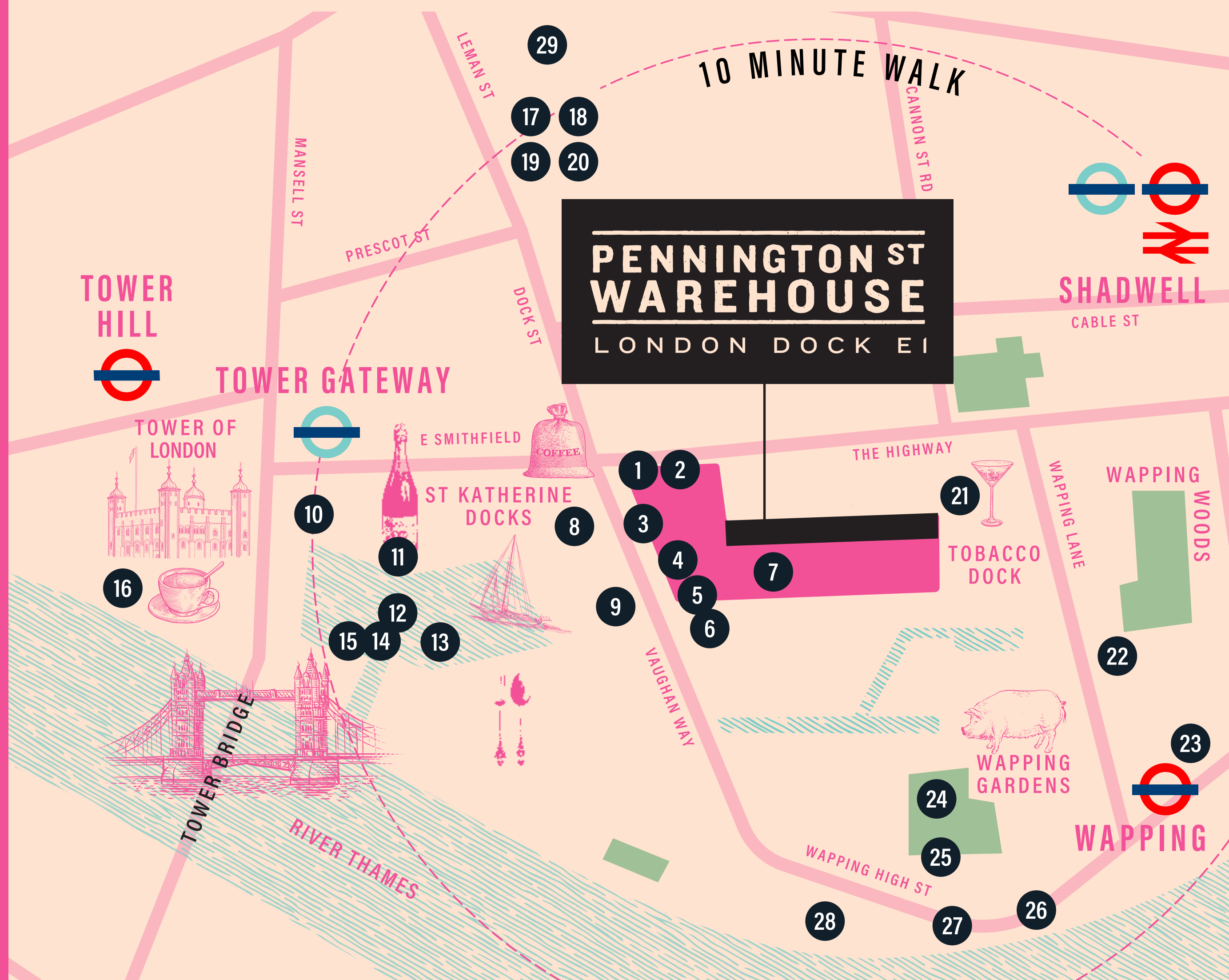


BARS & RESTAURANTS WITHIN WALKING DISTANCE



TOWER HAMLET CARBON NEUTRAL BY 2025

LOCAL OCCUPIERS





Indicative CGI of Pennington Quay Walk.

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