

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

50,837 SQ FT*

TOTAL ACROSS ALL 4 UNITS

*Total size of consented schemes



SPACES

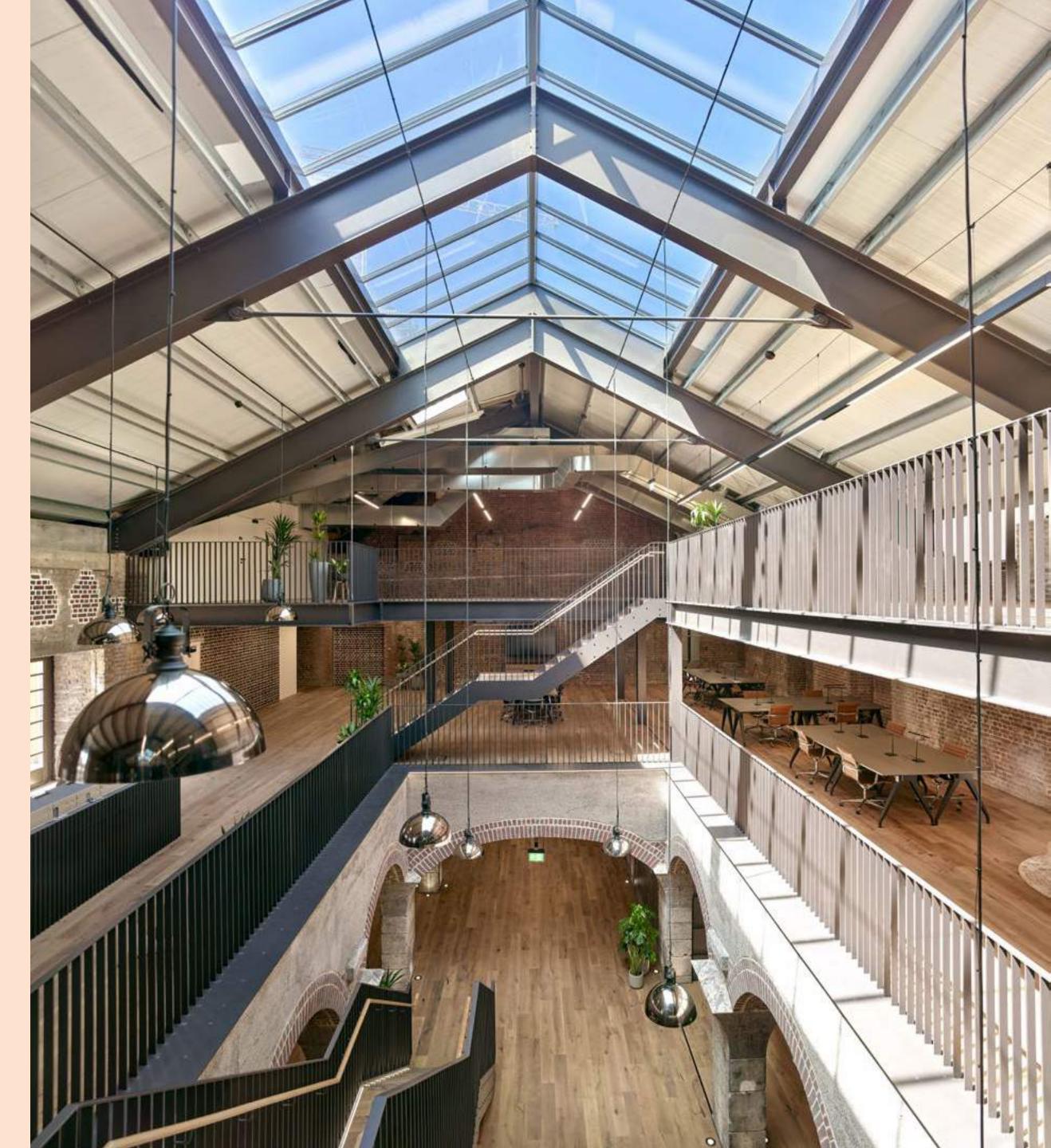




TERRACES



GRADE II LISTED





A PART OF LONDON DOCK



LONDON DOCK LONDON DOCK JOCK LONC JOCK LONC JOCK JOCK

4 / WAPPING SOURDOUGH



5 / SLURP NOODLE



3 / G'DAY FROM URBAN BARISTA



/ CHAMPAGNE ROUTE



7 / CLUB PILATES



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THE ESTATE MAP







FULLY FITTED OR BESPOKE WAREHOUSES

AVAILABLEIMMEDIATELY

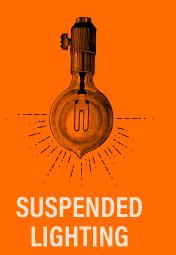
THE WINE YARD

FULLY FITTED AVAILABLE IMMEDIATELY

TOTAL AREA

12,486 SQ FT









FULLY FITTED IN STYLE



THE WINE YARD

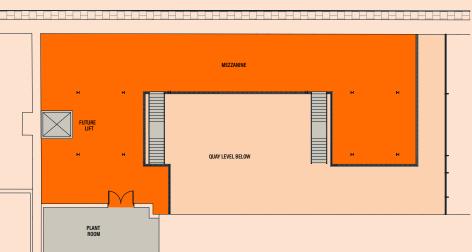
FLOOR PLANS





LEVEL 1 2, 852 sq ft SEE LARGER PLAN

PENNINGTON STREET

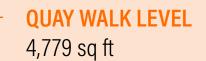


PENNINGTON QUAY WALK



TOTAL AREA

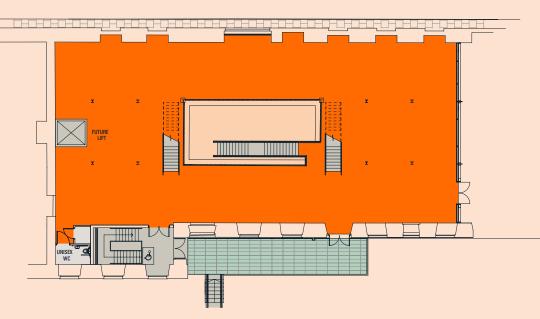
CROSS SECTION



\$2.6M

SEE LARGER PLAN

PENNINGTON STREET



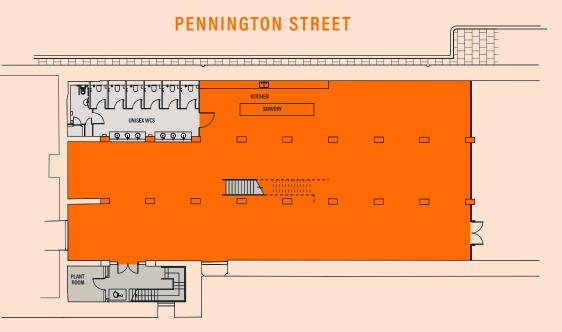
PENNINGTON QUAY WALK

PENNINGTON STREET

GROUND LEVEL

4,564 sq ft \$ 2.7M

SEE LARGER PLAN



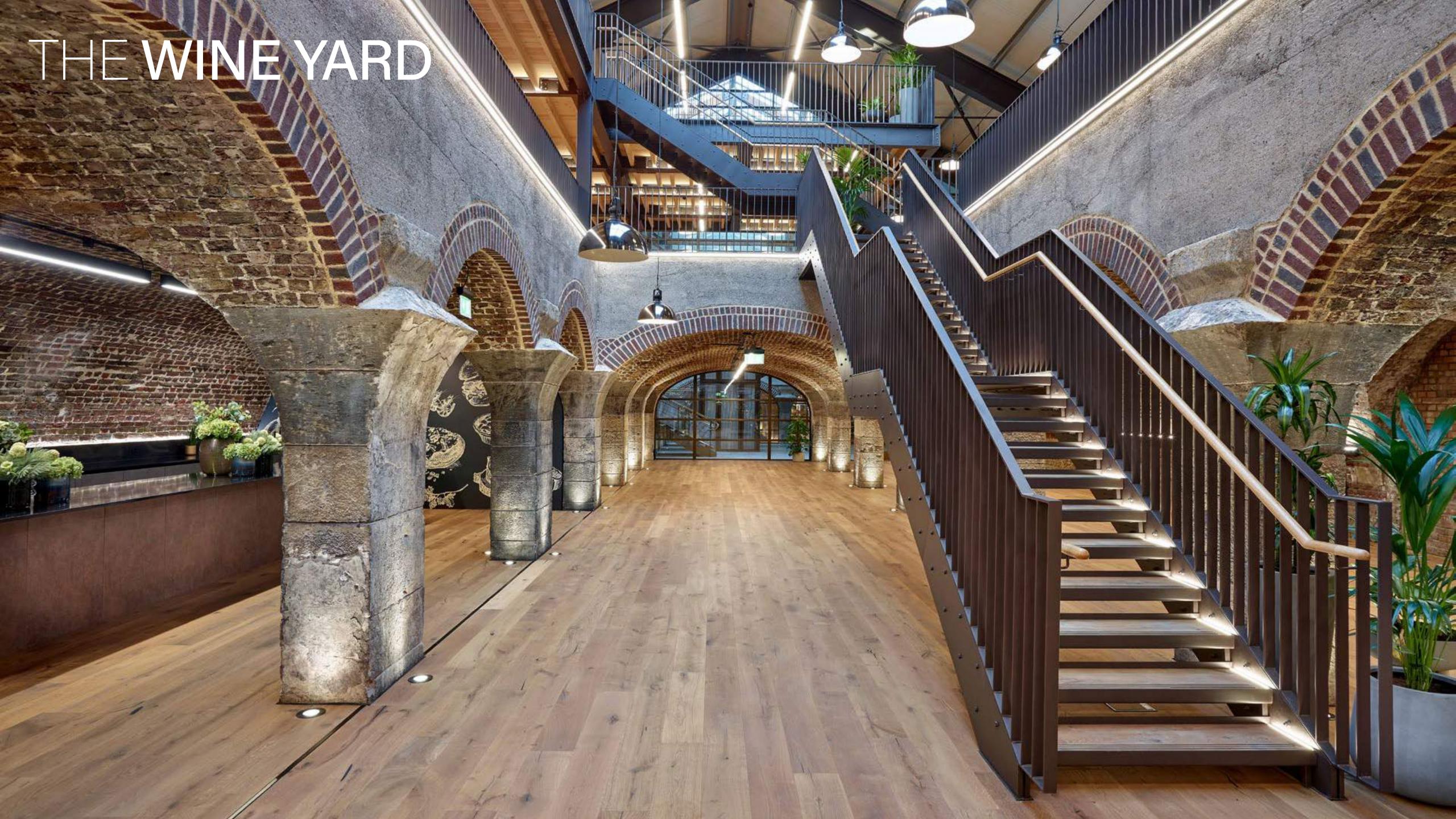
PENNINGTON QUAY WALK

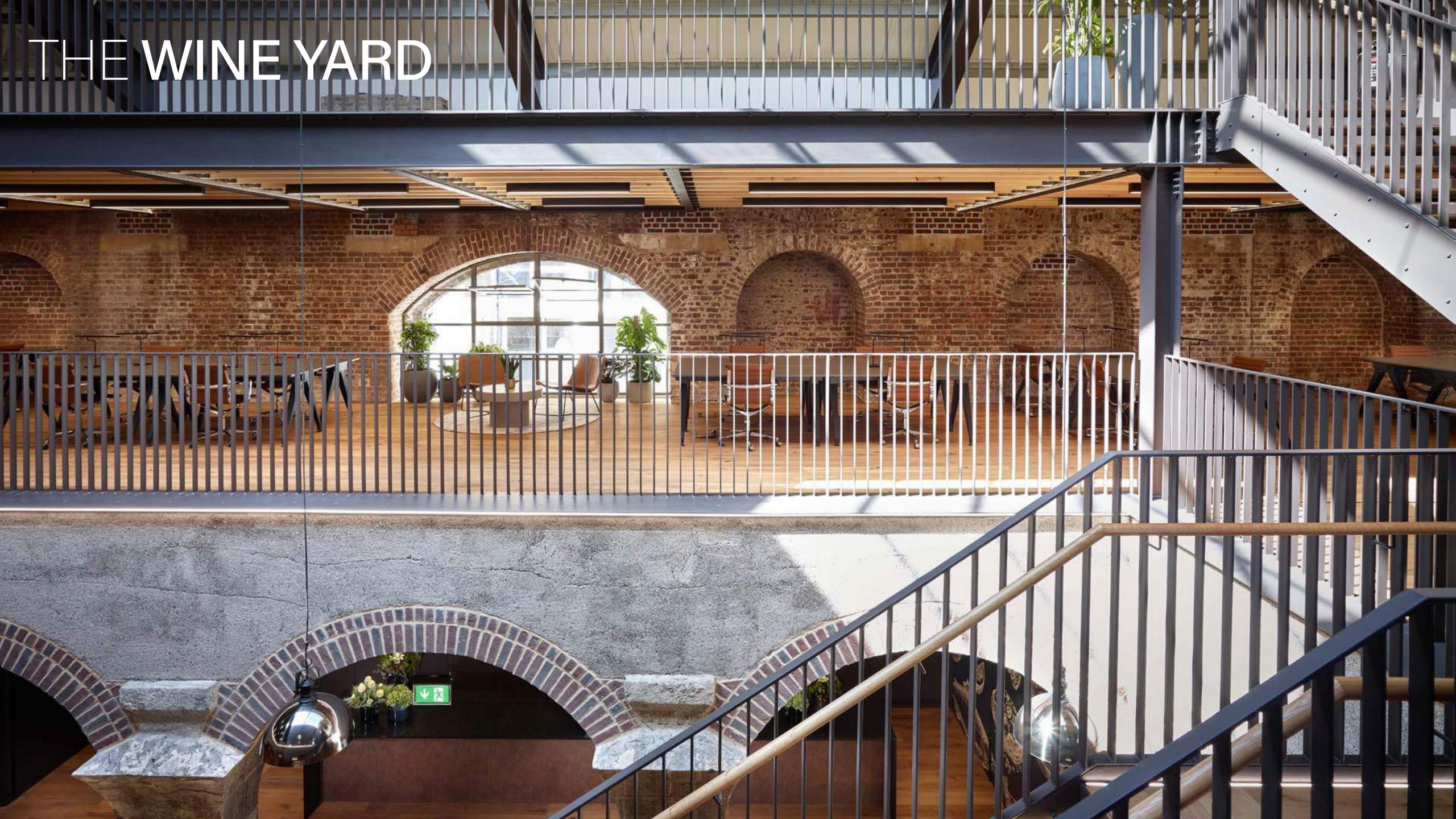


Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate.

PENNINGTON

QUAY WALK







CONSENTED FIT OUT SCHEME

TOTAL AREA

13,421 SQ FT

Available in shell/core subject to planning



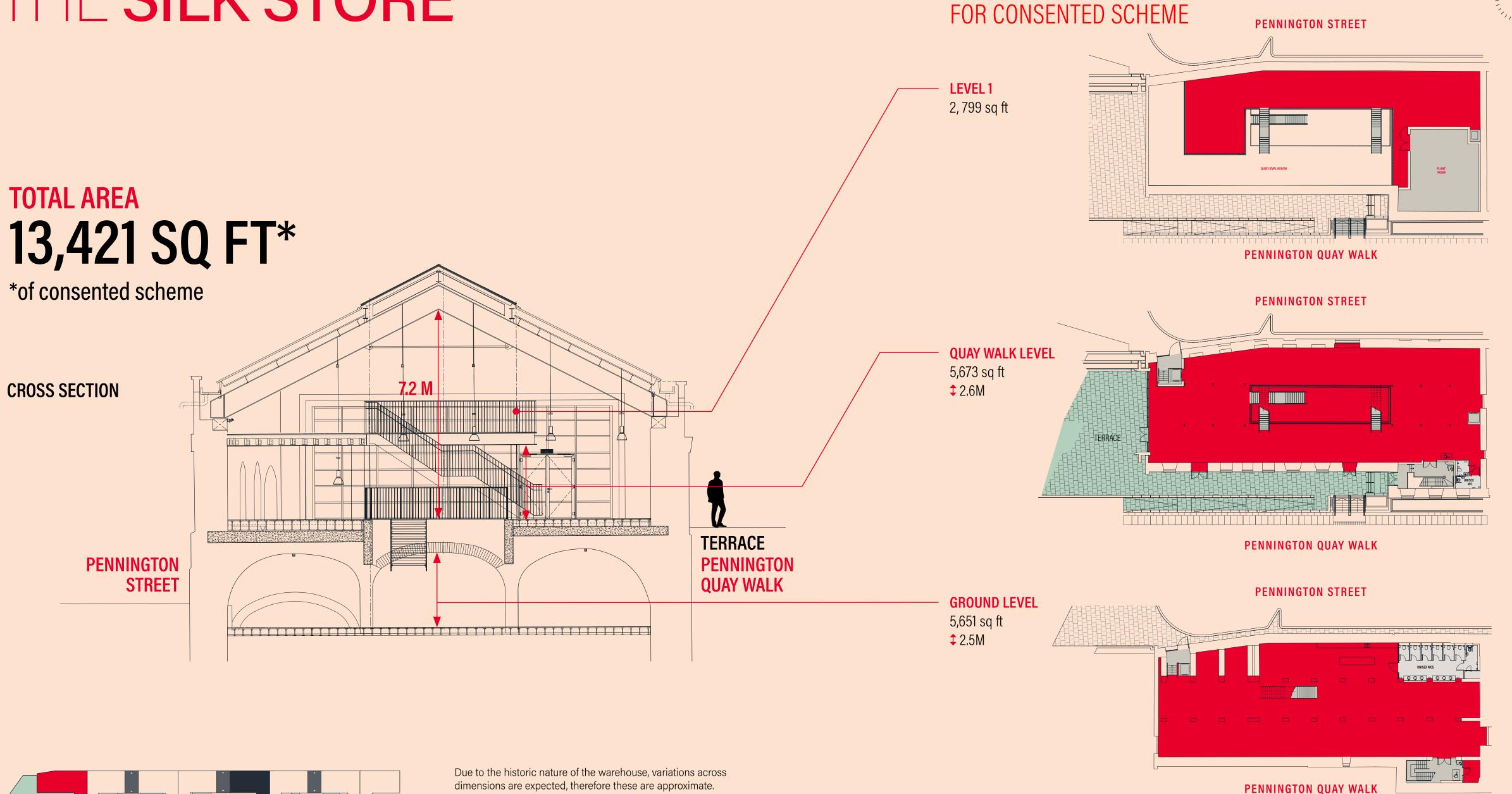




ARCHWAYS







Indicative staircase and mezzanine as shown on plans.

FLOOR PLANS

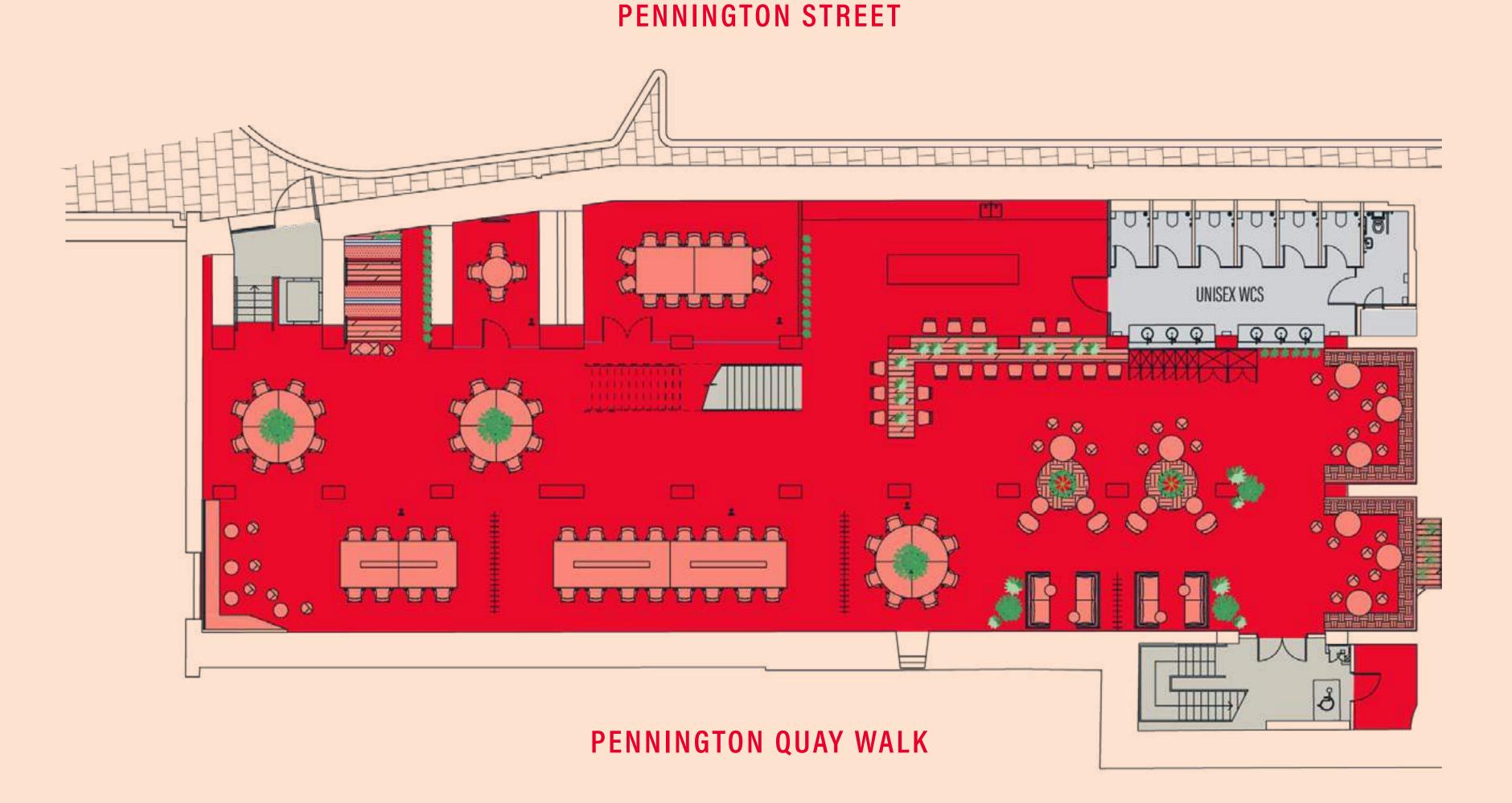




GROUND LEVEL(INDICATIVE LAYOUT)

4,564 sq ft

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





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.



PENNINGTON STREET

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

RECEPTION AREA

1 × PRIVATE OFFICE

44 × FIXED DESKS

1 × 6 PERSON MEETING ROOM

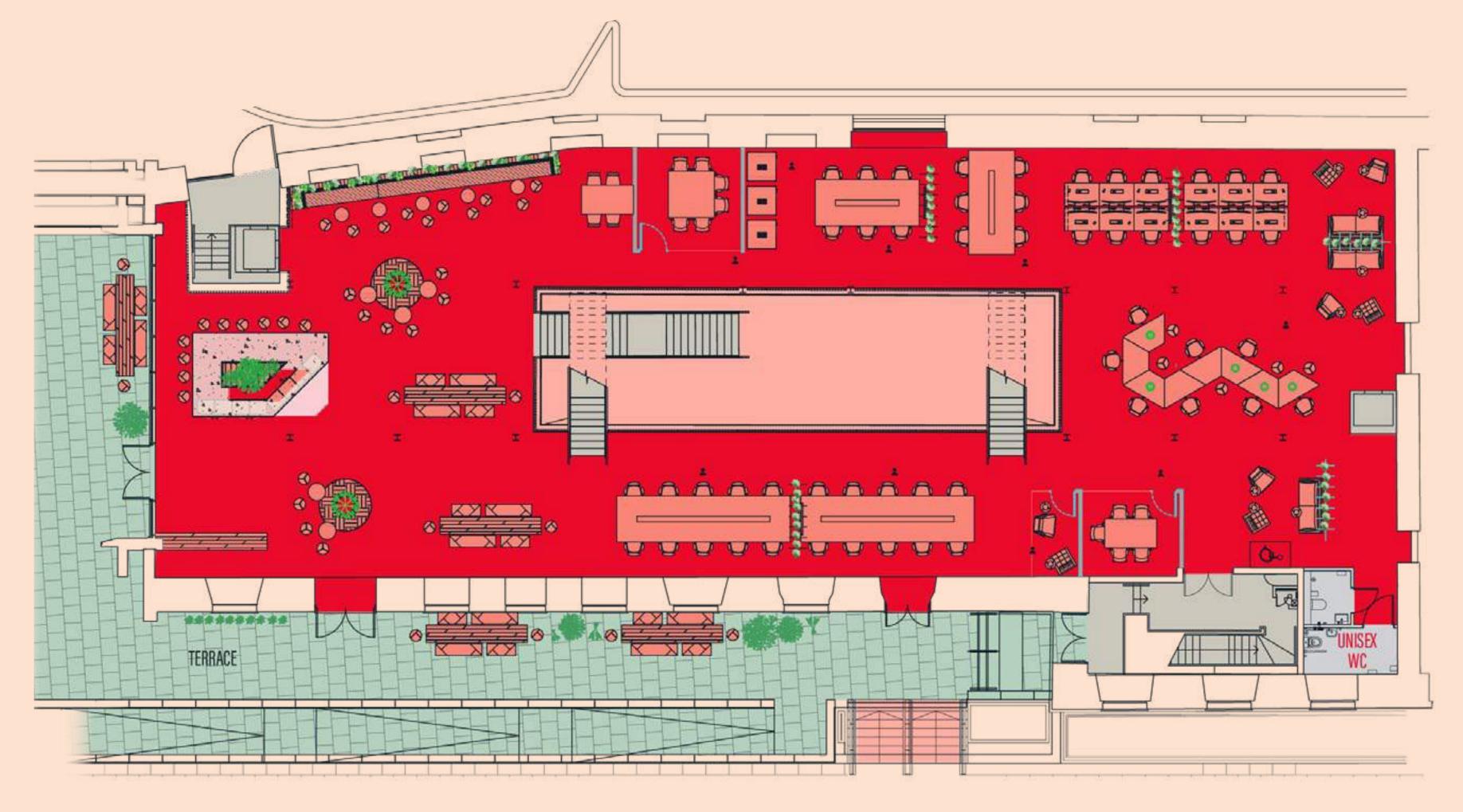
1 × 5 PERSON MEETING ROOM

11 × HOT DESKS

VARIOUS BREAK OUT AREAS



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.



PENNINGTON QUAY WALK



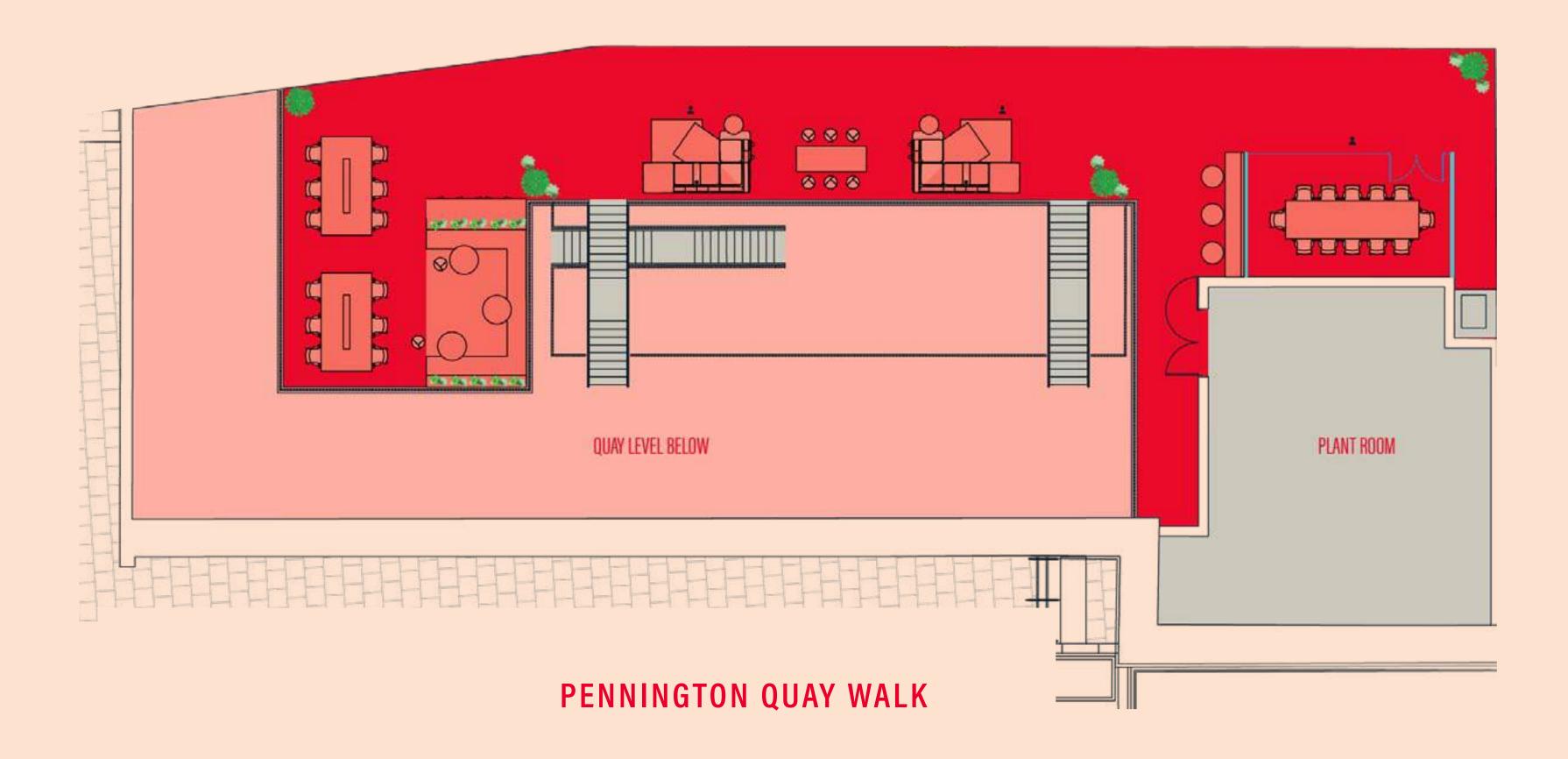
LEVEL 1 (INDICATIVE LAYOUT) 2,852 sq ft

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

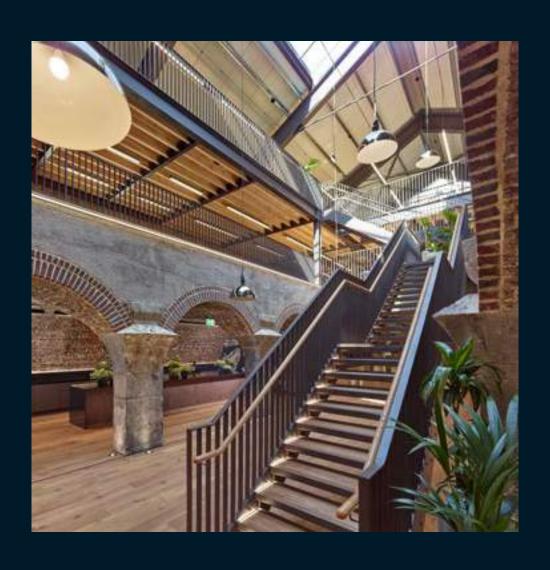


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PENNINGTON STREET



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.

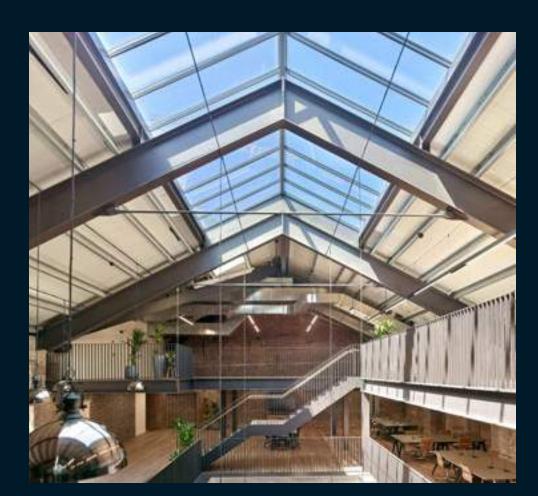
WC PROVISION

- 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.





- 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.

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.



YOUR 10-MIN NEIGHBOURHOOD

WALKING DISTANCES

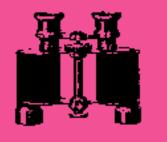
Shadwell Station 10 mins
Wapping Station 10 mins
Tower Gateway 10 mins
St Katharine Docks 10 mins

- 1 Motherdough Pizza
- 2 Urban Baristas
- 3 Wapping Sourdough
- 4 Slurp
- 5 Champagne Route
- 6 Club Pilates
- 7 Crossfit
- 8 Pret a Manger
- 9 Moretown Belle
- 10 Slug & Lettuce

- 11 Honest Burger
- 12 White Mulberries
- 13 Dickens Inn
- 14 Bravas Tapas
- 15 Emilia's Crafted Pasta
- 16 Cinnamon Coffee Shop
- 17 Leman Street Tavern
- 18 Pizza Union
- 19 The Running Horse
- 20 The Pastry Parlour

- 21 Skylight
- 22 Il Bacino
- 23 Urban Baristas Wapping
- 24 John Orwell Sports Centre
- 25 Turk's Head
- 26 The Captain Kidd
- 27 Town of Ramsgate
- 28 Smith's Brasserie
- 29 Curzon Aldgate Cinema
- 30 St George's Leisure Centre





BARS & RESTAURANTS
WITHIN WALKING DISTANCE



CARBON NEUTRAL BY 2025

LOCAL OCCUPIERS





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