PENNINGTON ST WAREHOUSE LONDON DOCK EI

REFURBISHED GRADE II LISTED WAREHOUSE OFFICES



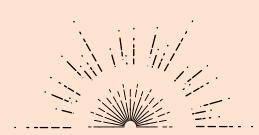
WELCOME

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.

12,196 SQ FT	THE WINE YARD FULLY FITTED AVAILABLE IMMEDIATELY
14,123 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

TOTAL ACROSS ALL 4 UNITS 51,249 SQ FT*

*Total size of consented schemes



LIGHT-FLOODED **SPACES**



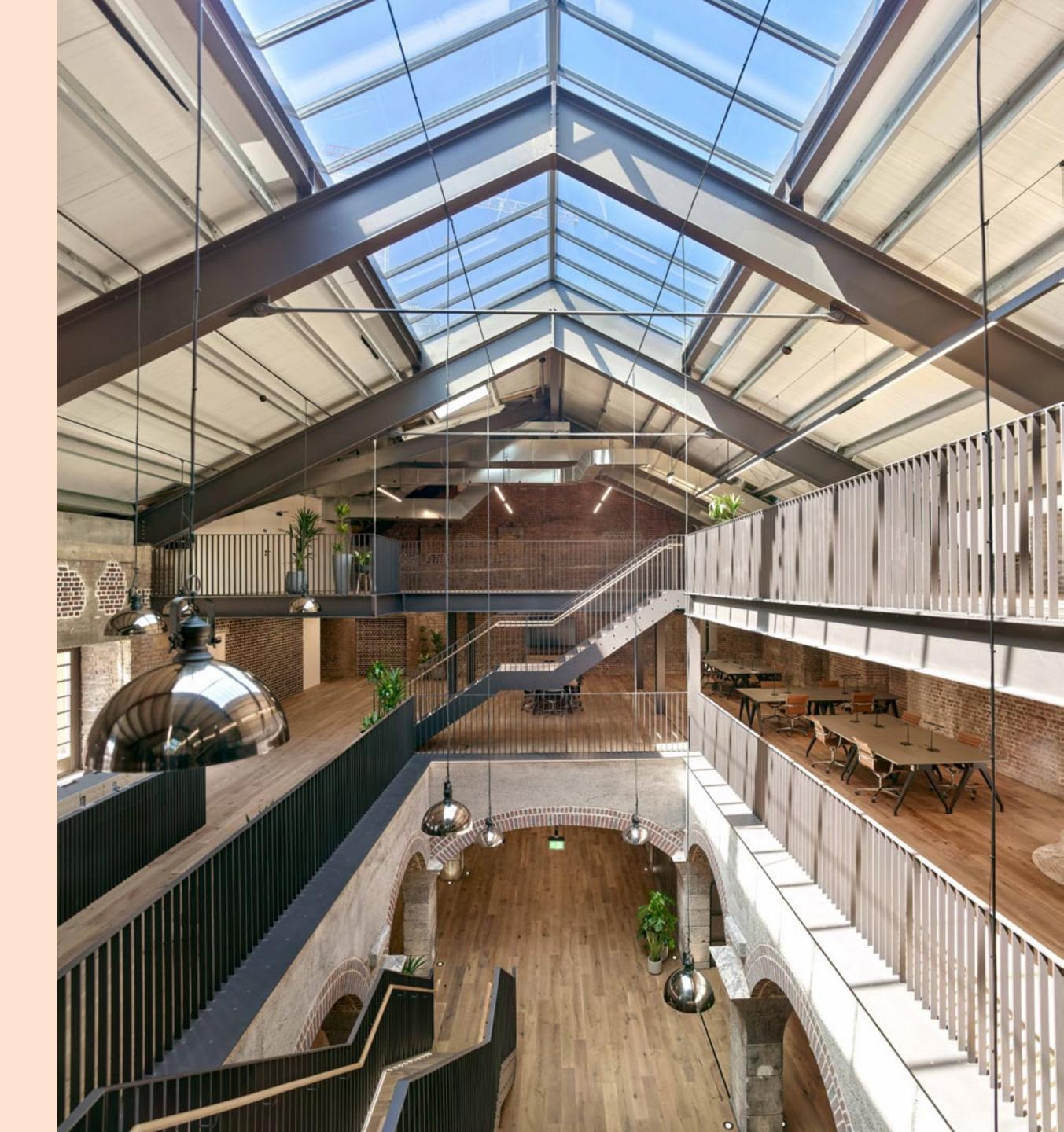
RESTORED WITH PRECISION



SPECTACULAR TERRACES



GRADE II LISTED





A PART OF London Dock



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

MOTHERDOUGH

PIZZA

SECRET'S IN

WINE

1000 M



1 / STARRY MART 2 / MOTHER DOUGH



4 / WAPPING SOURDOUGH



3 / G'DAY FROM URBAN BARISTA



5 / CHAMPAGNE ROUTE 6 / CITY DOCK PHARMACY



7 / CLUB PILATES

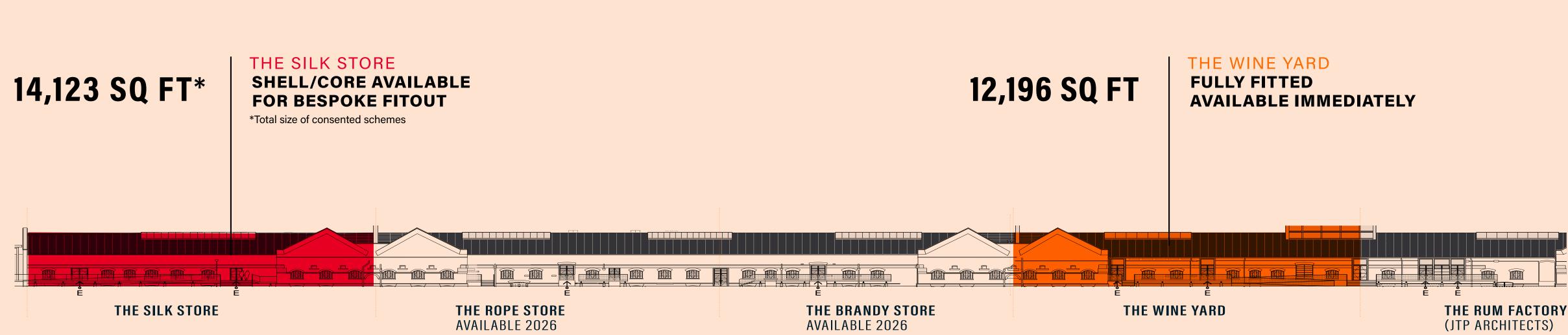




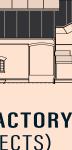
8 / CROSSFIT







FULLY FITTED OR BESPOKE WAREHOUSES AVAILABLE IMMEDIATELY



FULLY FITTED AVAILABLE IMMEDIATELY

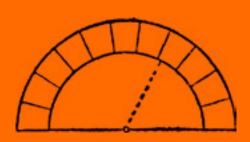
total area **12,196 SQ FT**



LIGHT & AIRY OPENING ROOFLIGHTS



SUSPENDED LIGHTING

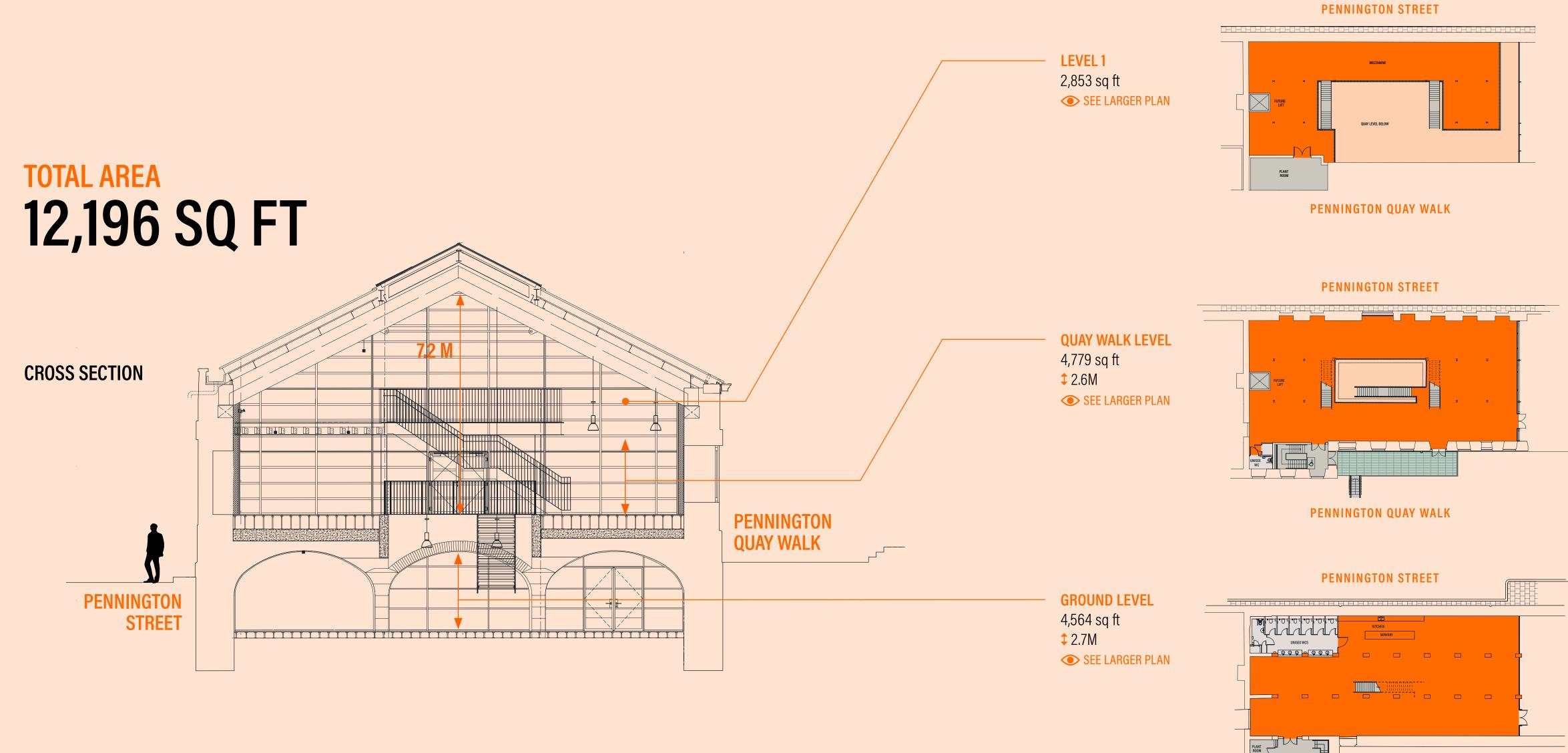


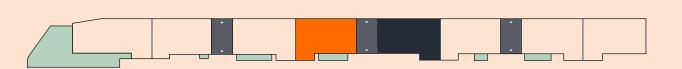
OUSTANDING ARCHWAYS



FULLY FITTED IN STYLE







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

FLOOR PLANS

PENNINGTON QUAY WALK











CONSENTED FIT OUT SCHEME

TOTAL AREA 14,123 SQ FT

Available in shell/core subject to planning



LIGHT & AIRY OPENING ROOFLIGHTS



SUSPENDED LIGHTING

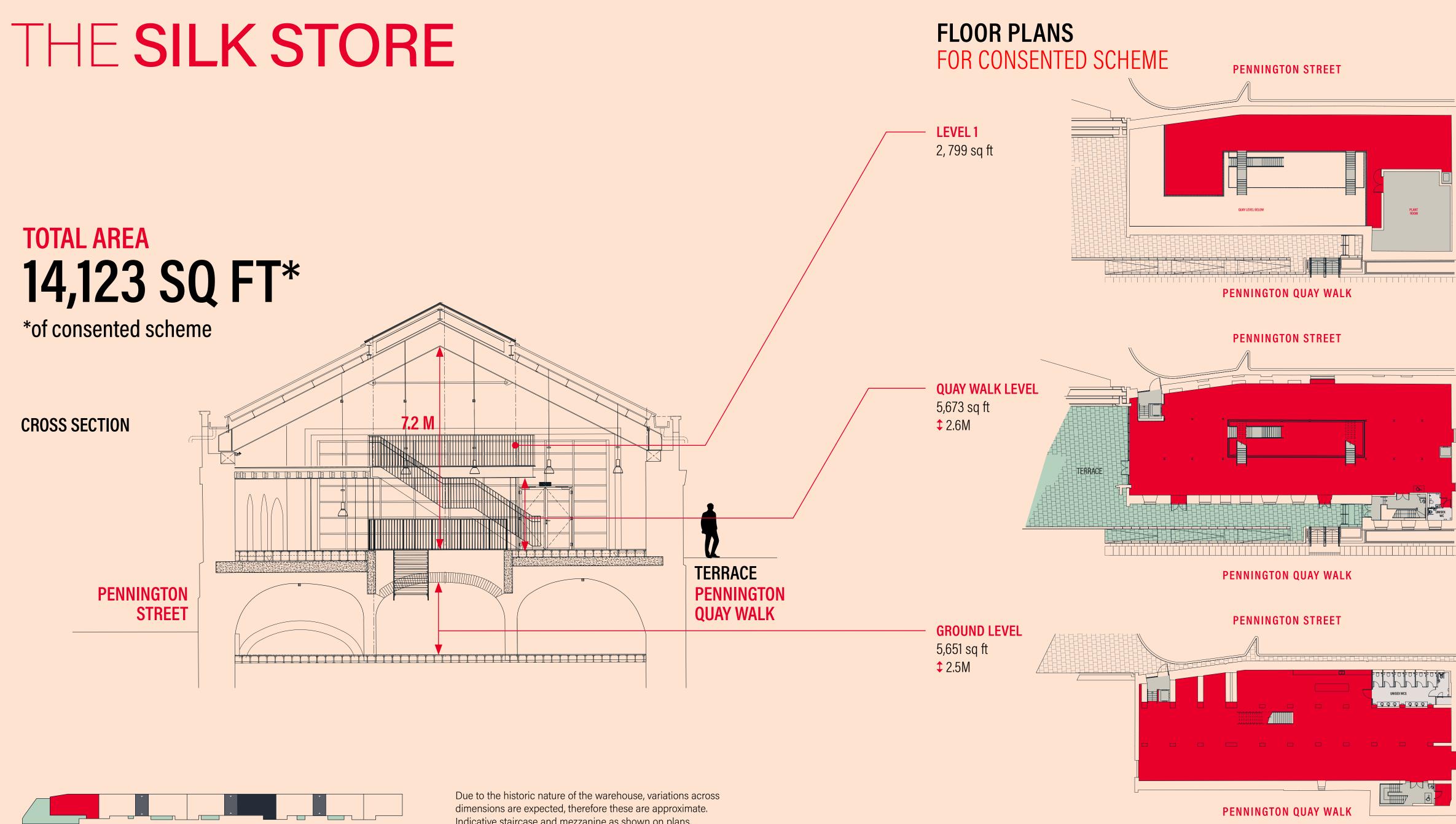


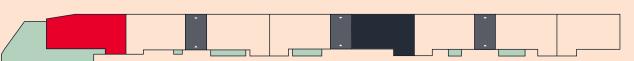
OUSTANDING ARCHWAYS



READY TO BESPOKE







Indicative staircase and mezzanine as shown on plans.



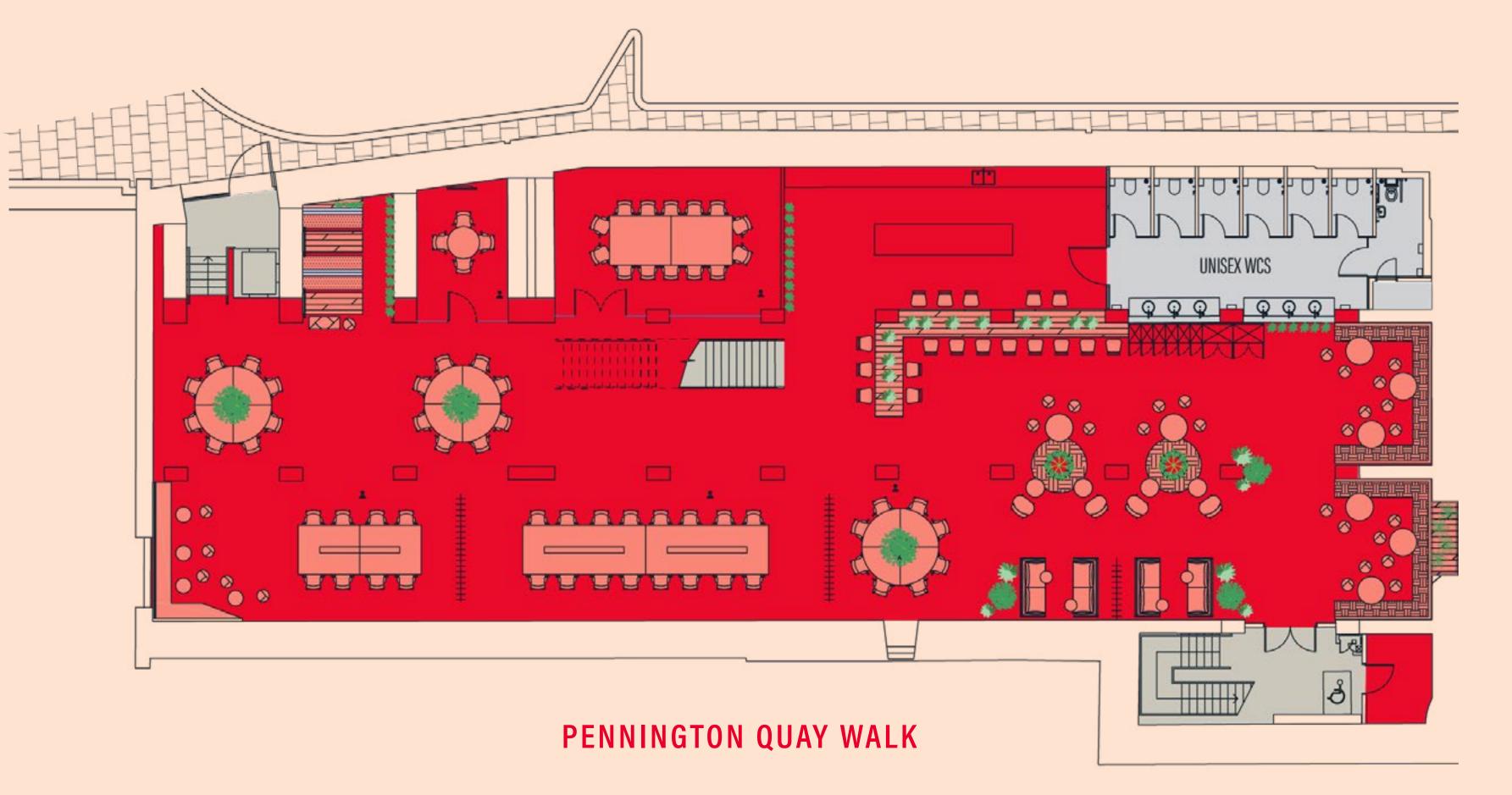
Current shell and core condition available subject to planning

B. C



GROUND LEVEL (INDICATIVE LAYOUT) 5,651 sq ft

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





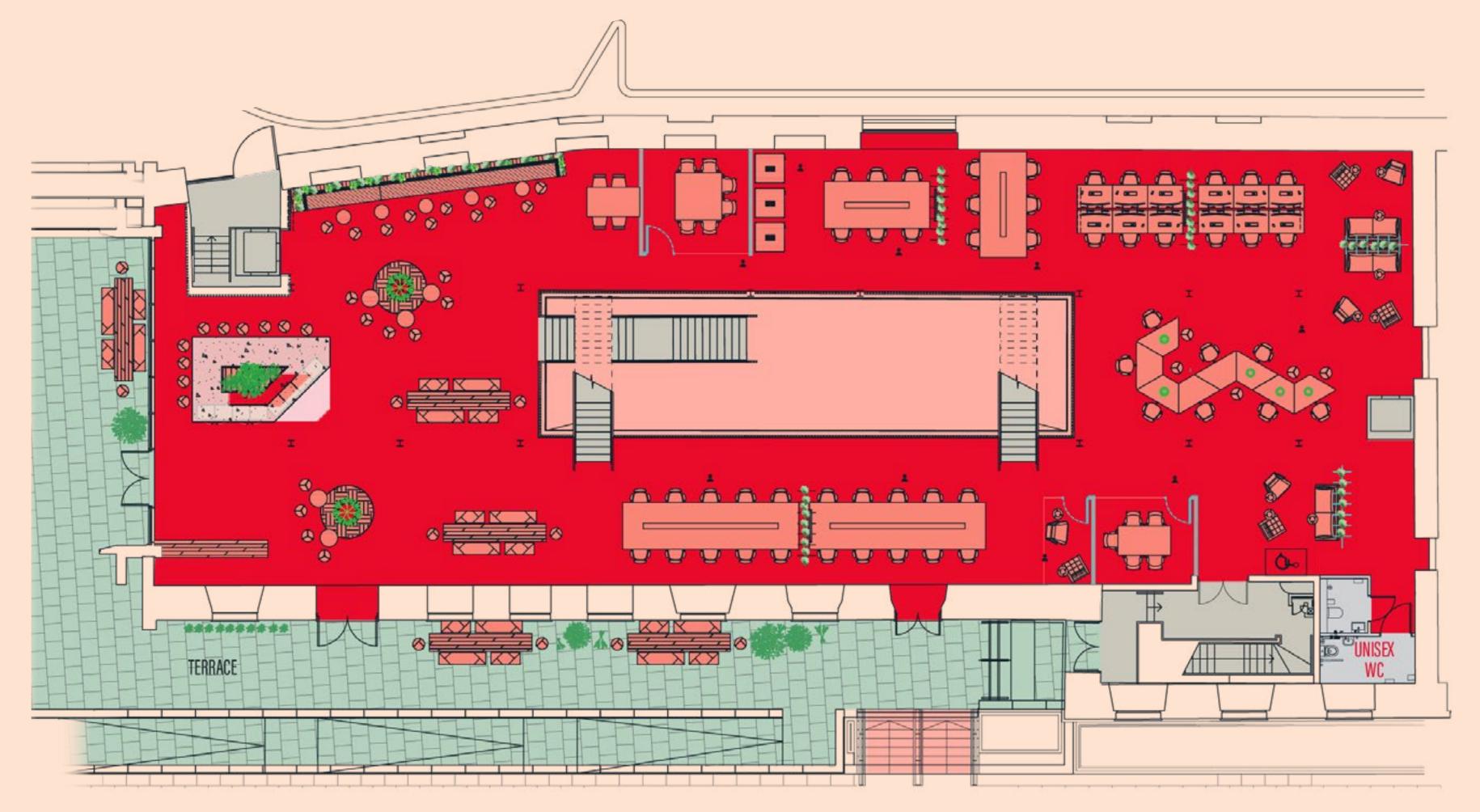
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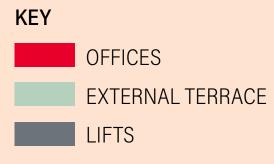
PENNINGTON STREET



QUAY WALK LEVEL (INDICATIVE LAYOUT) 5,673 sq ft

RECEPTION AREA $1 \times PRIVATE OFFICE$ $44 \times FIXED DESKS$ $1 \times 6 PERSON MEETING ROOM$ $1 \times 5 PERSON MEETING ROOM$ $11 \times HOT DESKS$ 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.

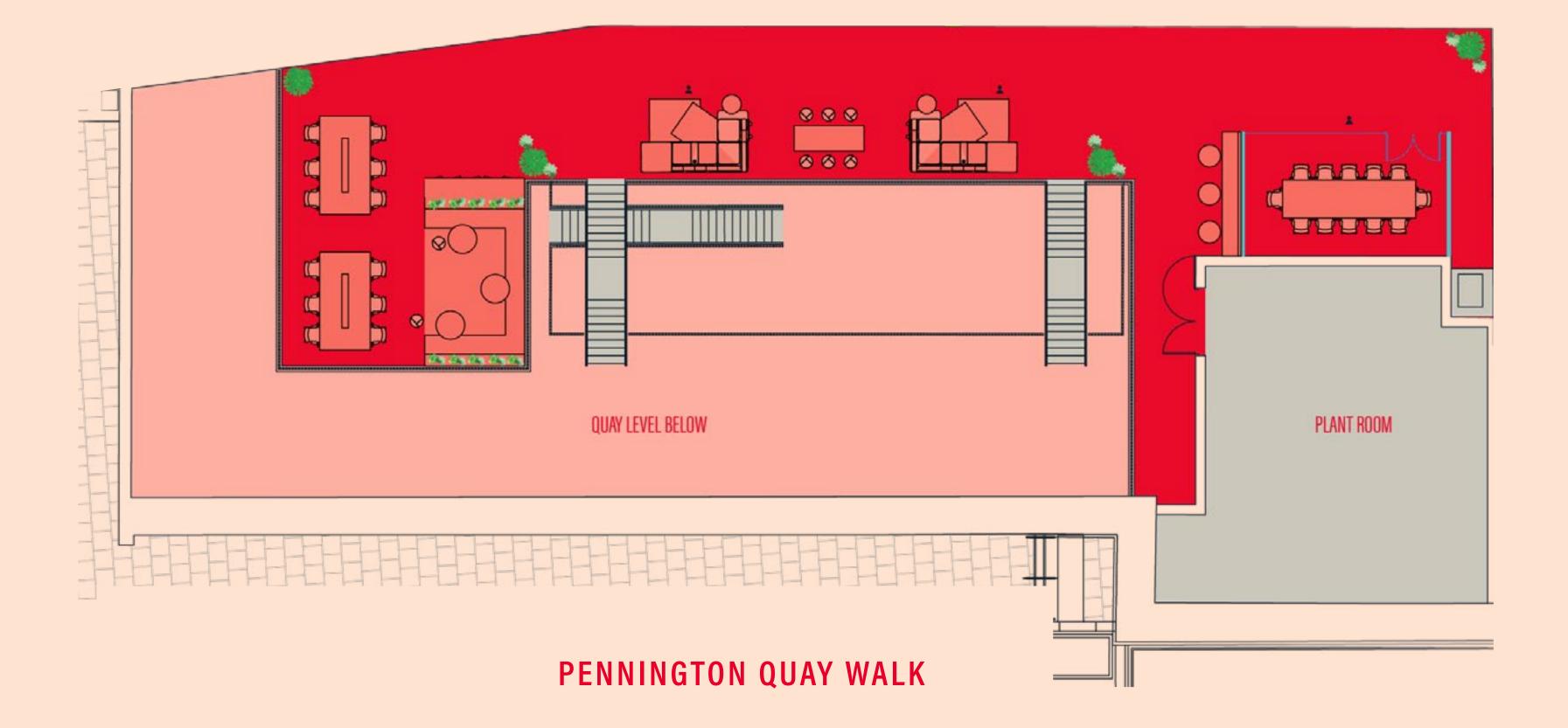
PENNINGTON STREET

PENNINGTON QUAY WALK



LEVEL 1 (INDICATIVE LAYOUT) 2,799 sq ft

 $12 \times FIXED DESKS$ $1 \times 12 PERSON BOARDROOM$ $1 \times BREAKOUT AREA$ $6 \times HOT DESKS$



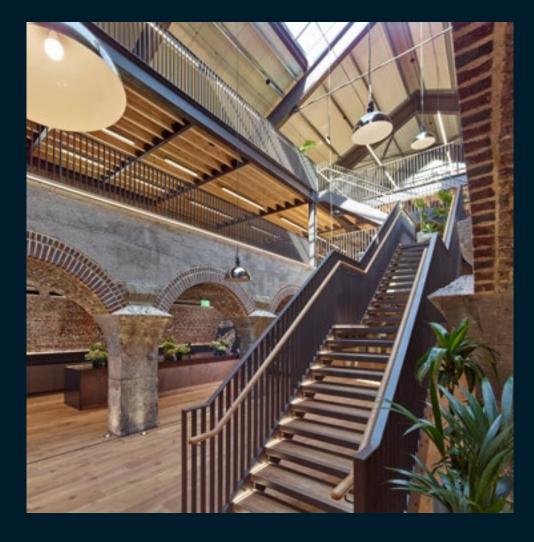


Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate. Indicative staircase and mezzanine as shown on plans.

PENNINGTON STREET



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.

- 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
- . 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
- I. The Leatherworks does not have a terrace.



PENNINGTON ST WAREHOUSE LONDON DOCK EI



YOUR 10-MIN NEIGHBOURHOOD

WALKING DISTANCES

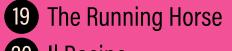
Shadwell Station	10 mins
Wapping Station	10 mins
Tower Gateway	10 mins
St Katharine Docks	10 mins



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



- **14** Bravas Tapas
- 15 Emilia's Crafted Pasta
- **16** Cinnamon Coffee Shop
- 17 Leman Street Tavern
- 18 Pizza Union



- 20 Il Bacino
- **21** Urban Baristas Wapping
- **22** John Orwell Sports Centre
- 23 Turk's Head
- **24** The Captain Kidd
- **25** Town of Ramsgate
- **26** Smith's Brasserie
- **27** Curzon Aldgate Cinema



7.5 ACRES **OF OPEN SPACE**



BARS & RESTAURANTS WITHIN WALKING DISTANCE



TOWER HAMLET CARBON NEUTRAL BY 2025 LOCAL OCCUPIERS





CONTACT



Joshua Miller

- M +44 (0)7917 725 365
- E jm@compton.london

Alex Sugar

- M +44 (0)7585 793 379
- E as@compton.london

Shaun Simons

- M +44 (0)7788 423 131
- E ss@compton.london



Dan Roberts

- M +44 (0)7801 143 909
- E dan.roberts@nmrk.com

Daisy Walder

- M +44 (0)7425 828376
- E daisy.walder@nmrk.com

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