



**GREYCOAT
STORES**

SW1

**79,000 sq ft of re-invented work, leisure and
retail space. Now available.**

Revealing the history. Rewriting the future.

Presenting 79,000 sq ft of reimagined work, leisure and retail space, spread across nine floors. The remodelling of the existing building has been designed by SPPARC architects to reinstate the original facade and seen the Victorian warehouse celebrated and restored.



GREYCOAT
STORES



Where the past meets the present

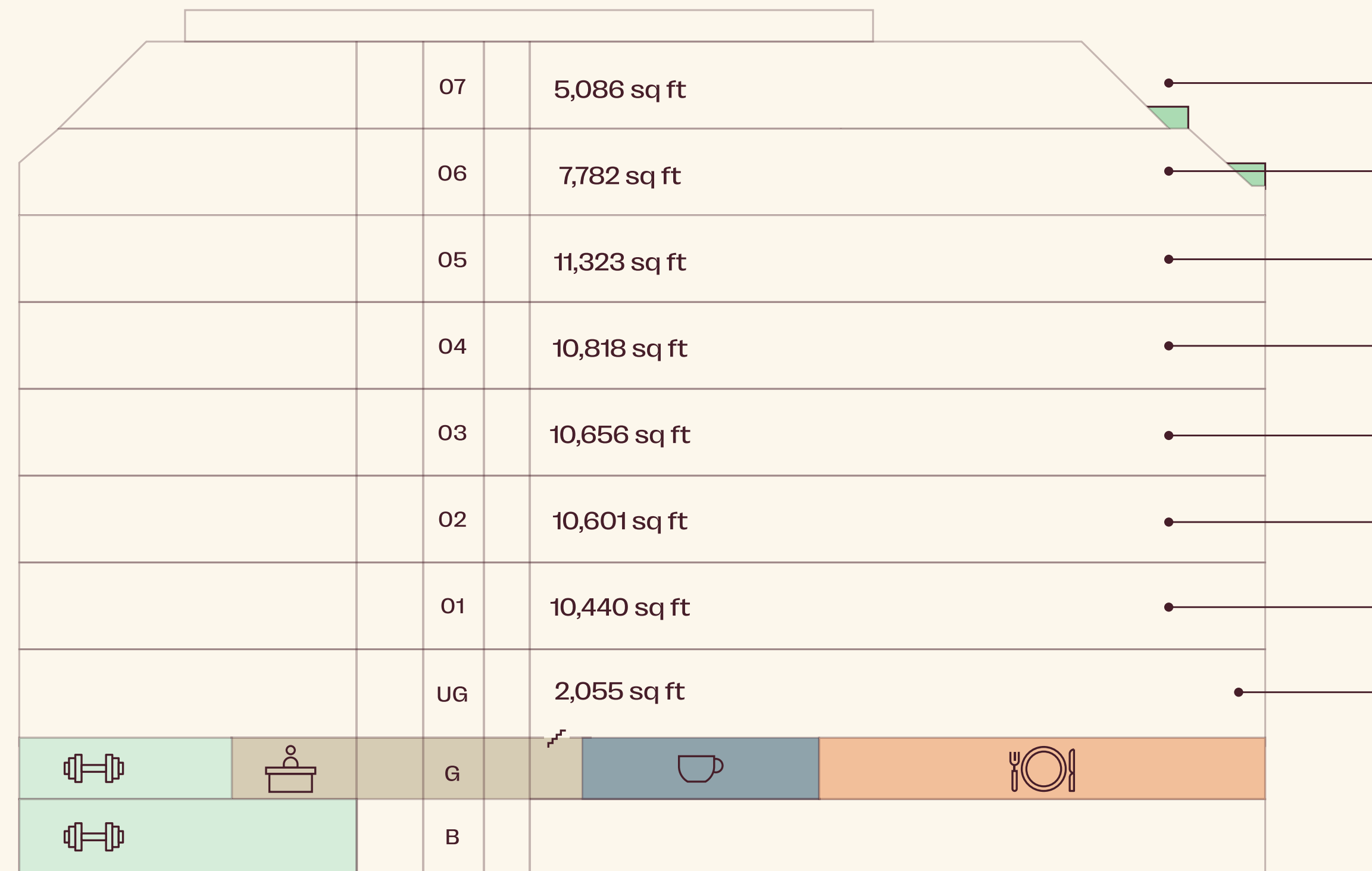
Originally designed in the 1870s, Greycoat Stores was built for The Army and Navy Co-operative Society, serving as a grocery warehouse. It was part of a warehouse complex that shaped the intrinsic character of Westminster's townscape. Today, this historic warehouse building has been sensitively reimaged and reconfigured into a cutting-edge modern workspace.



KEY FEATURES

- + 9,000 sq ft of amenity space for an onsite café, restaurant and gym.
- + New contemporary façade and celebration of Victorian warehouse features.
- + New penthouse on 6th and 7th Floors with private terraces.
- + Generous floor-to-ceiling heights up to 3.3m.
- + Excellent energy efficiency achieving EPC A.
- + Hybrid VRF Systems with openable windows.
- + WiredScore Platinum certification.
- + Cycle park with 190 spaces and 200 lockers.
- + Two-wheel commuter access via ramp at street level.

Availability



Greycoat Stores offers 70,000 sq ft of Grade A workspace, with the new sixth and seventh penthouse floors offering private terraces, and a further c. 9,000 sq ft of amenity space for an onsite café, restaurant and gym.

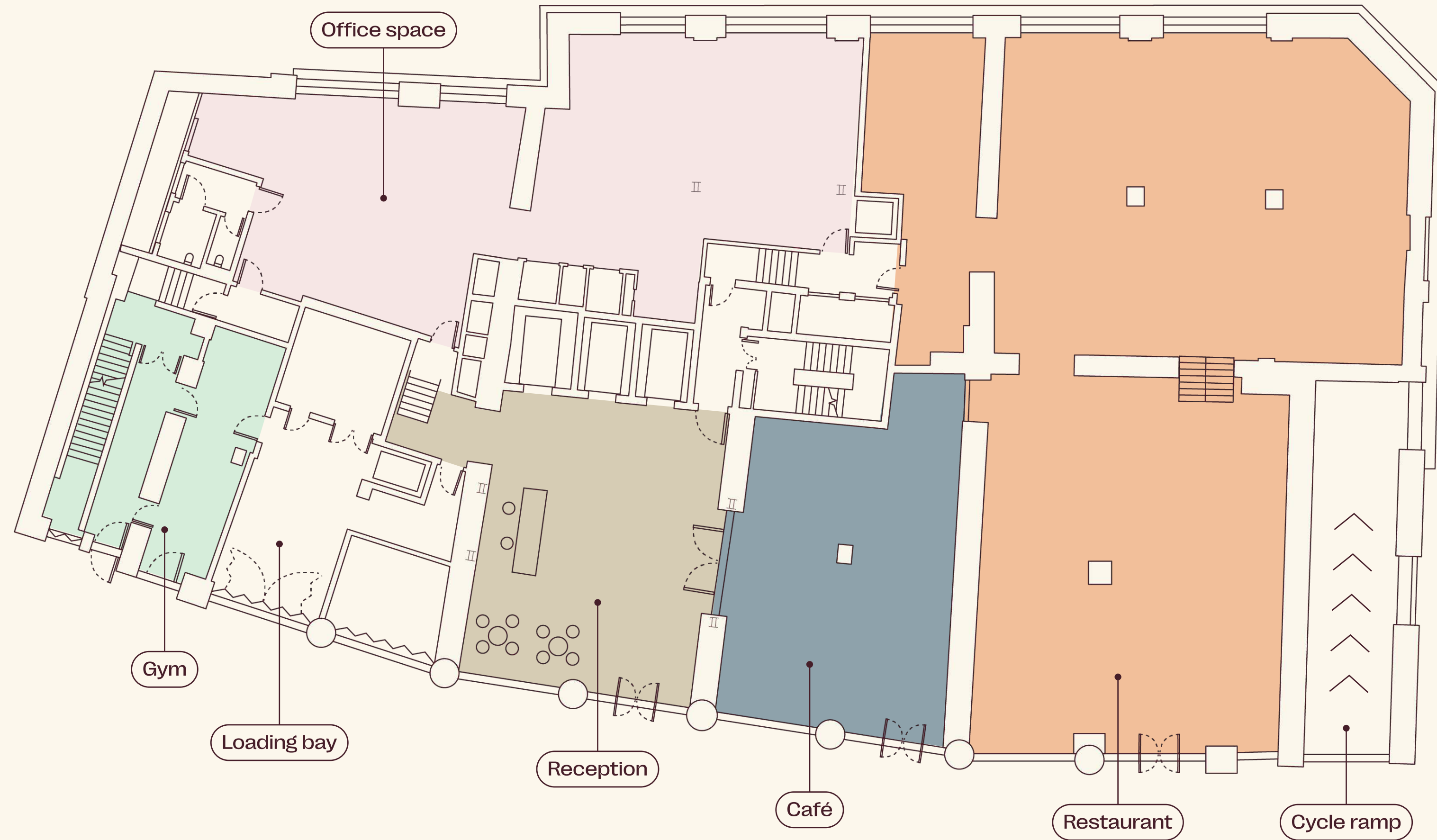
OFFICE ACCOMMODATION (NIA)

FLOOR	SQ FT	SQ M	TERRACE SQ FT
07	5,086	473	194
06	7,782	723	581
05	11,323	1,052	-
04	10,818	1005	-
03	10,656	990	-
02	10,601	985	-
01	10,440	970	-
Upper Ground			
- Office	2,055	191	-
- Reception	1,055	98	-
Total	69,816	6,487	-



The Building

Where you'll find more than a workspace...




Ground Floor



Workspace

-  UPPER GROUND OFFICE 2,055 sq ft
-  RECEPTION 1,055 sq ft

Leisure & Retail

-  CAFE 1,147 sq ft
-  RESTAURANT 4,344 sq ft
-  GYM RECEPTION 491 sq ft

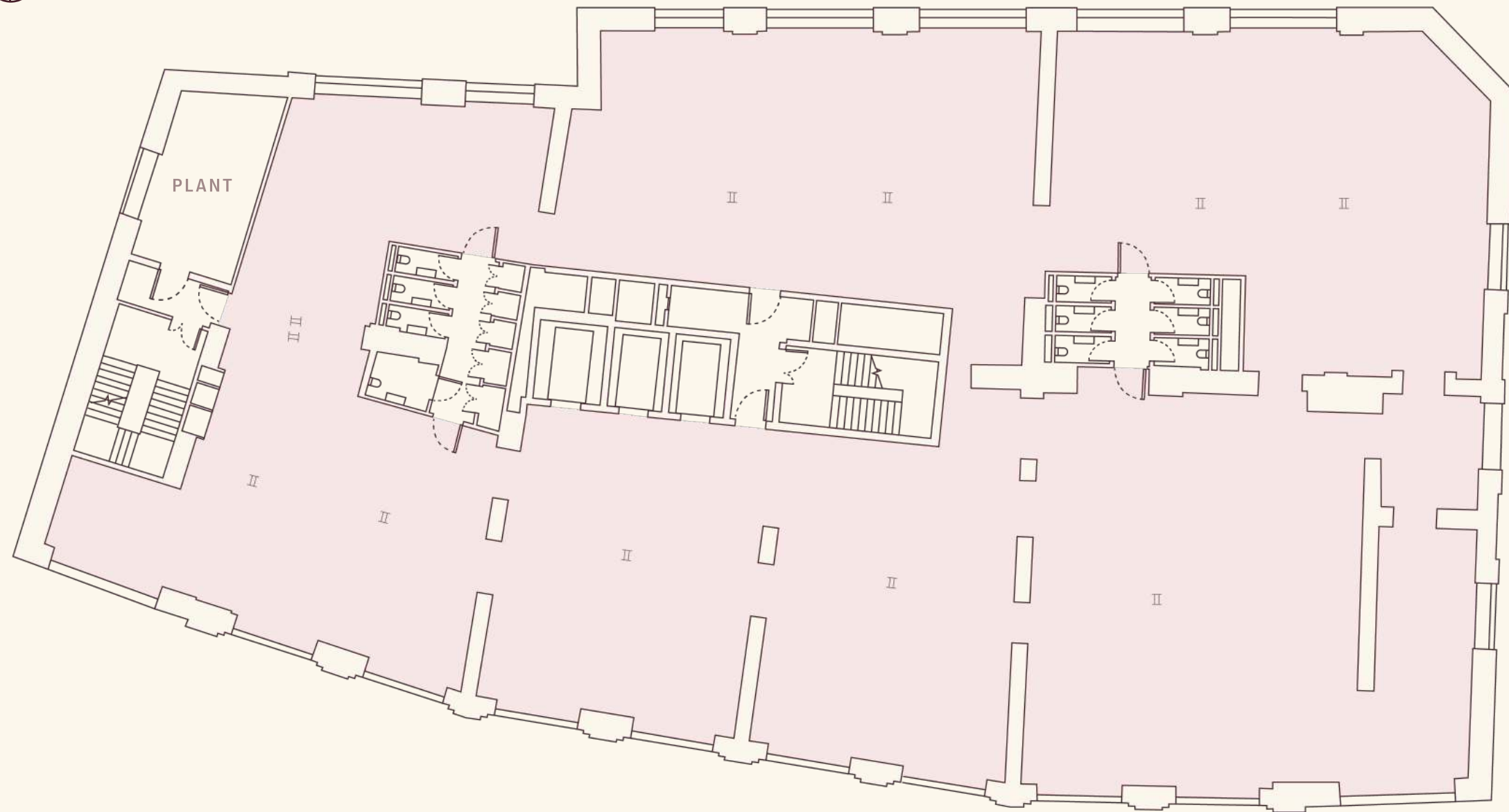


Arrival lounge



Lift lobby

Typical Floor 1-4



○ OFFICE SPACE c.10,650 sq ft

ACCOMMODATION SCHEDULE	NO. OF SPACES
Desks	101
Meeting spaces	9
Kitchen	1
Collaboration area	1



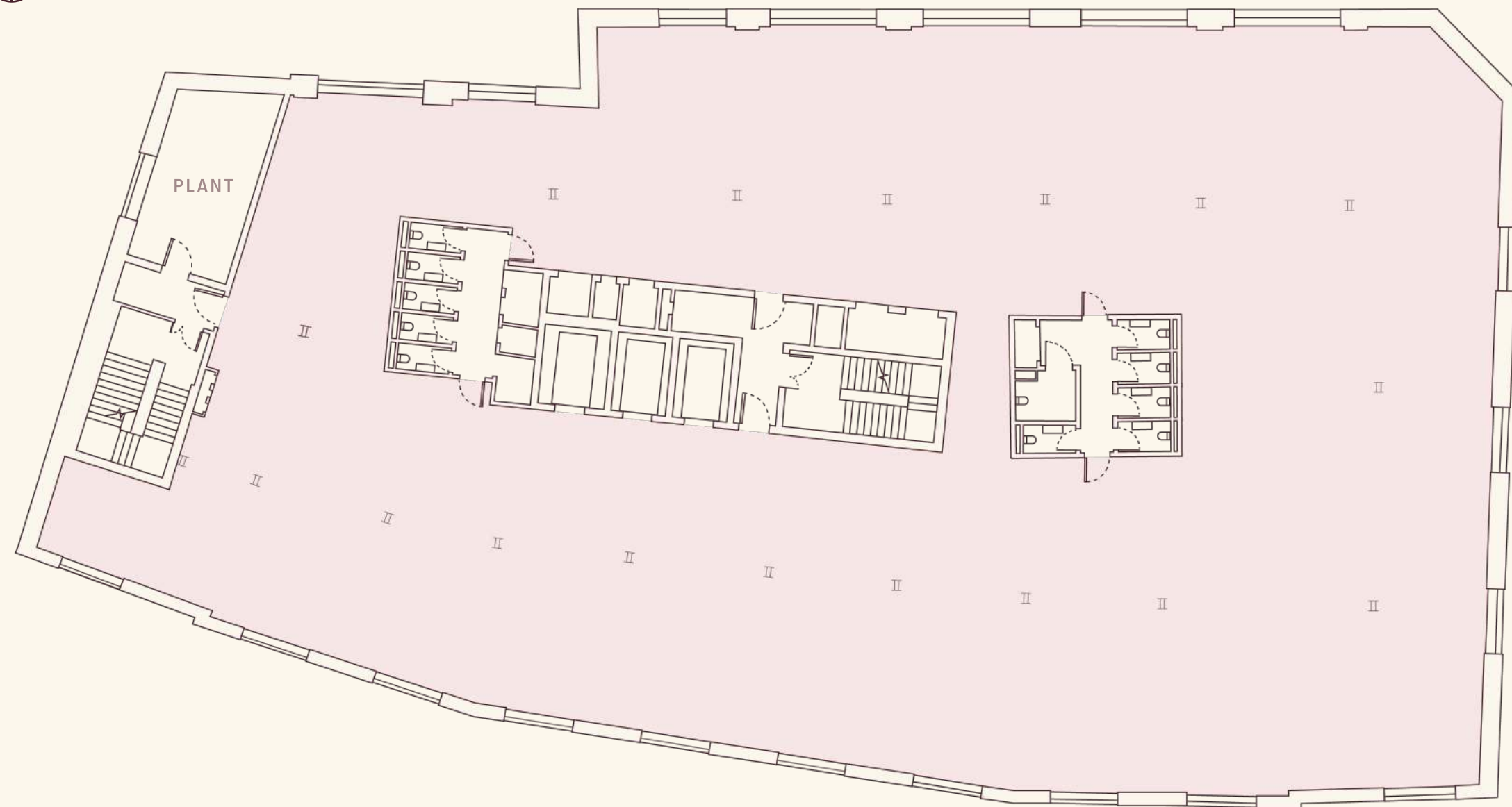


Retained steel columns



Third Floor

Fifth Floor



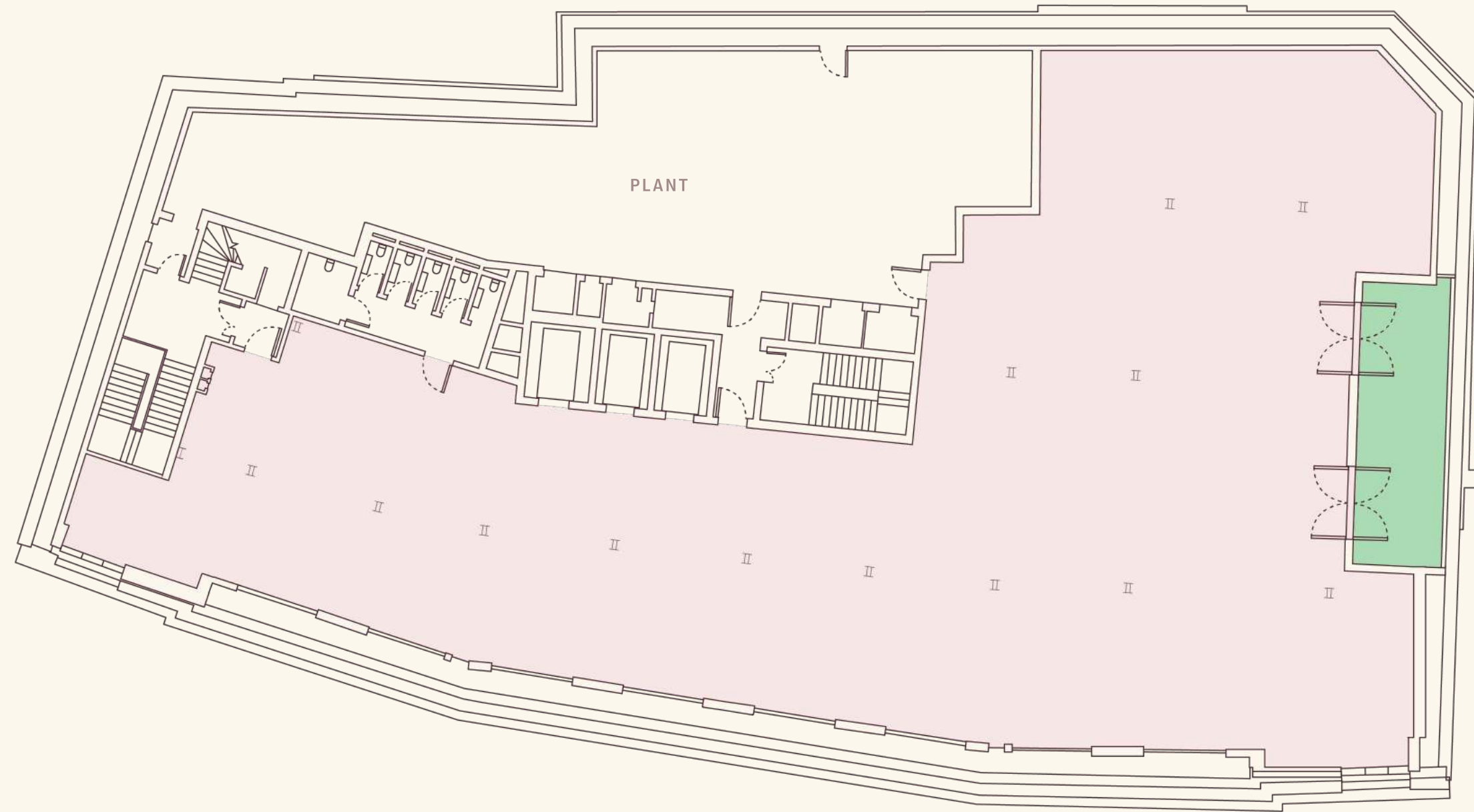
○ OFFICE SPACE 11,323 sq ft



Fifth Floor windows



Sixth Floor



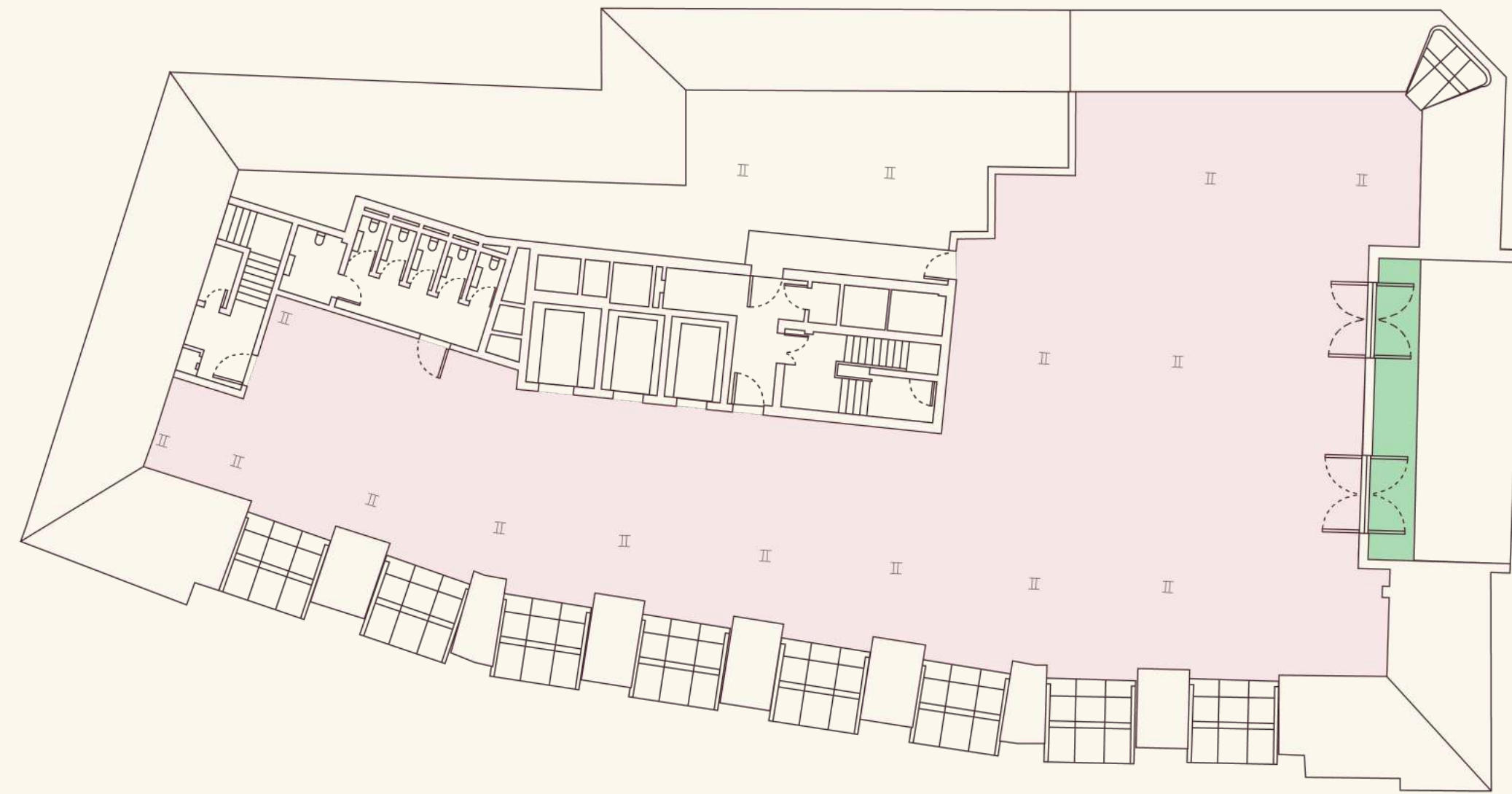
- OFFICE SPACE 7,782 sq ft
- TERRACE 581 sq ft

ACCOMMODATION SCHEDULE	NO. OF SPACES
Desks	70
Meeting spaces	8
Kitchen	1
Collaboration area	1

Sixth & Seventh Floors

The sixth and seventh floors have been meticulously crafted to harmonise with the existing structure. Expansive floorplates, generous ceiling heights and an abundance of natural light create impressive penthouse workspaces.

Seventh Floor



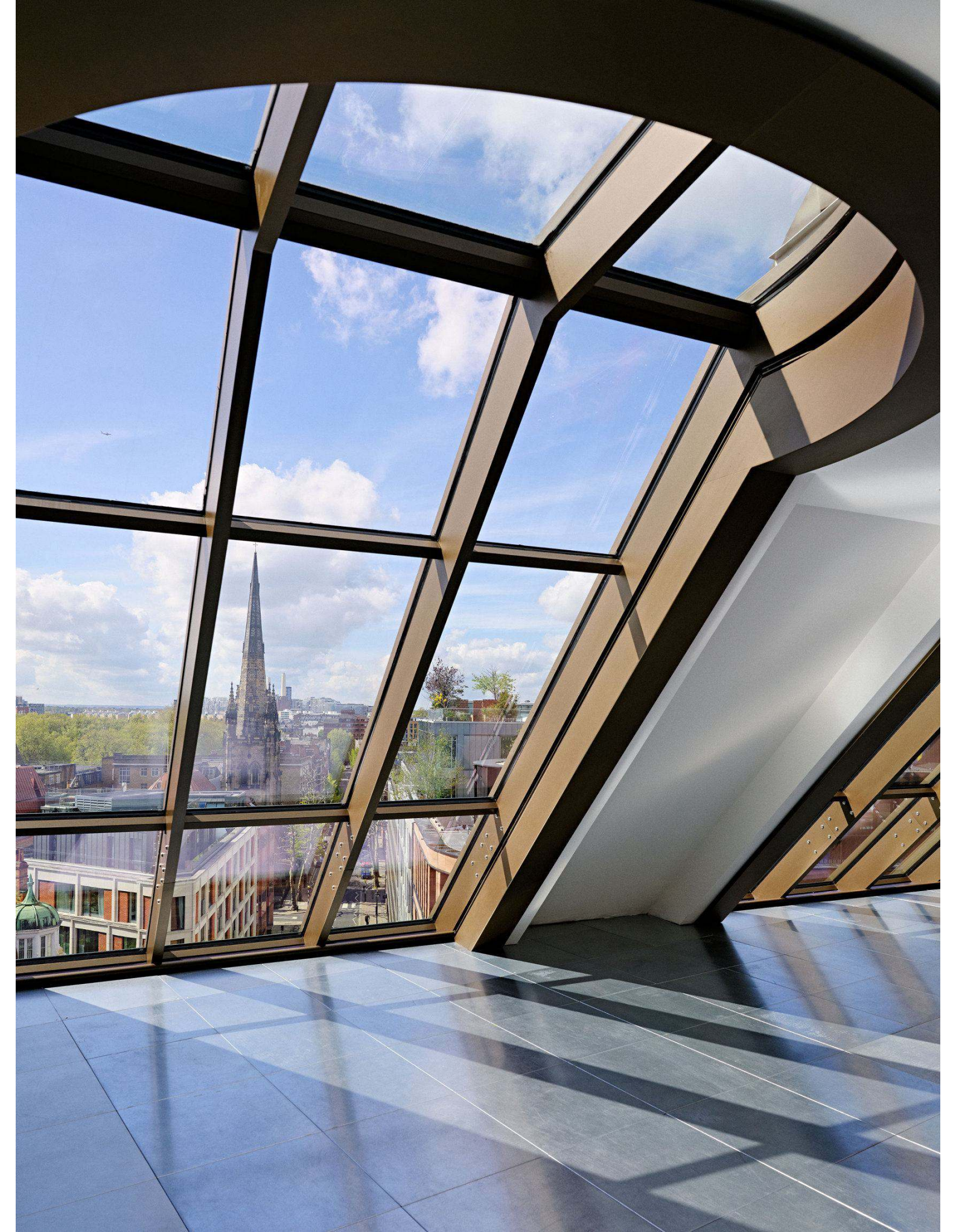
- OFFICE SPACE 5,086 sq ft
- TERRACE 194 sq ft

ACCOMMODATION SCHEDULE	NO. OF SPACES
Meeting spaces	7
Kitchen	1
Collaboration area	2





Seventh Floor terrace and views



Seventh Floor feature windows

Specification

It's all in the details



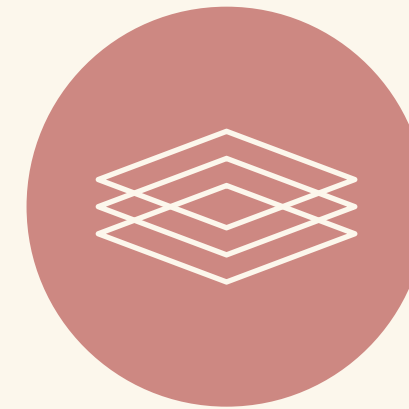
Design occupancy 1:8



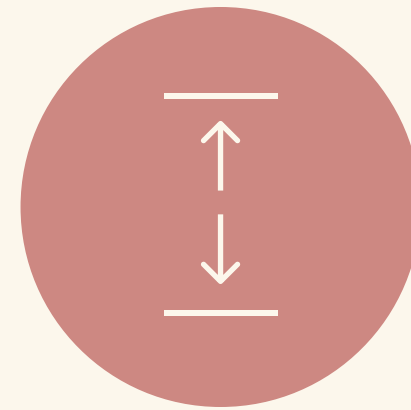
1,055 sq ft reception connecting to the cafe



Exposed services and industrial lighting (G-4)



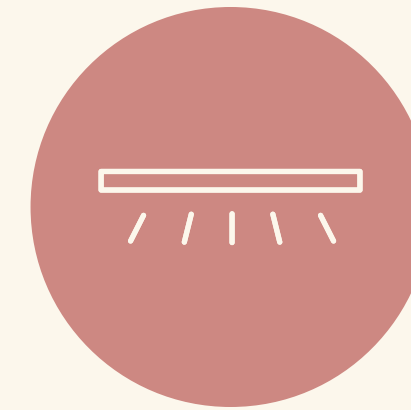
Metal raised floors tiles



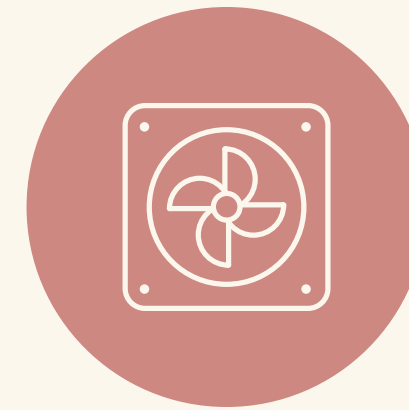
Floor to ceiling up to 3.3m (to underside of soffit)



3 passenger lifts (G - 7)



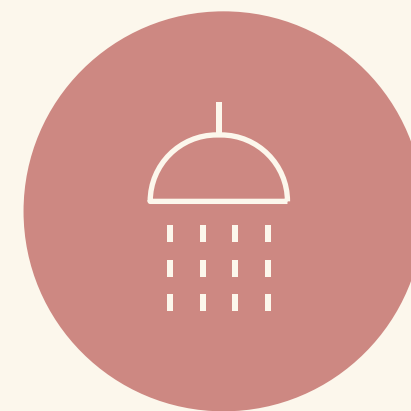
Concealed services with integrated lighting (5-7)



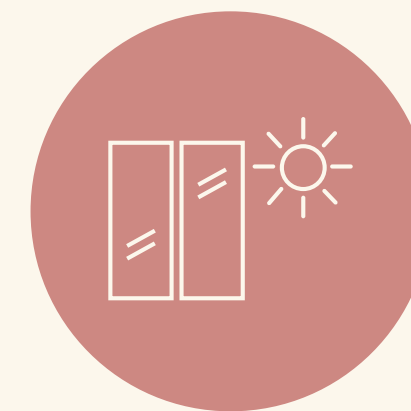
Heating and cooling via Fan Coil Units



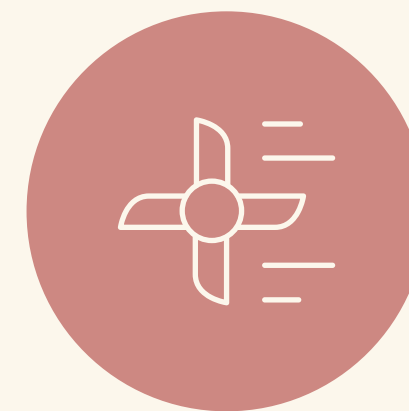
190 cycle spaces



15 showers



South facing windows with integrated solar shading



Air Handling Units with air filtration and heat recovery

Sustainability

Where design comes with a conscience

Carefully remodelled. Sustainably developed.

Greycoat Stores prioritised an environmentally conscious and resource-efficient approach to construction and design. The embodied carbon within the current design scheme equates to a total carbon saving of 494 kgCO₂/m² and a 50% carbon reduction compared to a rebuild.





All electric building



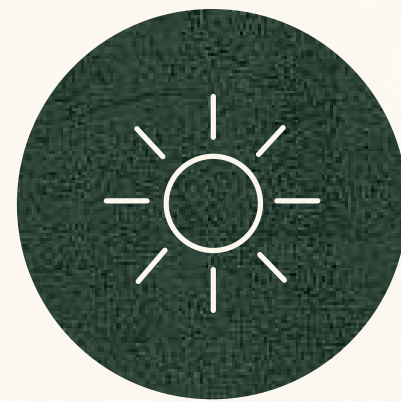
Reusing materials to minimise waste



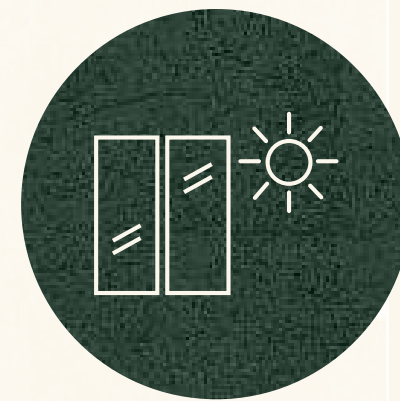
50% carbon reduction compared to a rebuild



54.81% reduction in operational carbon



Maximising natural light



High performance glazing



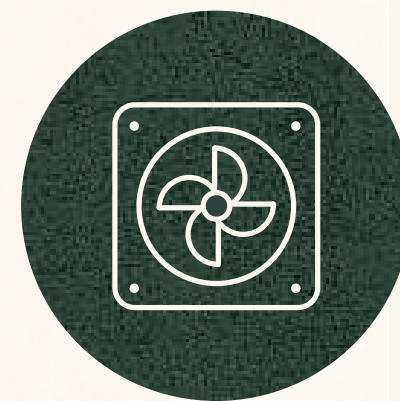
BREEAM Excellent



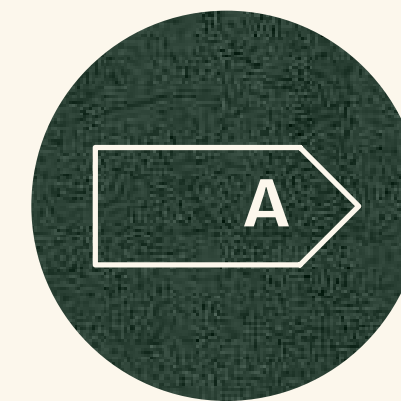
WiredScore Platinum



Energy efficient lighting



Hybrid VRF systems



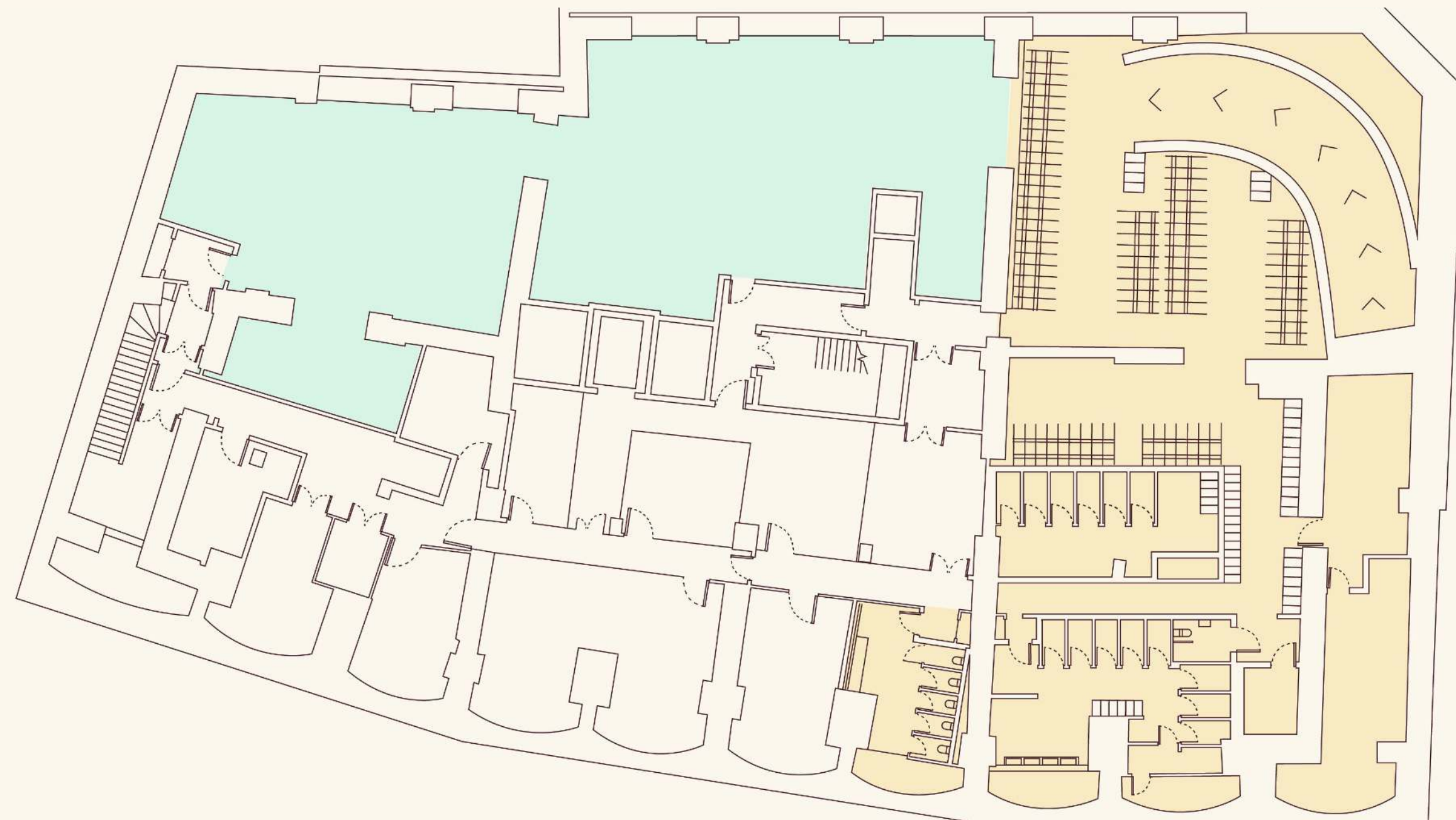
EPC A





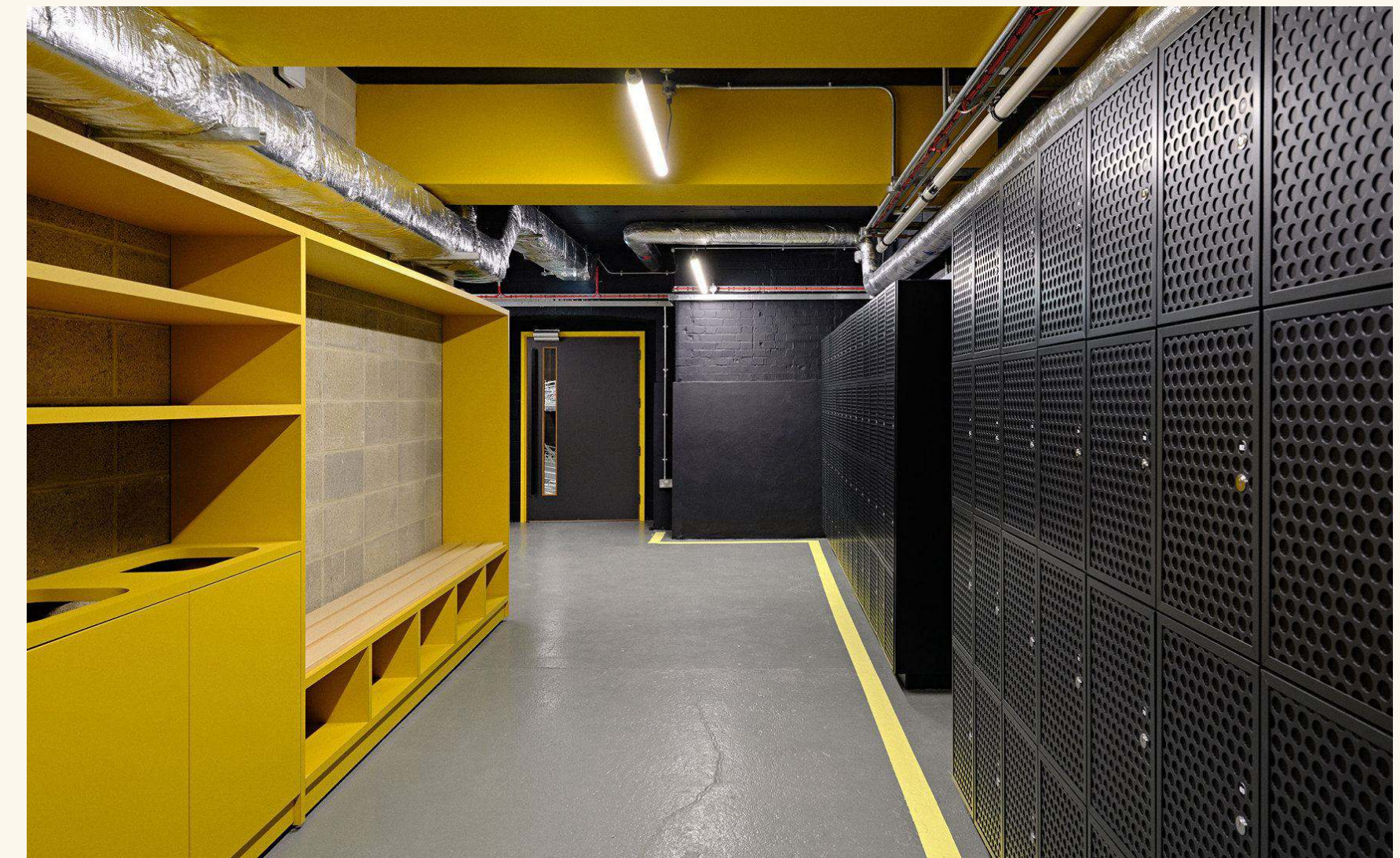
Well Pre-Certification

Healthier commuting. Happier working.

The basement cycle park will provide 190 spaces, more than 200 lockers, plus ample shower and changing facilities to help ensure that two-wheeled commuting is a breeze.



-  GYM 3,154 sq ft
-  END OF JOURNEY FACILITIES



Neighbourhood

Where good things are all around



Local community in a global city.

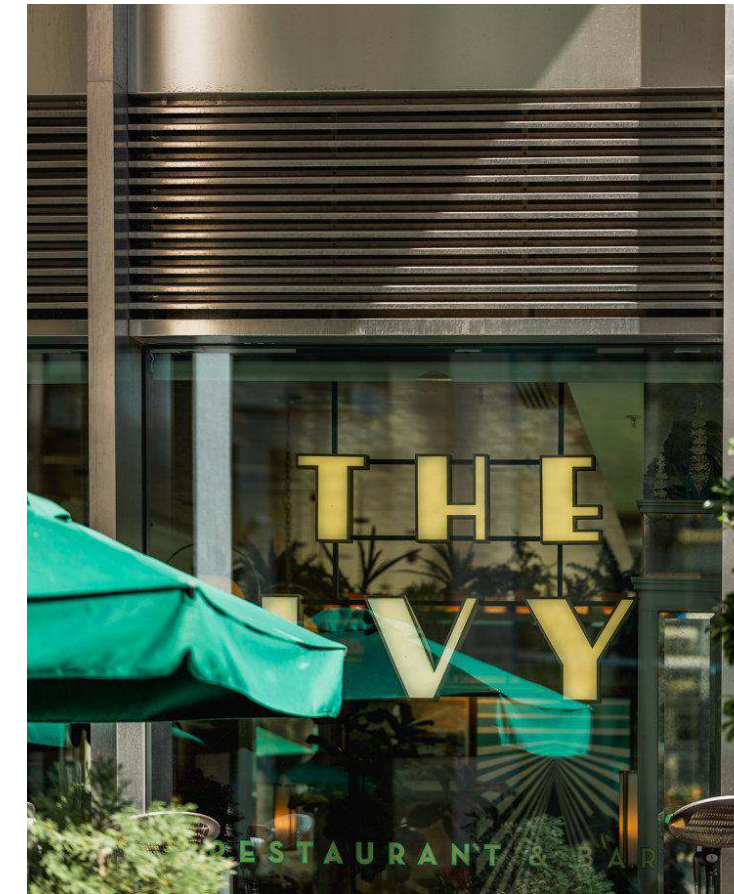
Here in the heart of the capital, you'll discover world-class landmarks alongside hidden gems, excellent local retail and impeccable transport connections. Just moments away, Howick Place is a micro community of major players in fashion and design. Whichever direction you stroll, you'll find yourself in good company.



Victoria Street (2 min walk)



Westminster Cathedral (5 min walk)



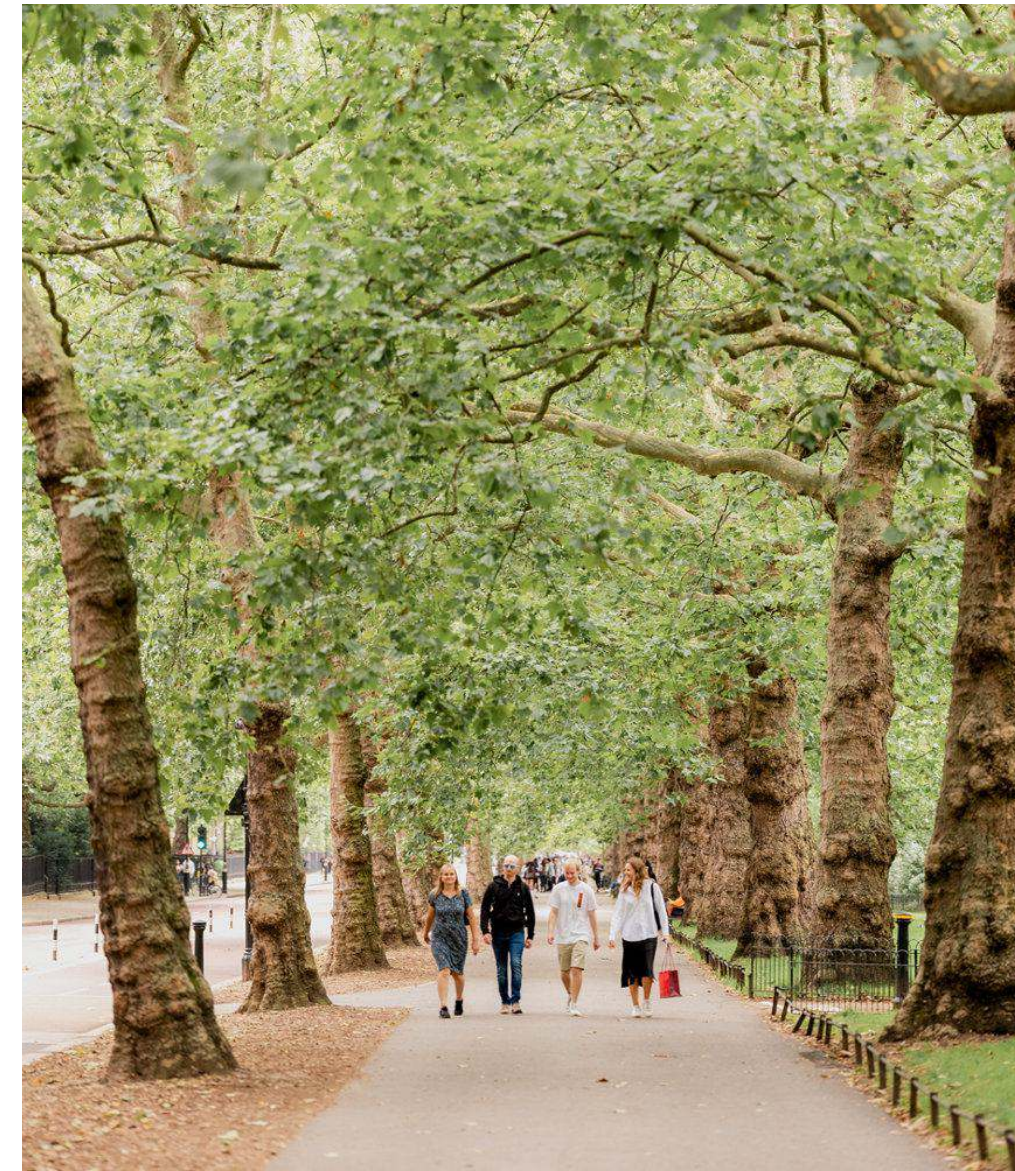
The Ivy (4 min walk)



Christchurch Gardens (3 min walk)



Chez Antoinette (3 min walk)



St James's Park (9 min walk)



Gymbox (4 min walk)



Chucs (15 min walk)



Coco di Mama (3 min walk)



Strutton Ground Market (2 min walk)

NEIGHBOURHOOD

● RESTAURANTS AND CAFE'S

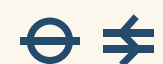
- 01. Munich Cricket Club
- 02. Chez Antoinette
- 03. Noble Palace
- 04. The Ivy Cafe
- 05. Iberica
- 06. Iris & June
- 07. Yaatra
- 08. Bone Daddies
- 09. Timmy Green
- 10. Flat Cap Coffee
- 11. Farmer J
- 12. Urban Greens
- 13. Formative Coffee
- 14. Black Sheep Coffee
- 15. Hermanos Coffee
- 16. Coffee Republic
- 17. Ravello Coffee Co.

● OCCUPIERS

- 01. Rolls Royce
- 02. Scumberger
- 03. Kering
- 04. BMGF
- 05. WA Communications
- 06. Tom Ford
- 07. 1508 London
- 08. Giorgio Armani
- 09. Jimmy Choo
- 10. Orsted Energy
- 11. Sweaty Betty
- 12. Darling Associates
- 13. Jupiter AM
- 14. John Lewis
- 15. ITSU
- 16. Landsec
- 17. Nova

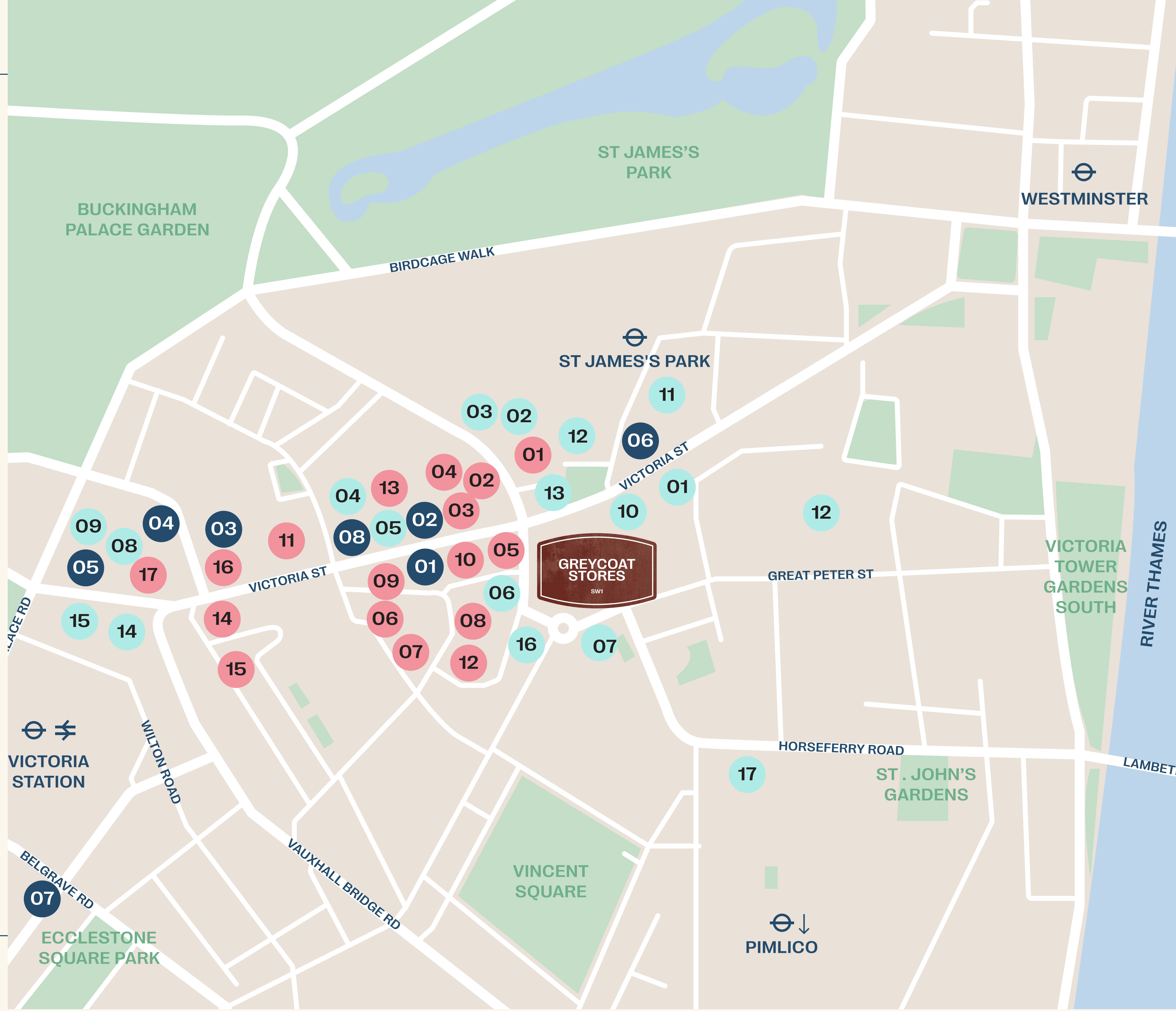
● LEISURE

- 01. Gymbox
- 02. Lane7
- 03. Cardinal Place
- 04. Flight Club
- 05. 1Rebel
- 06. Orchard Place shopping
- 07. Barry's SW1
- 08. BAM Karaoke



TRANSPORT

- Victoria station 08 min
- St James's Park 04 min
- Westminster 09 min



GREYCOAT STORES



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