

**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.

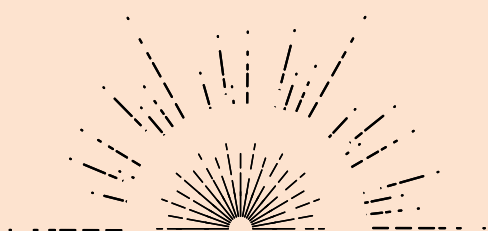
12,196 SQ FT | THE WINE YARD
FULLY FITTED
AVAILABLE IMMEDIATELY

14,123 SQ FT* | THE SILK STORE
SHELL/CORE AVAILABLE
FOR BESPOKE FITOUT

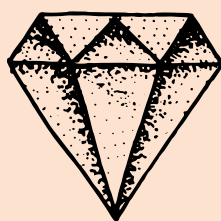
12,185 SQ FT* | THE ROPE STORE
AVAILABLE 2026

12,745 SQ FT* | THE BRANDY STORE
AVAILABLE 2026

51,249 SQ FT* | **TOTAL ACROSS ALL 4 UNITS**
*Total size of consented schemes



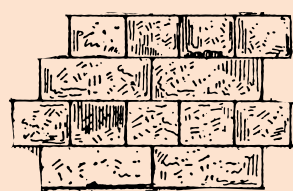
LIGHT-FLOODED
SPACES



RESTORED
WITH PRECISION



SPECTACULAR
TERRACES



GRADE II
LISTED



PENNINGTON ST **E1**

A PART OF **LONDON DOCK**



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

THE ESTATE MAP

- 1 / STARRY MART
- 2 / MOTHER DOUGH



4 / WAPPING SOURDOUGH



3 / G'DAY FROM URBAN BARISTA



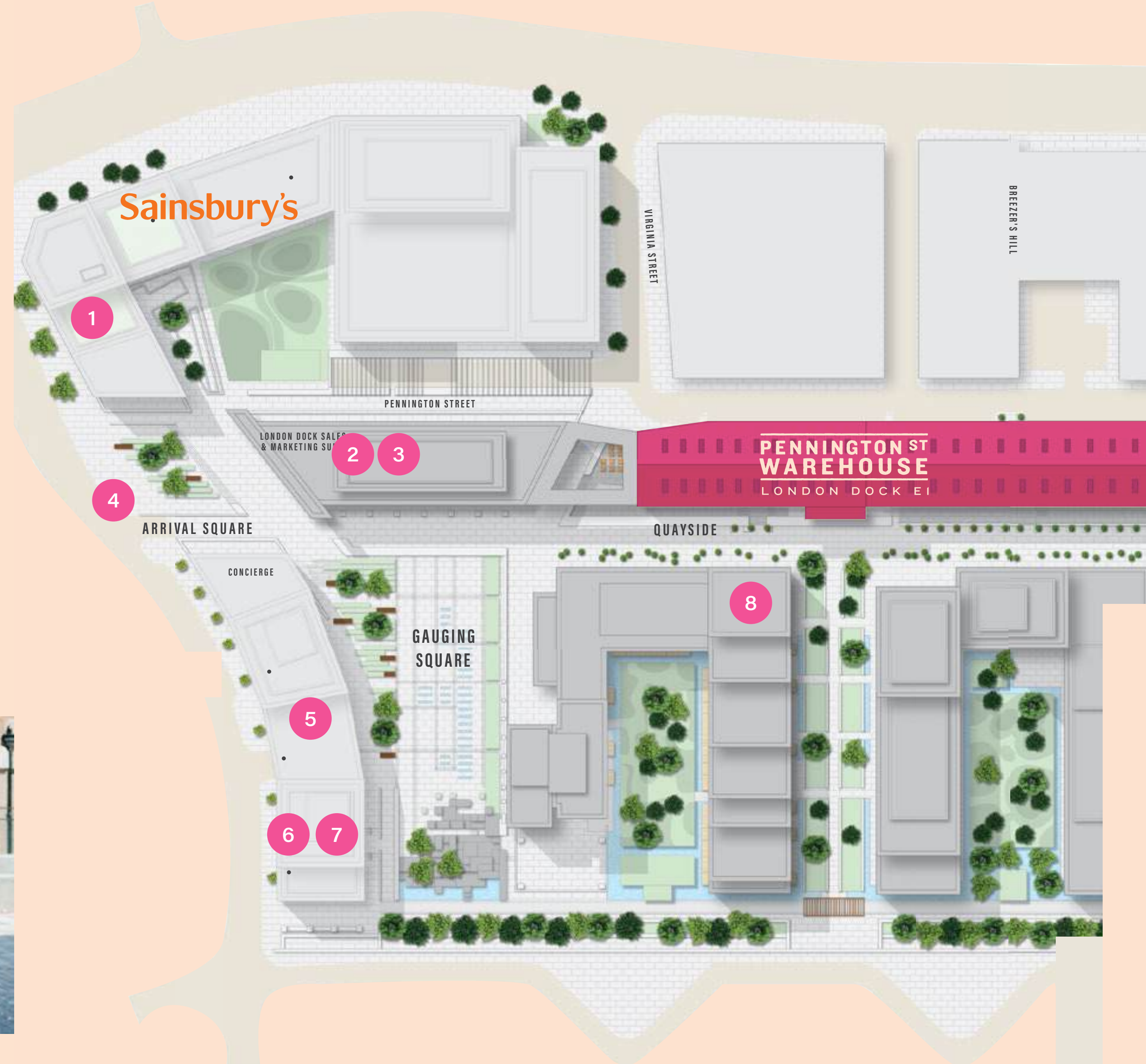
5 / CHAMPAGNE ROUTE
6 / CITY DOCK PHARMACY



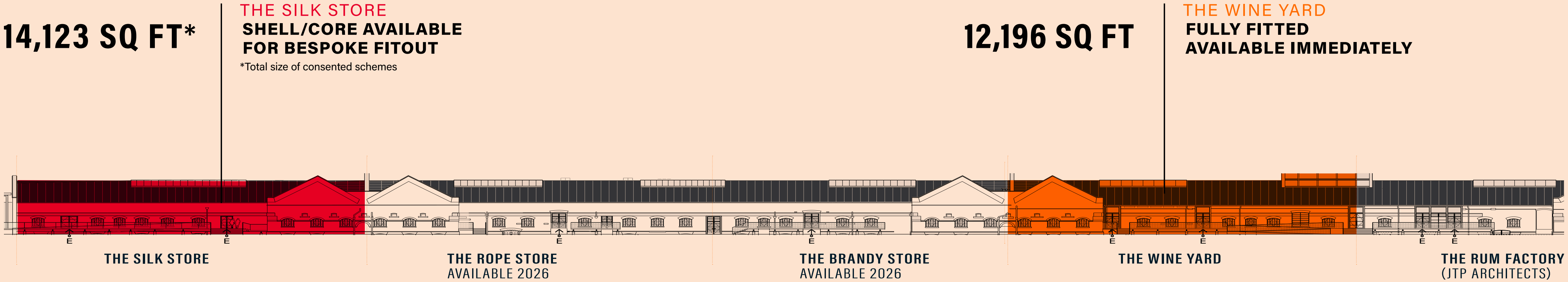
7 / CLUB PILATES



8 / CROSSFIT







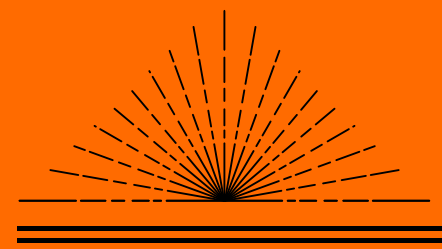
FULLY FITTED OR BESPOKE WAREHOUSES
AVAILABLE IMMEDIATELY

THE WINE YARD

FULLY FITTED
AVAILABLE IMMEDIATELY

TOTAL AREA

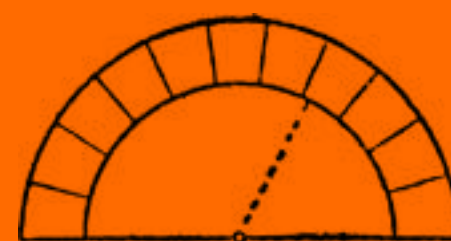
12,196 SQ FT



LIGHT & AIRY
OPENING ROOFLIGHTS



SUSPENDED
LIGHTING



OUTSTANDING
ARCHWAYS



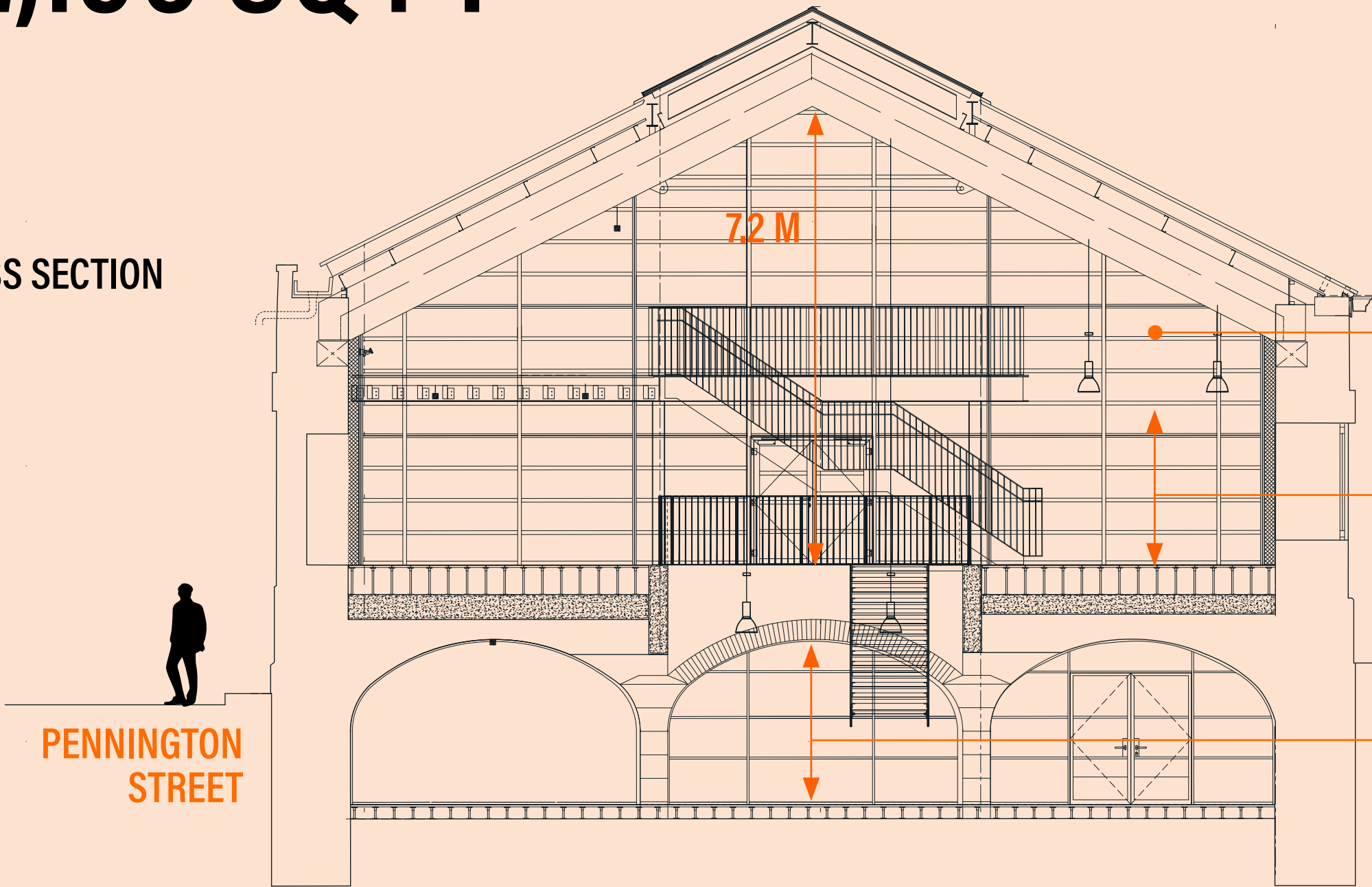
FULLY FITTED
IN STYLE



THE WINE YARD

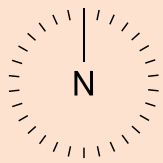
TOTAL AREA
12,196 SQ FT

CROSS SECTION

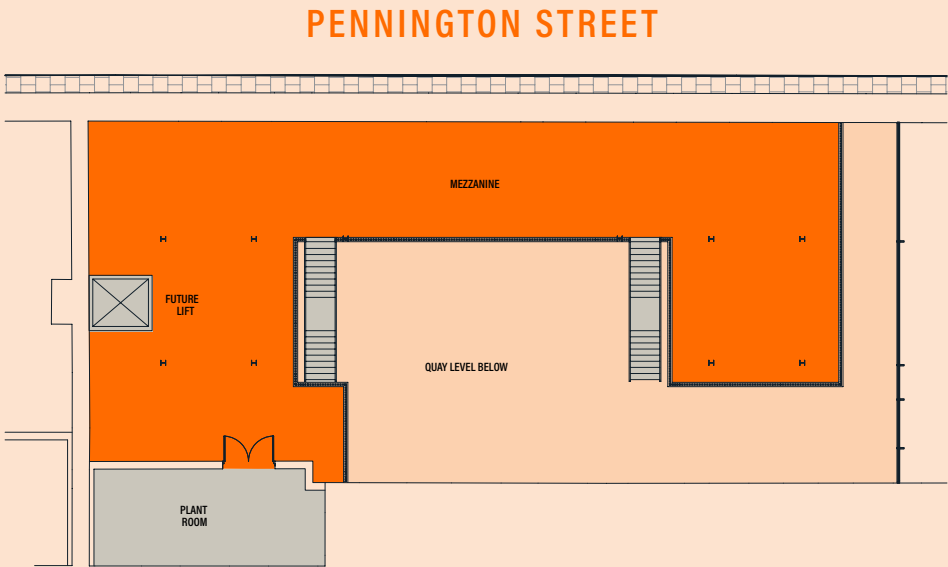


PENNINGTON
QUAY WALK

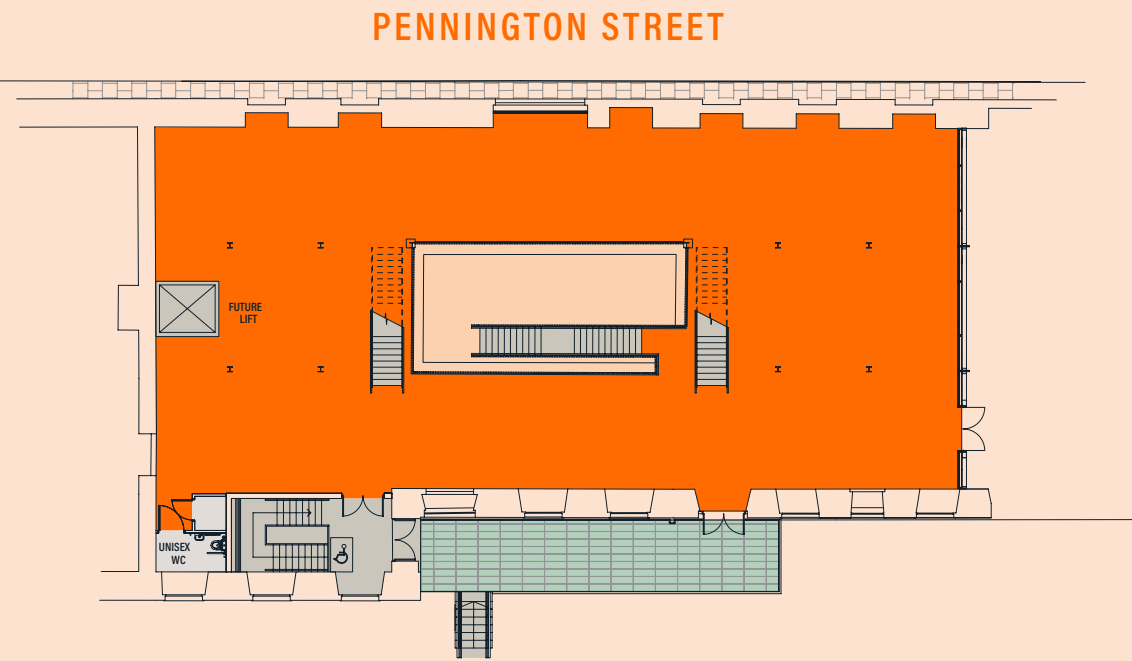
FLOOR PLANS



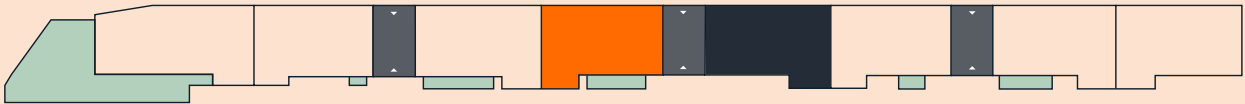
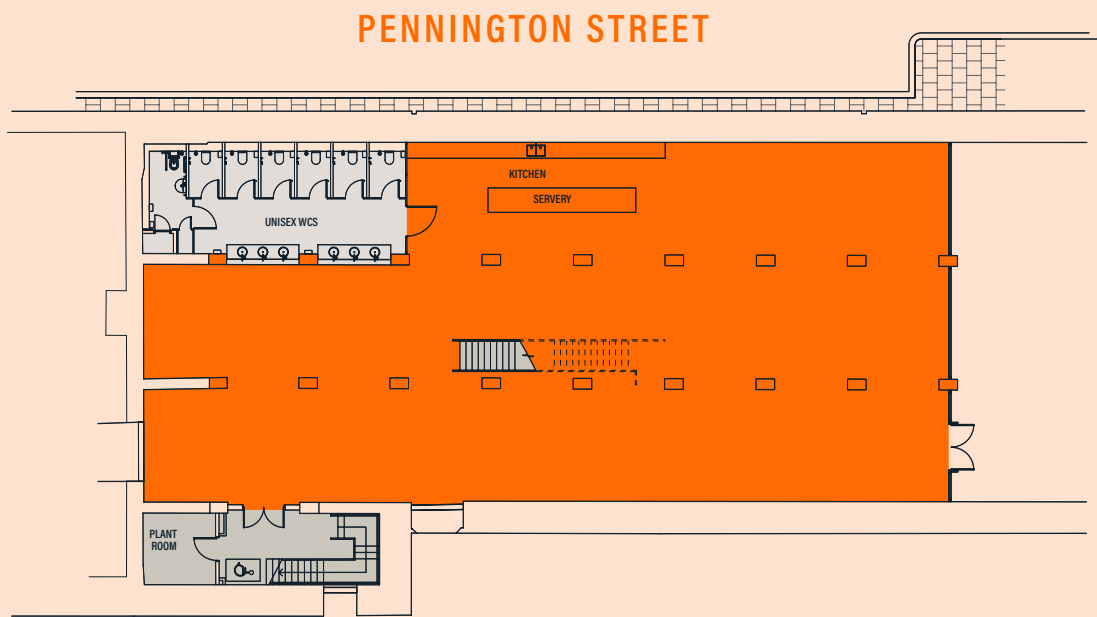
LEVEL 1
2,853 sq ft
SEE LARGER PLAN



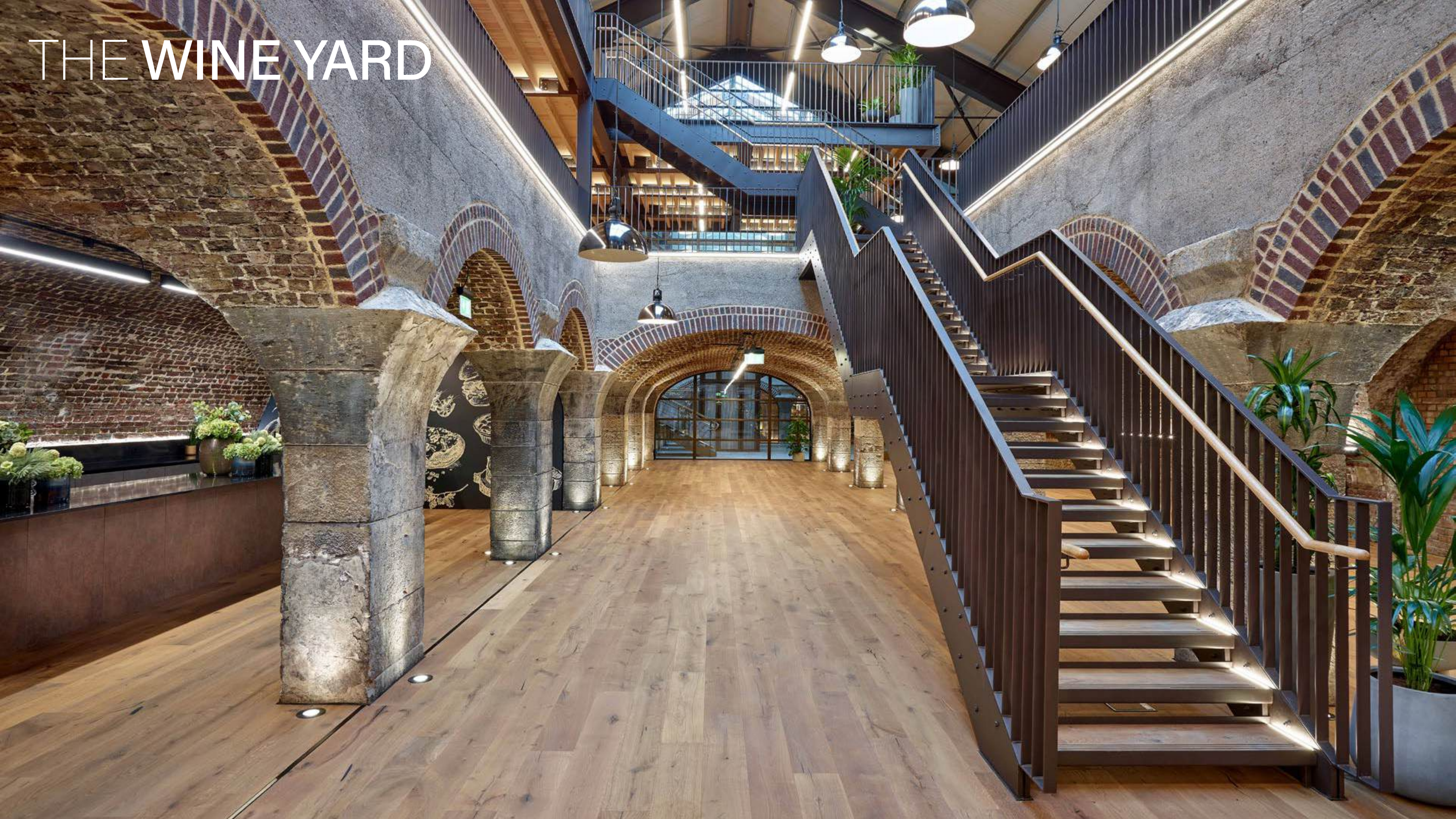
QUAY WALK LEVEL
4,779 sq ft
2.6M
SEE LARGER PLAN



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

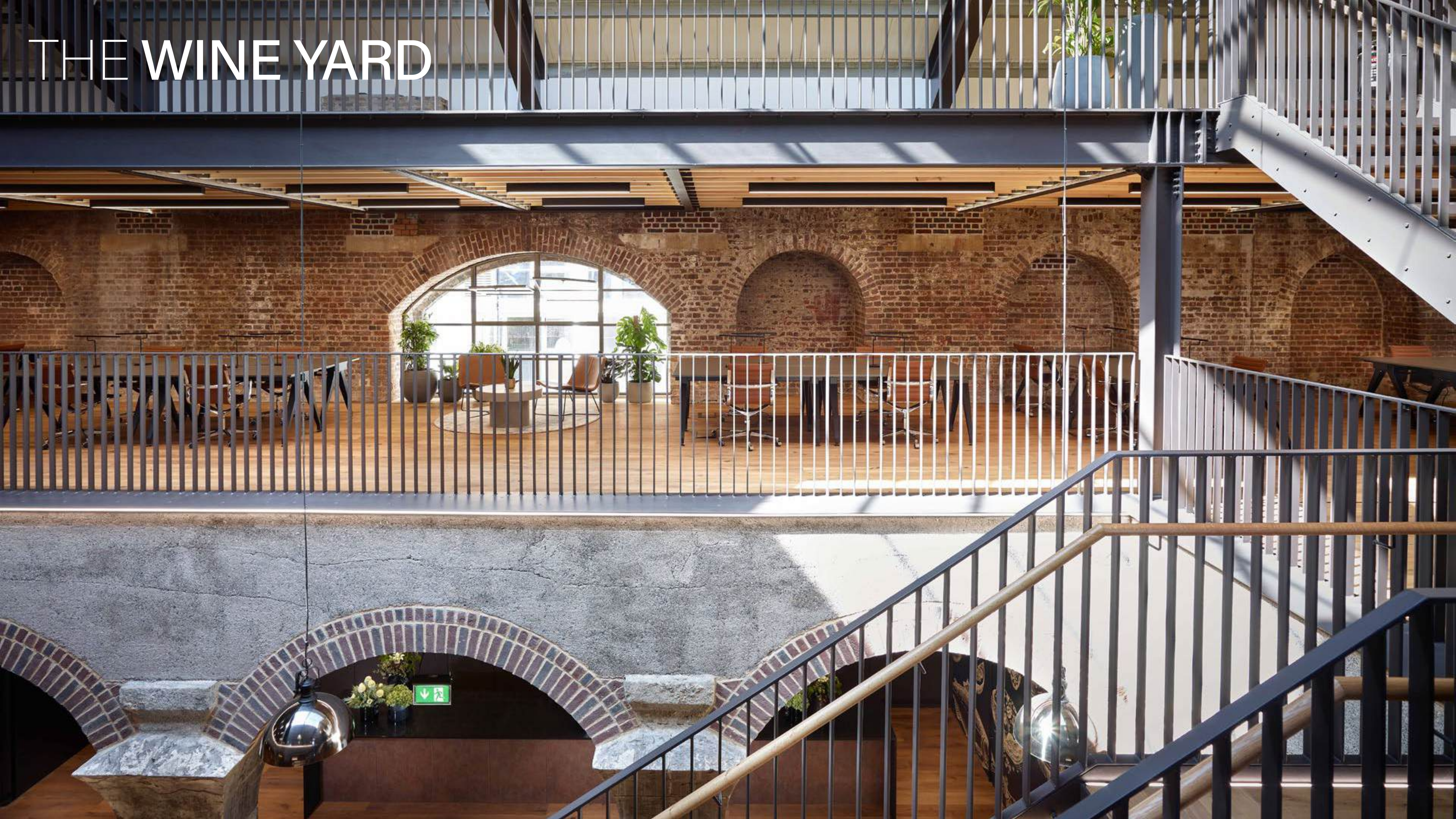


Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate.



THE WINE YARD

THE WINE YARD





THE WINE YARD

THE SILK STORE

CONSENTED FIT OUT SCHEME

TOTAL AREA

14,123 SQ FT

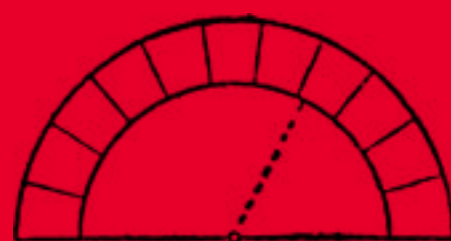
Available in shell/core subject to planning



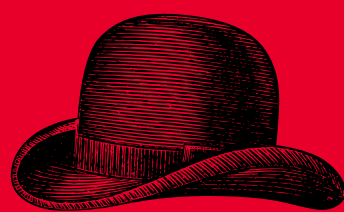
LIGHT & AIRY
OPENING ROOFLIGHTS



SUSPENDED
LIGHTING



OUTSTANDING
ARCHWAYS



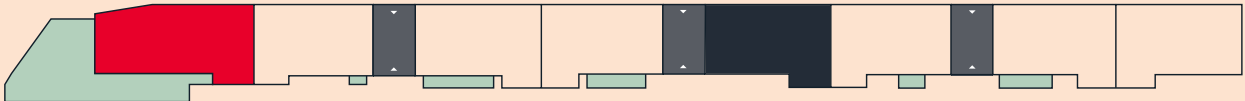
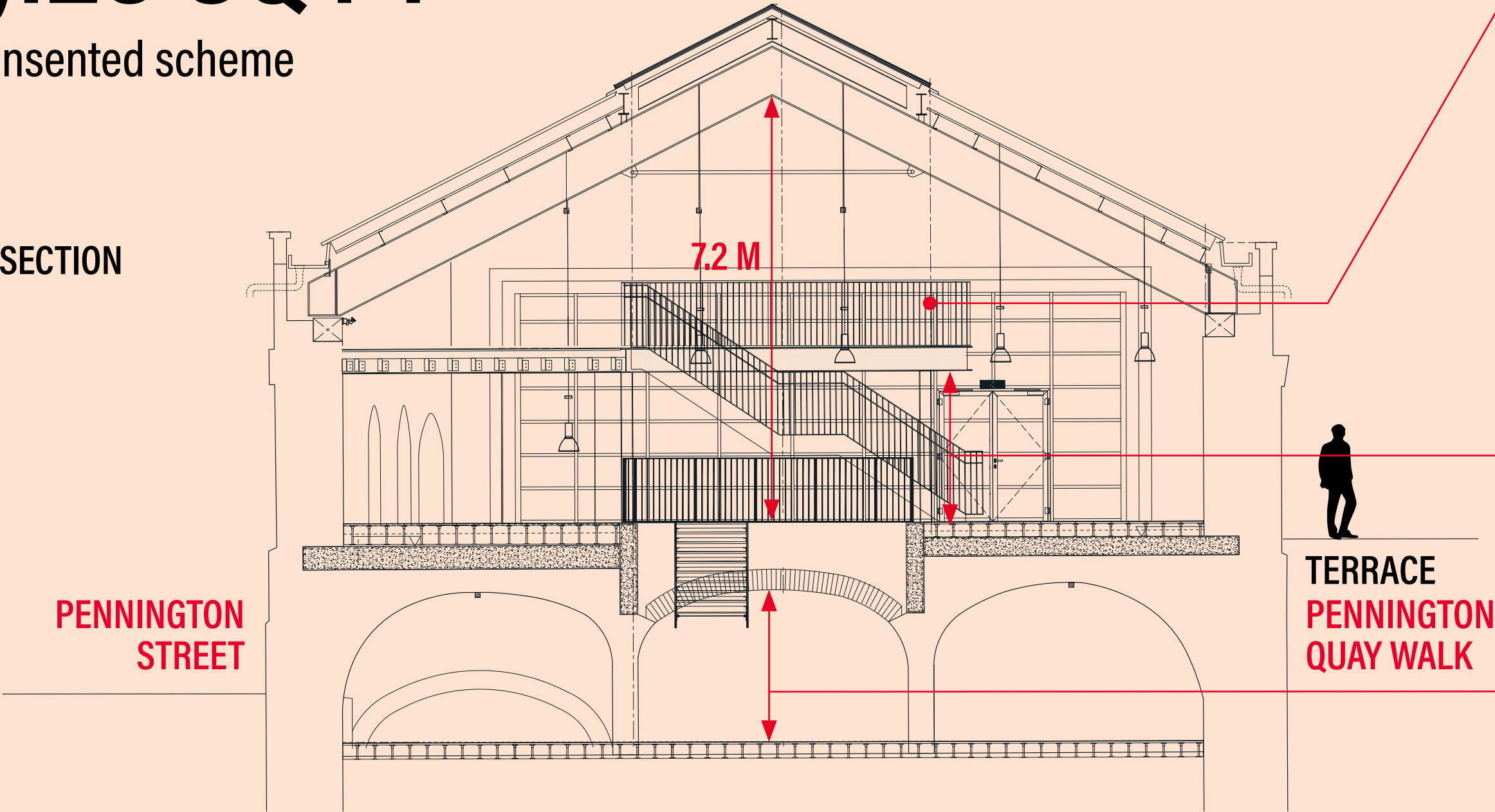
READY
TO BESPOKE



THE SILK STORE

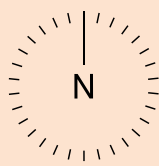
TOTAL AREA
14,123 SQ FT*
*of consented scheme

CROSS SECTION

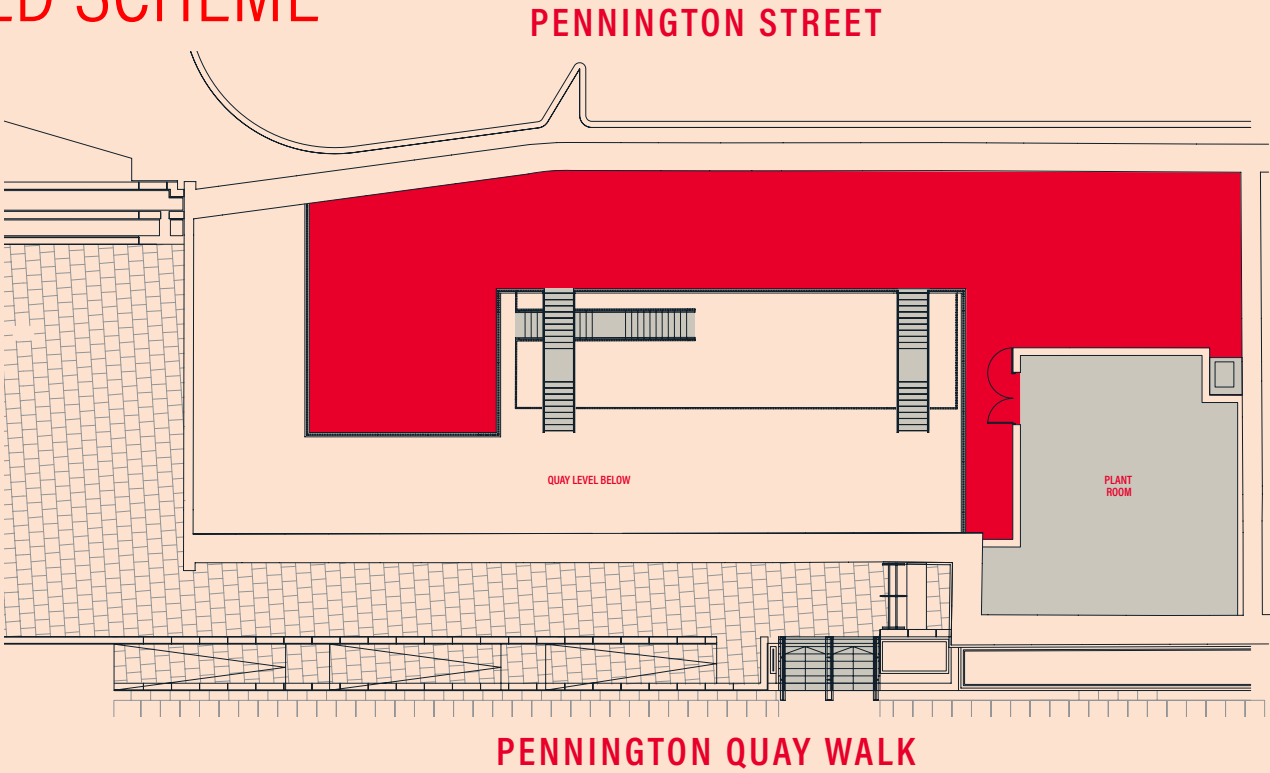


Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate. Indicative staircase and mezzanine as shown on plans.

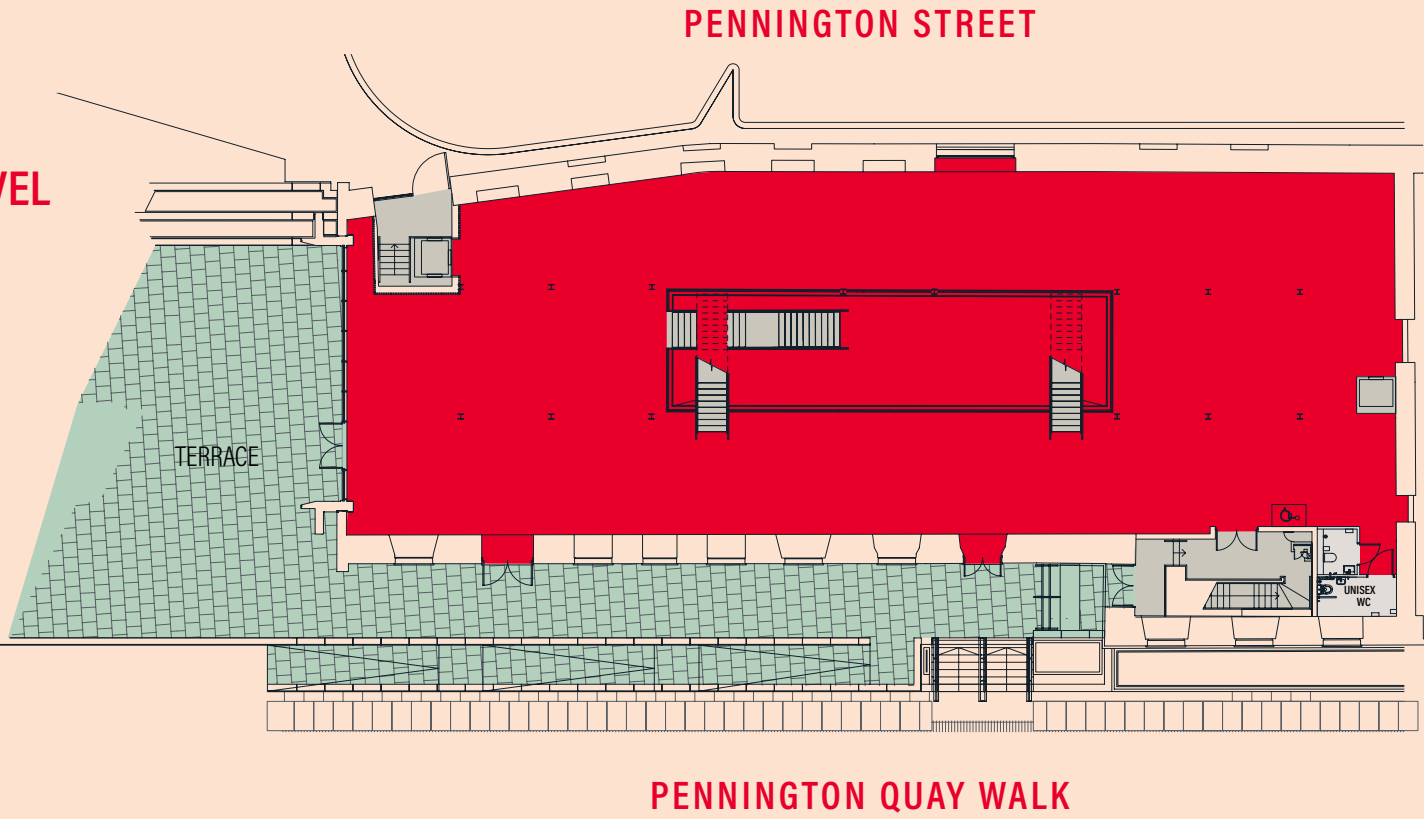
FLOOR PLANS FOR CONSENTED SCHEME



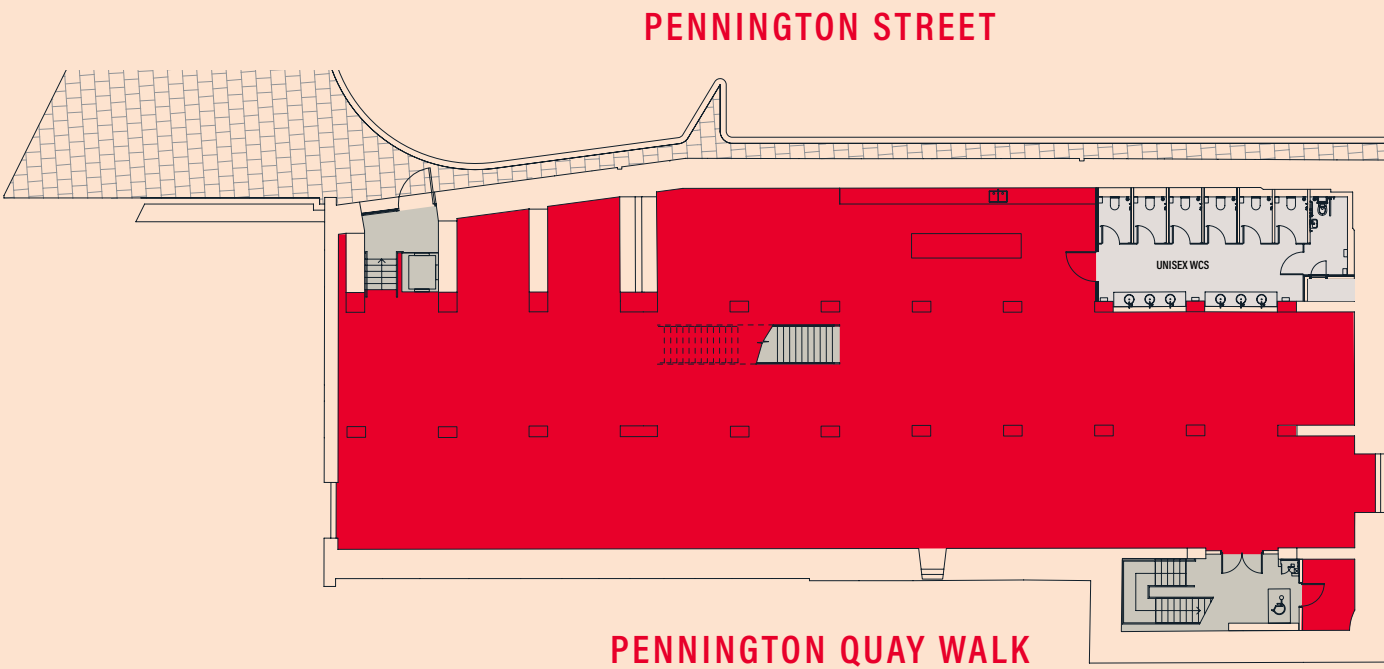
LEVEL 1
2,799 sq ft

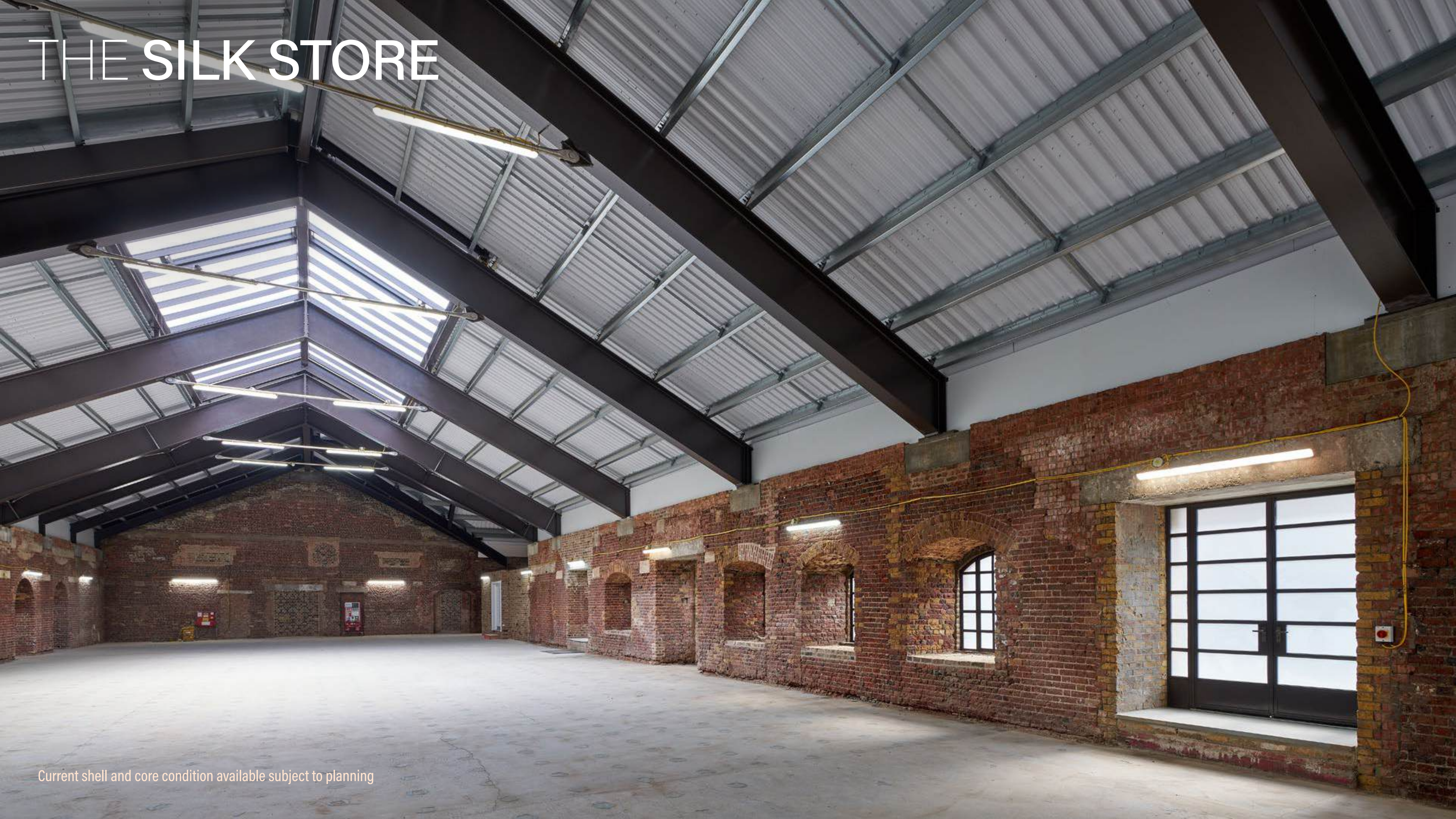


QUAY WALK LEVEL
5,673 sq ft
±2.6M



GROUND LEVEL
5,651 sq ft
±2.5M

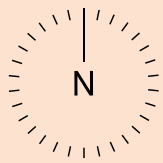




THE SILK STORE

Current shell and core condition available subject to planning

THE SILK STORE



GROUND LEVEL (INDICATIVE LAYOUT) 5,651 sq ft

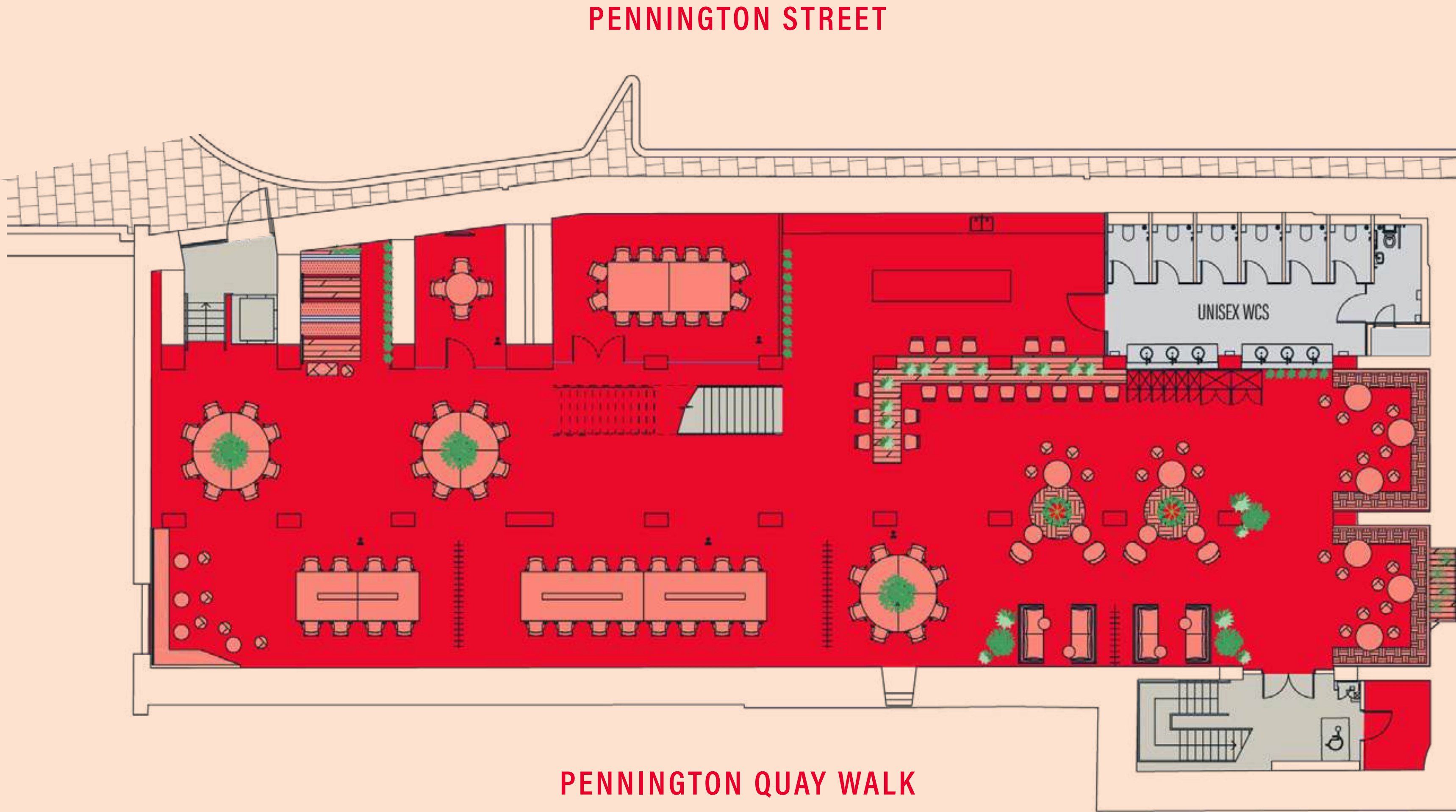
- 1 × 4 PERSON MEETING ROOM
- 1 × 14 PERSON BOARDROOM
- 24 × FIXED DESKS
- 18 × HOT DESKS
- VARIOUS BREAK OUT AREAS

KEY

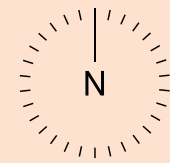
OFFICES

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
(INDICATIVE LAYOUT)
5,673 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

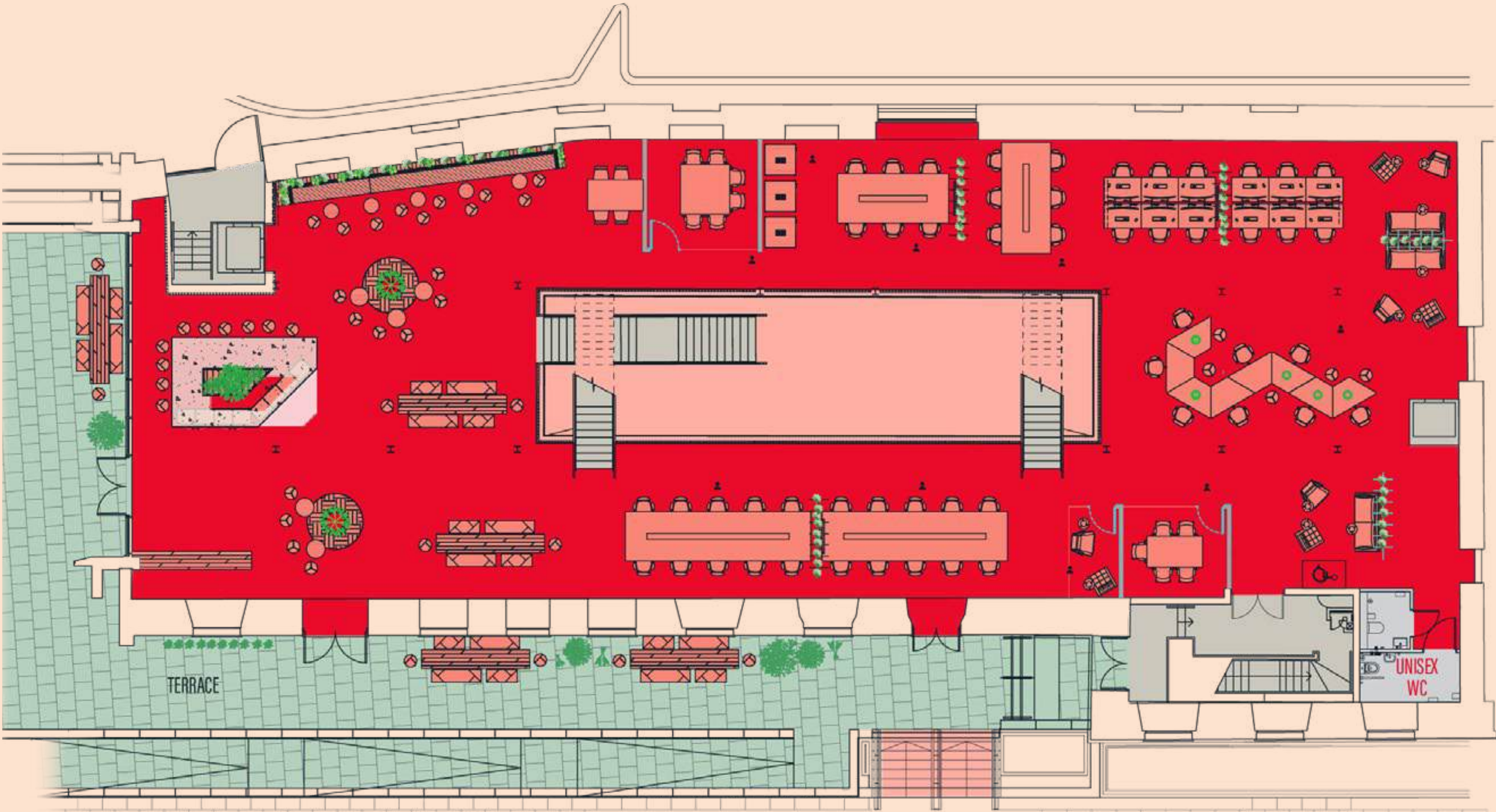
KEY

OFFICES

EXTERNAL TERRACE

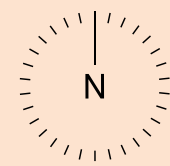
LIFTS

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.



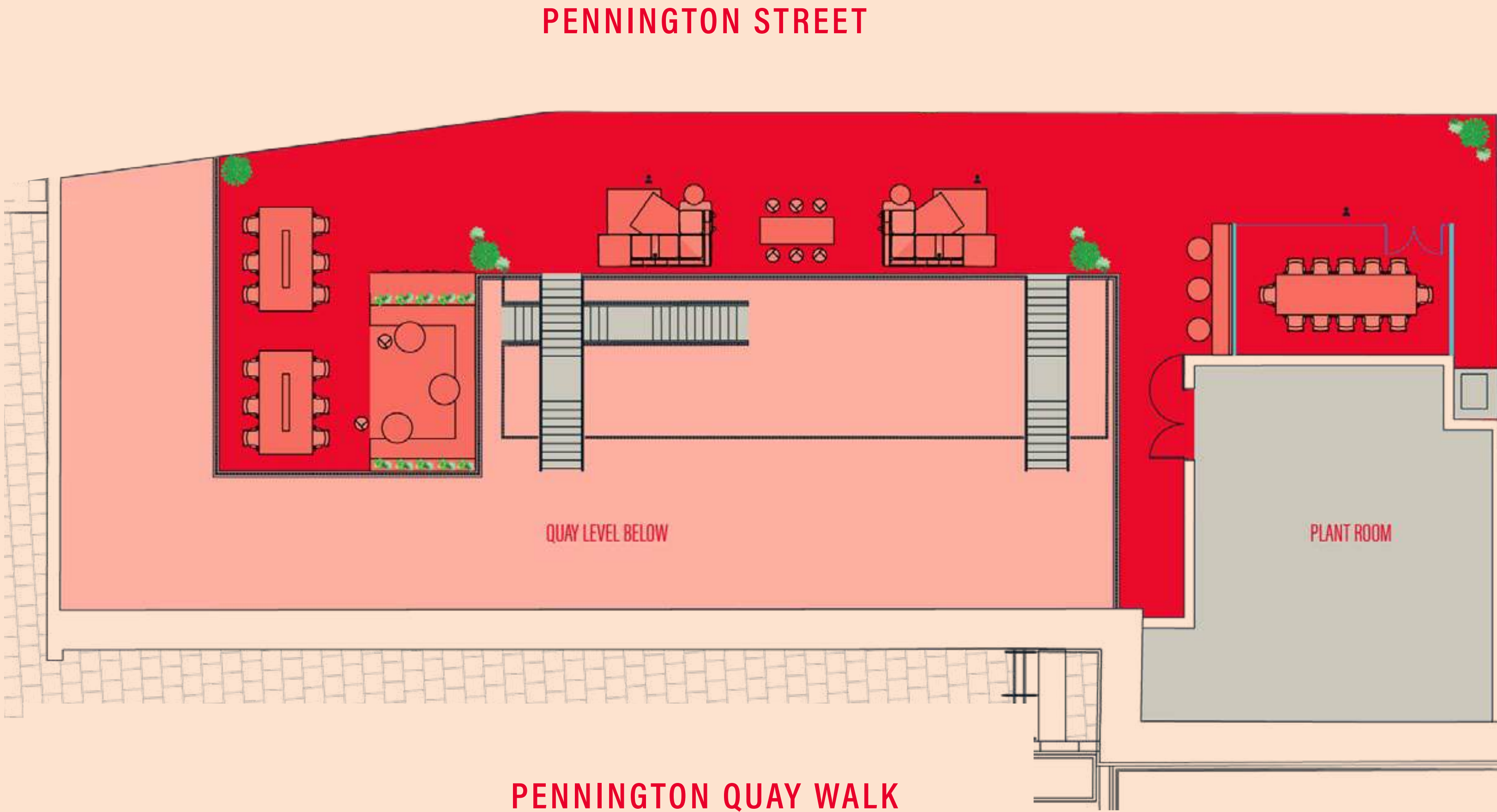
PENNINGTON QUAY WALK

THE SILK STORE



LEVEL 1
(INDICATIVE LAYOUT)
2,799 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.

An aerial night photograph of London, showing the River Thames, the London Eye, the Shard, and the city skyline. A specific area of modern buildings in the Docklands is highlighted with a pink outline. The text 'PENNINGTON ST WAREHOUSE' is overlaid in large white letters, with 'LONDON DOCK E1' in smaller letters below it.

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

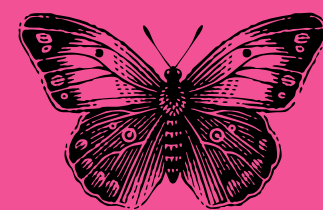
- | | | | | | |
|---|-------------------|----|------------------------|----|---------------------------|
| 1 | Motherdough Pizza | 10 | Fatto o Mano | 19 | The Running Horse |
| 2 | Urban Baristas | 11 | Honest Burger | 20 | Il Bacino |
| 3 | Wapping Sourdough | 12 | White Mulberries | 21 | Urban Baristas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



7.5 ACRES OF OPEN SPACE



BARS & RESTAURANTS WITHIN WALKING DISTANCE



**TOWER HAMLET
CARBON NEUTRAL BY 2025**

LOCAL OCCUPIERS



Gensler



Handelsbanken



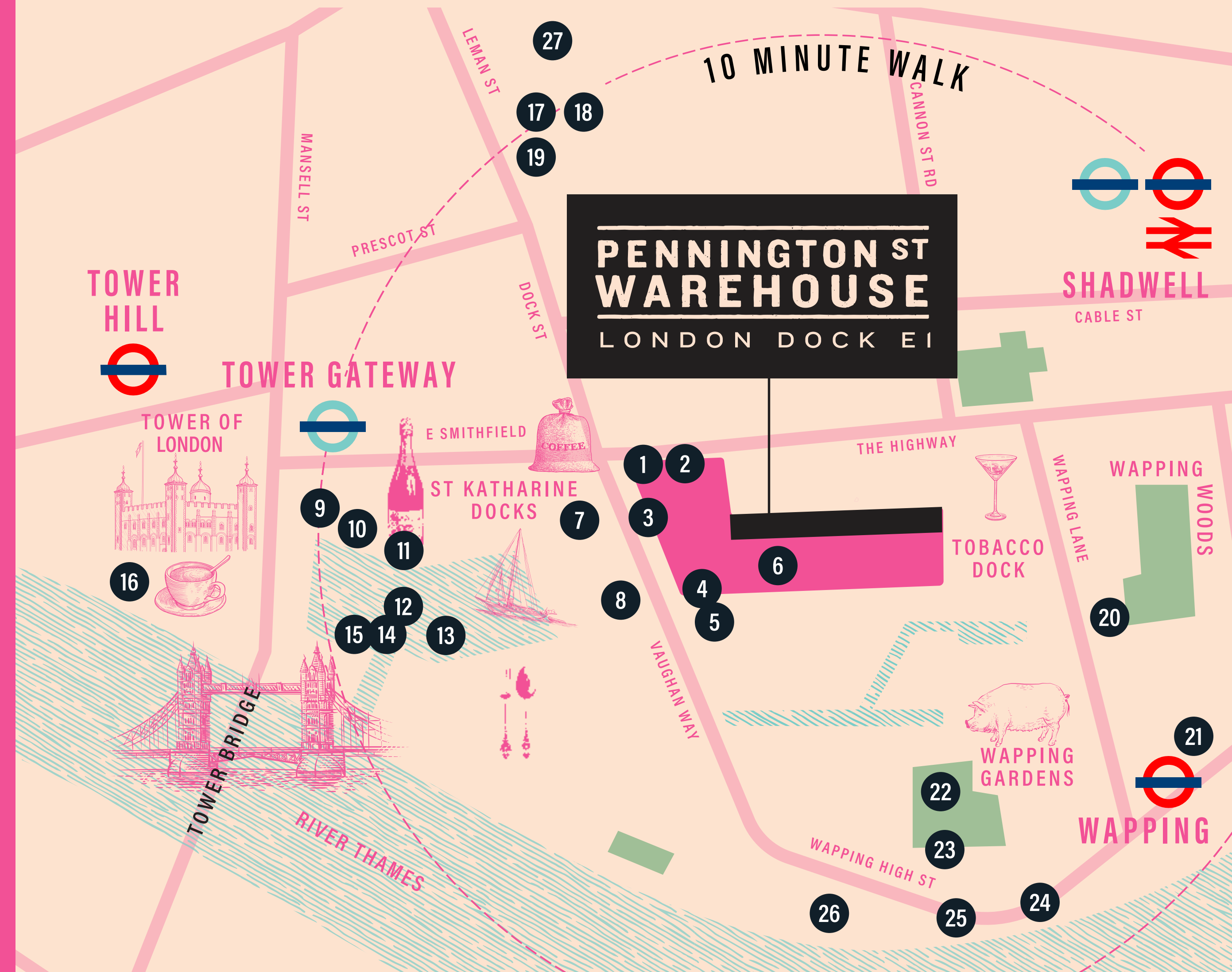
THALES

M  MAZARS

novum.^{ip}

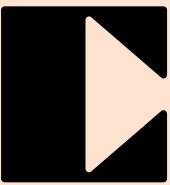


Ipsos MORI





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

NEWMARK

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

Compton and Newmark on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Compton or Newmark has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract, July 2025