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.

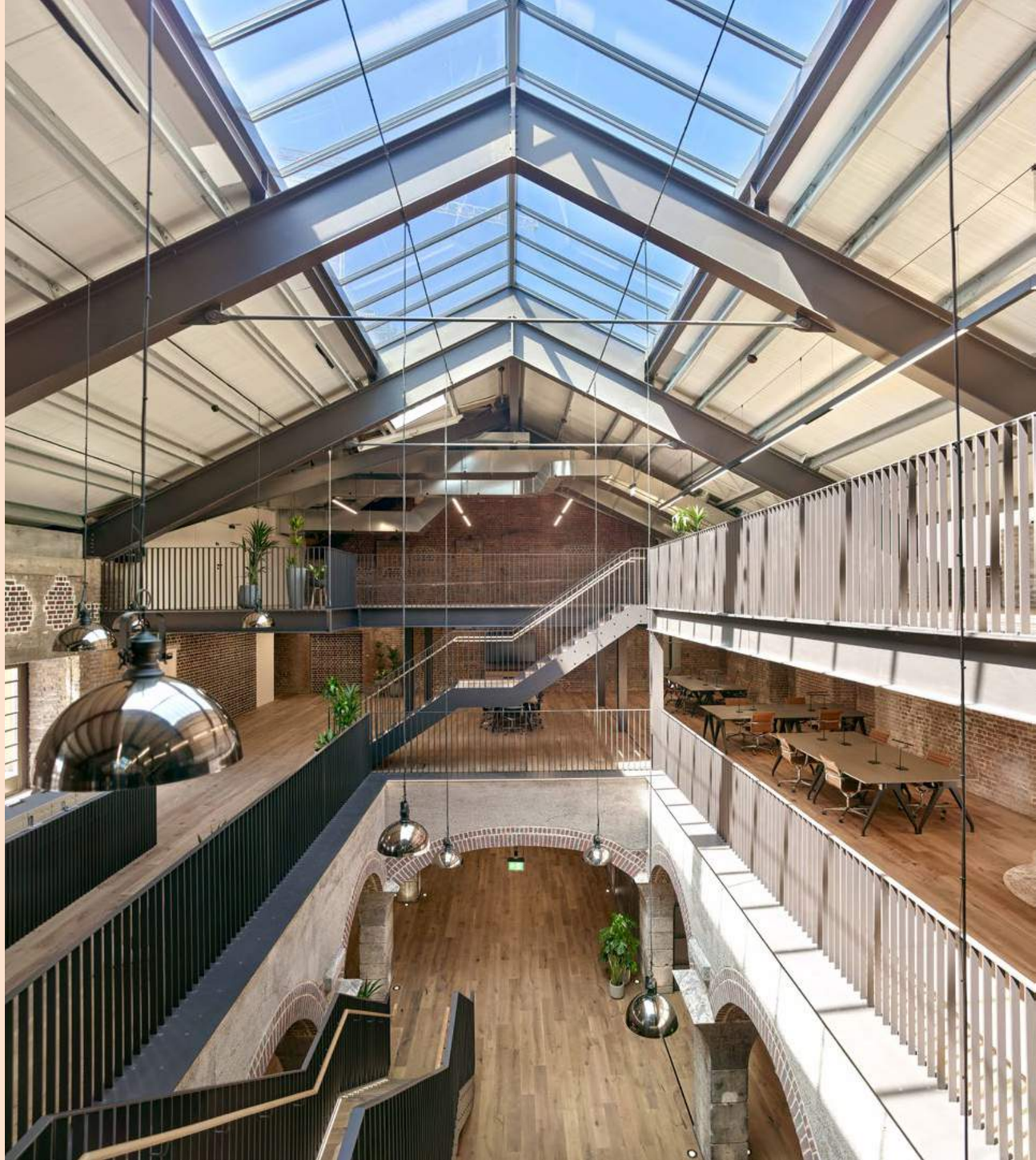
12,486 SQ FT*	THE WINE YARD **FULLY FITTED** **AVAILABLE IMMEDIATELY**
13,421 SQ FT	THE SILK STORE **SHELL/CORE AVAILABLE** **FOR BESPOKE FITOUT**
12,185 SQ FT*	THE ROPE STORE **AVAILABLE 2026**
12,745 SQ FT*	THE BRANDY STORE **AVAILABLE 2026**
53,142 SQ FT*	**TOTAL ACROSS ALL 4 UNITS** *Total size of consented schemes

LIGHT-FLOODED SPACES

RESTORED WITH PRECISION

SPECTACULAR TERRACES

GRADE II LISTED



PENNINGTON ST E 1

A PART OF
LONDON DOCK

1 / MOTHER DOUGH

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

THE ESTATE MAP

1 / STARRY MART
2 / MOTHER DOUGH

4 / WAPPING SOURDOUGH

5 / SLURP NOODLE

3 / G'DAY FROM URBAN BARISTA

6 / CHAMPAGNE ROUTE

7 / CLUB PILATES

8 / CROSSFIT

CAFÉS &

13,421 SQ FT*

THE SILK STORE
SHELL/CORE AVAILABLE FOR BESPOKE FITOUT
*Total size of consented schemes

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**

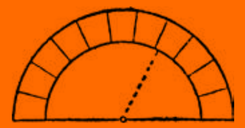
FULLY FITTED
AVAILABLE IMMEDIATELY

TOTAL AREA

12,486 SQ FT

LIGHT & AIRY
OPENING ROOFLIGHTS

SUSPENDED
LIGHTING



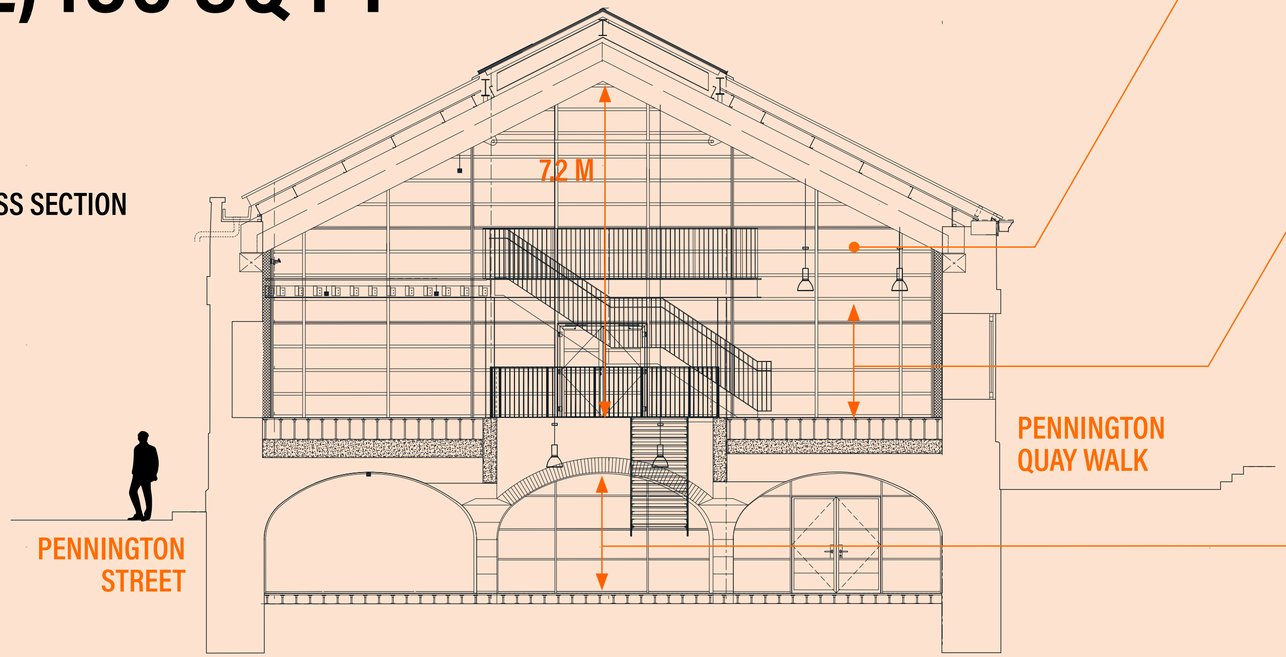
OUSTANDING
ARCHWAYS

FULLY FITTED
IN STYLE

THE WINE YARD

TOTAL AREA
12,486 SQ FT

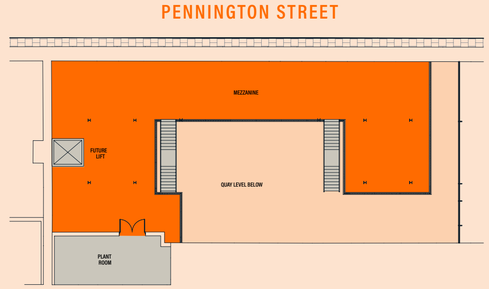
CROSS SECTION



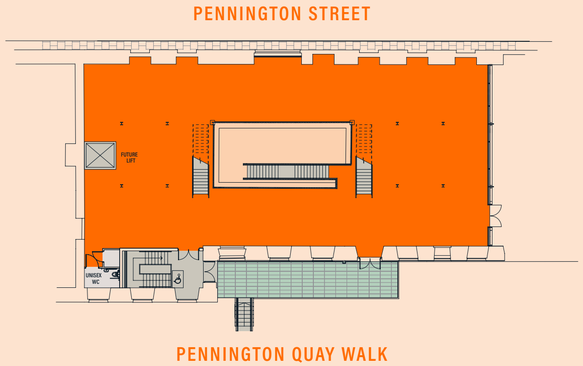
Due to the historic nature of the warehouse, variations across dimensions are expected, therefore these are approximate.

FLOOR PLANS

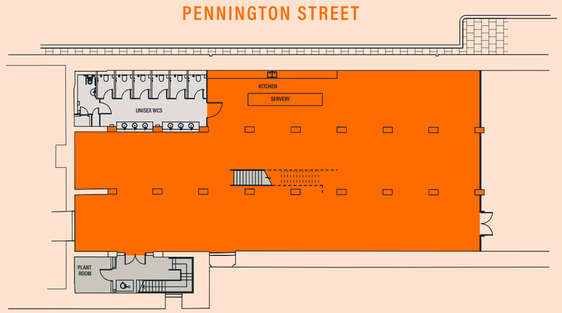
LEVEL 1
2, 852 sq ft
SEE LARGER PLAN



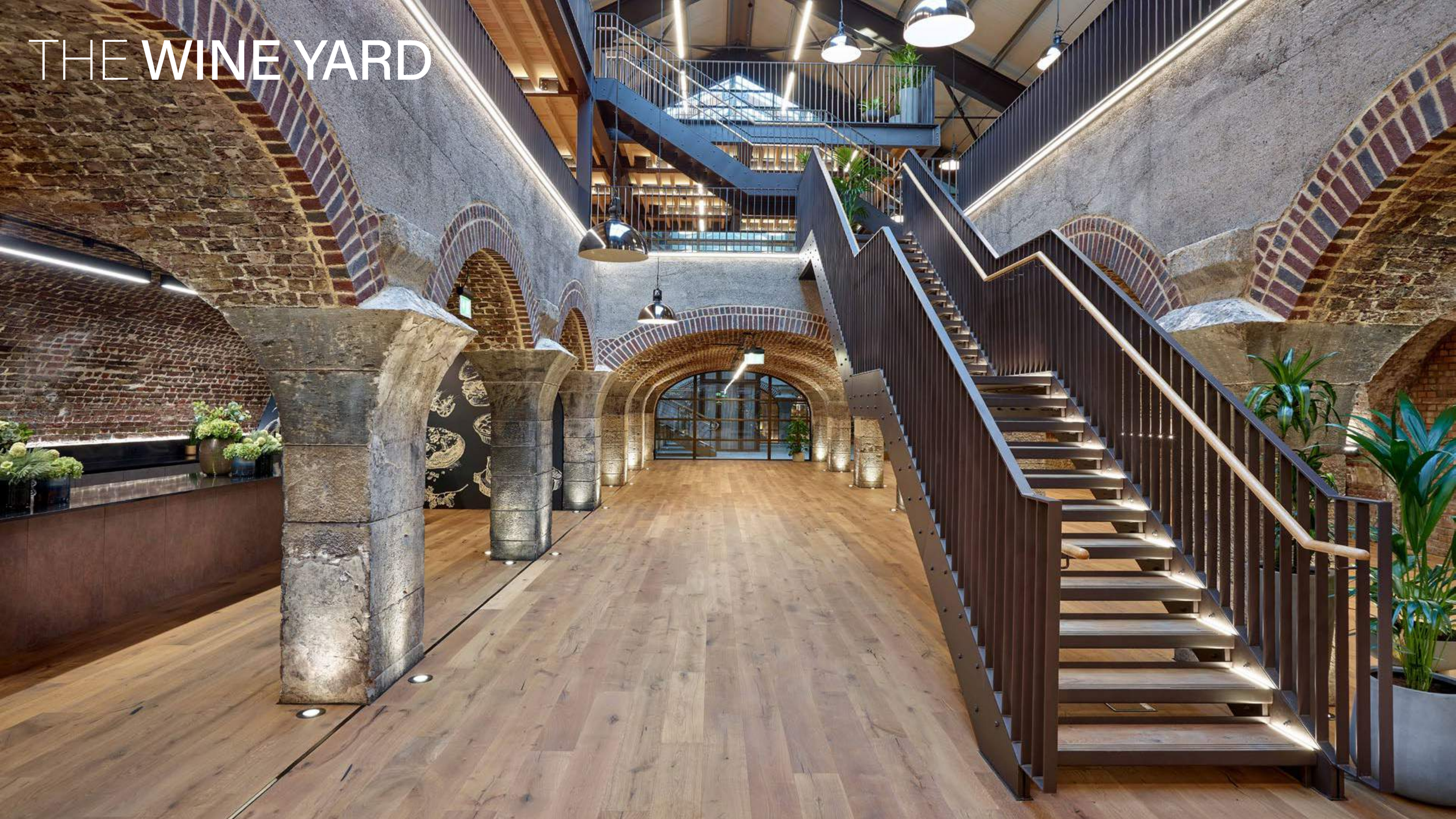
QUAY WALK LEVEL
4,779 sq ft
2.6M
SEE LARGER PLAN



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



THE **WINE YARD**



THE **WINE YARD**

THE WINE YARD

THE SILK STORE

CONSENTED FIT OUT SCHEME

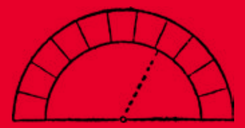
TOTAL AREA

13,421 SQ FT

Available in shell/core subject to planning

LIGHT & AIRY OPENING ROOFLIGHTS

SUSPENDED LIGHTING



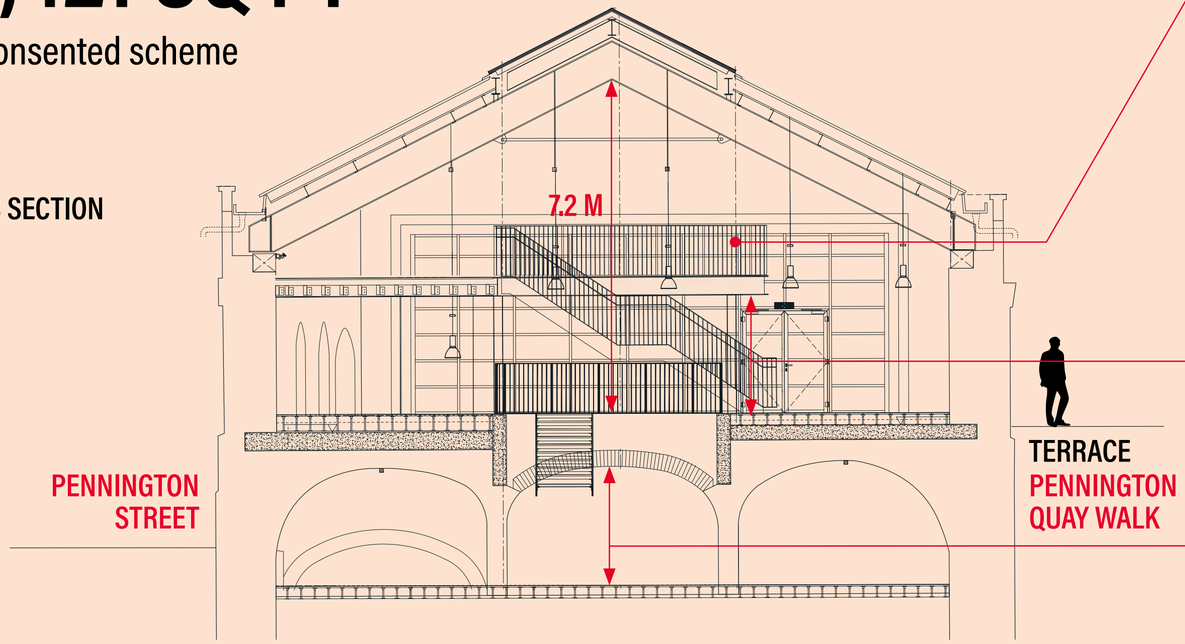
OUSTANDING ARCHWAYS

READY TO BESPOKE

THE SILK STORE

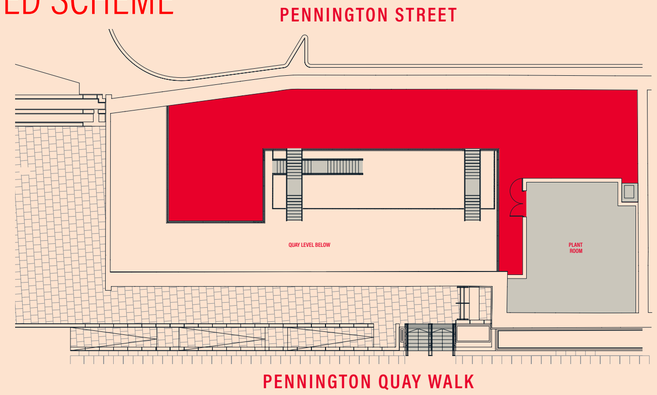
TOTAL AREA
13,421 SQ FT*
*of consented scheme

CROSS SECTION

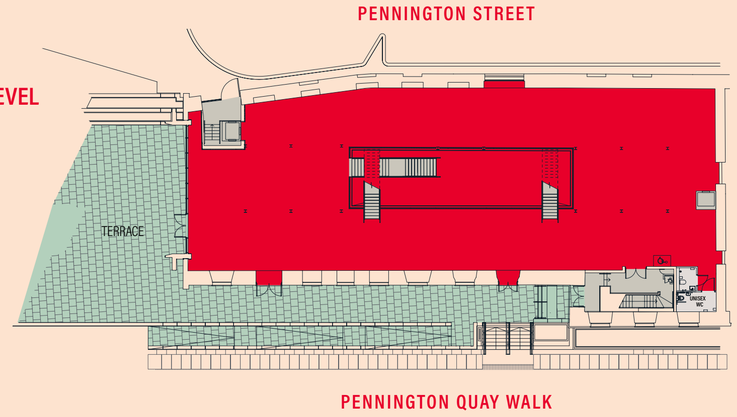


FLOOR PLANS
FOR CONSENTED SCHEME

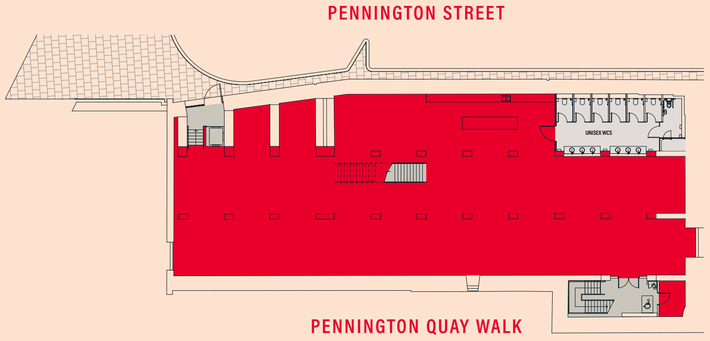
LEVEL 1
2, 799 sq ft



QUAY WALK LEVEL
5,673 sq ft
↕ 2.6M



GROUND LEVEL
5,651 sq ft
↕ 2.5M



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.

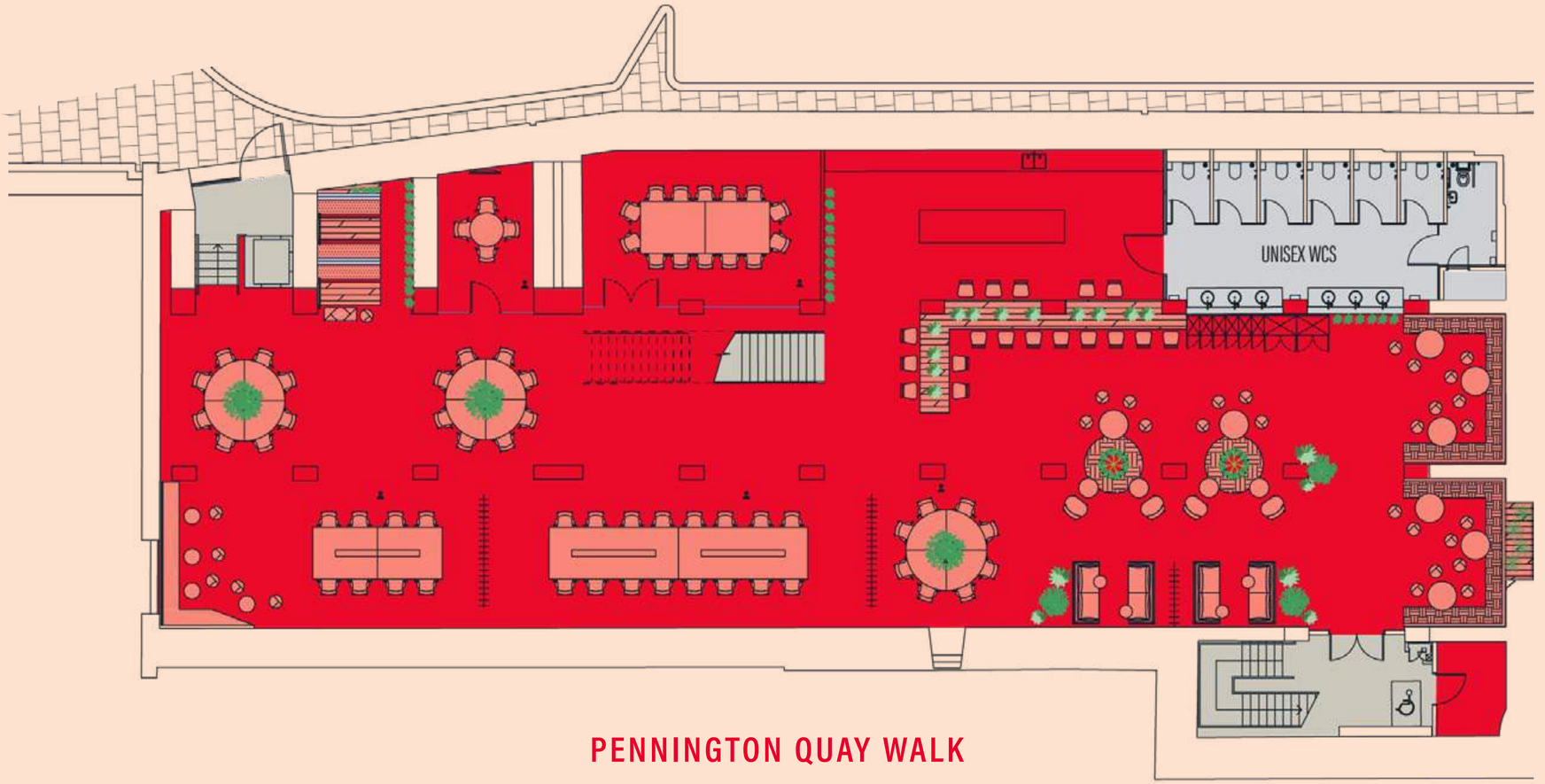
THE SILK STORE

Current shell and core condition available subject to planning

THE **SILK STORE**

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



KEY

OFFICES

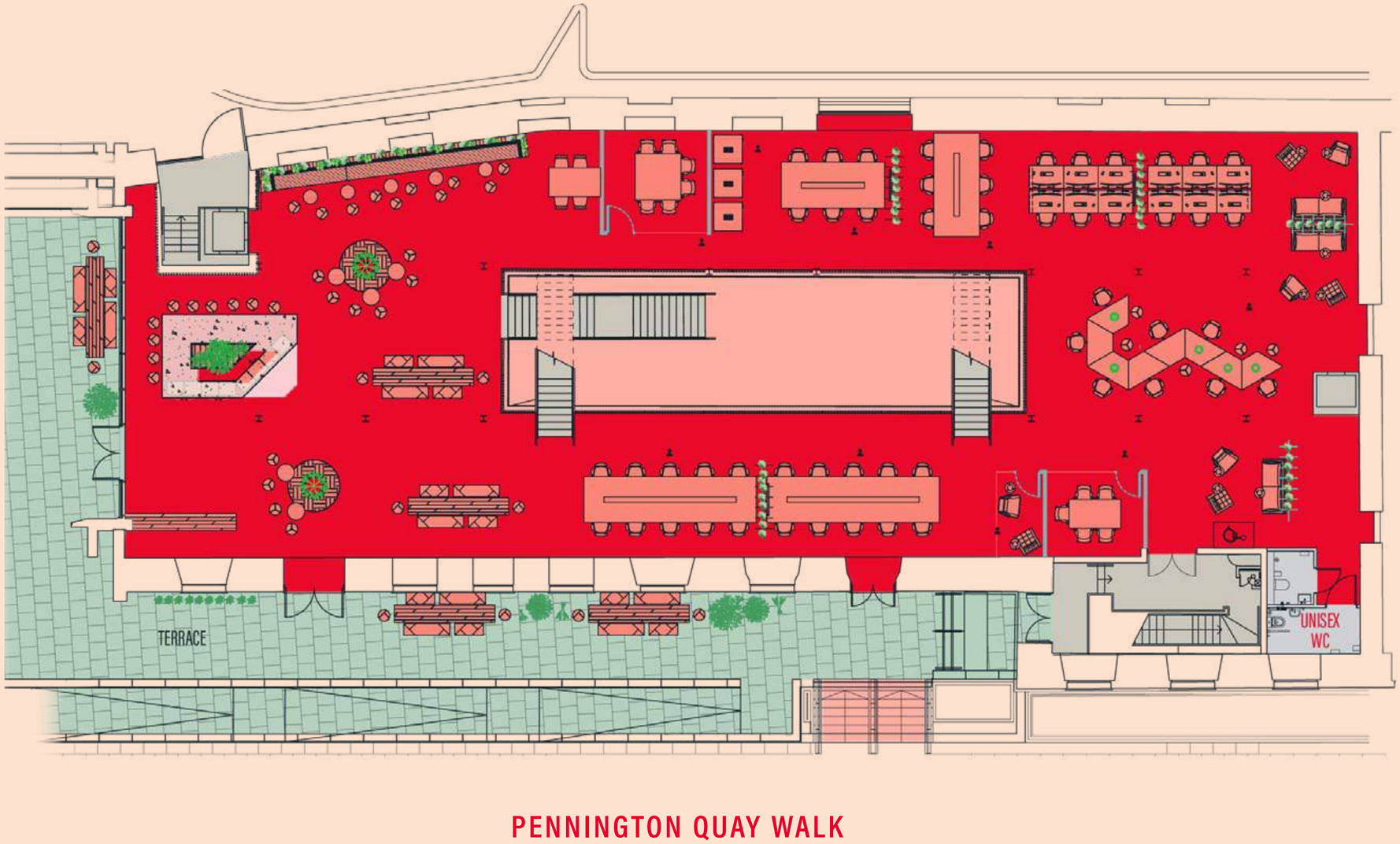
LIFTS

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**

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



KEY

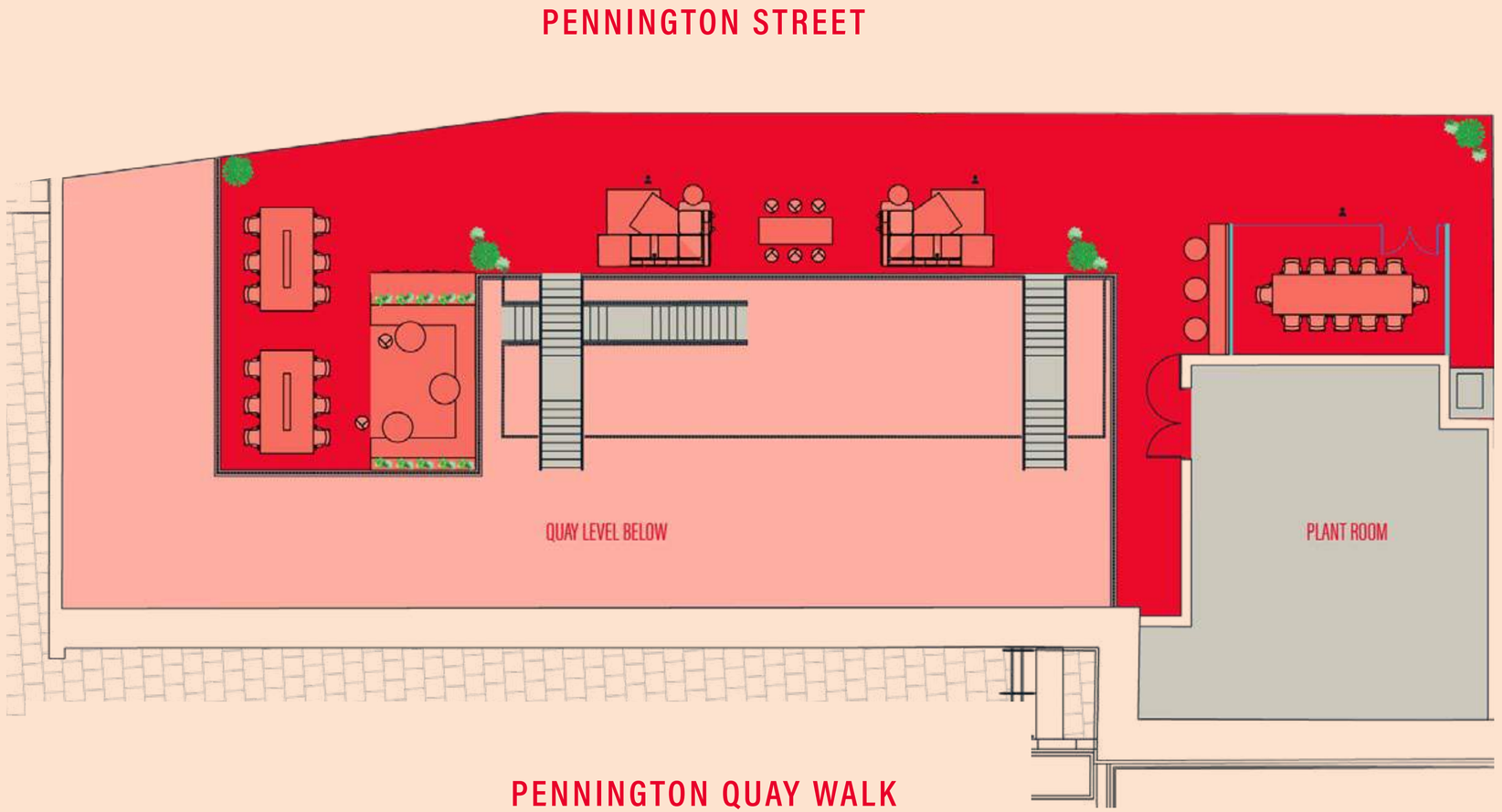
- OFFICES
- EXTERNAL TERRACE
- LIFTS

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.

THE **SILK STORE**

LEVEL 1
(INDICATIVE LAYOUT)
2,852 sq ft

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

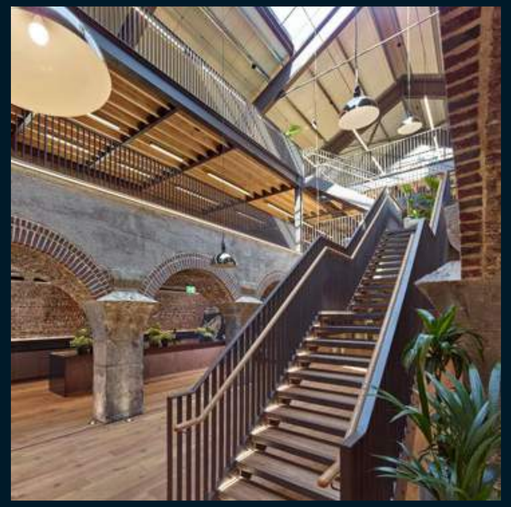


KEY

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 walls[1].
- 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 Walk[4]. 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 landings[2]. 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 m^2, 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 m^2, provided within the plant room located at level one[3].

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

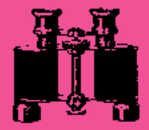
YOUR 10-MIN NEIGHBOURHOOD

WALKING DISTANCES

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

1. Motherdough Pizza
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

7.5 ACRES
OF OPEN SPACE

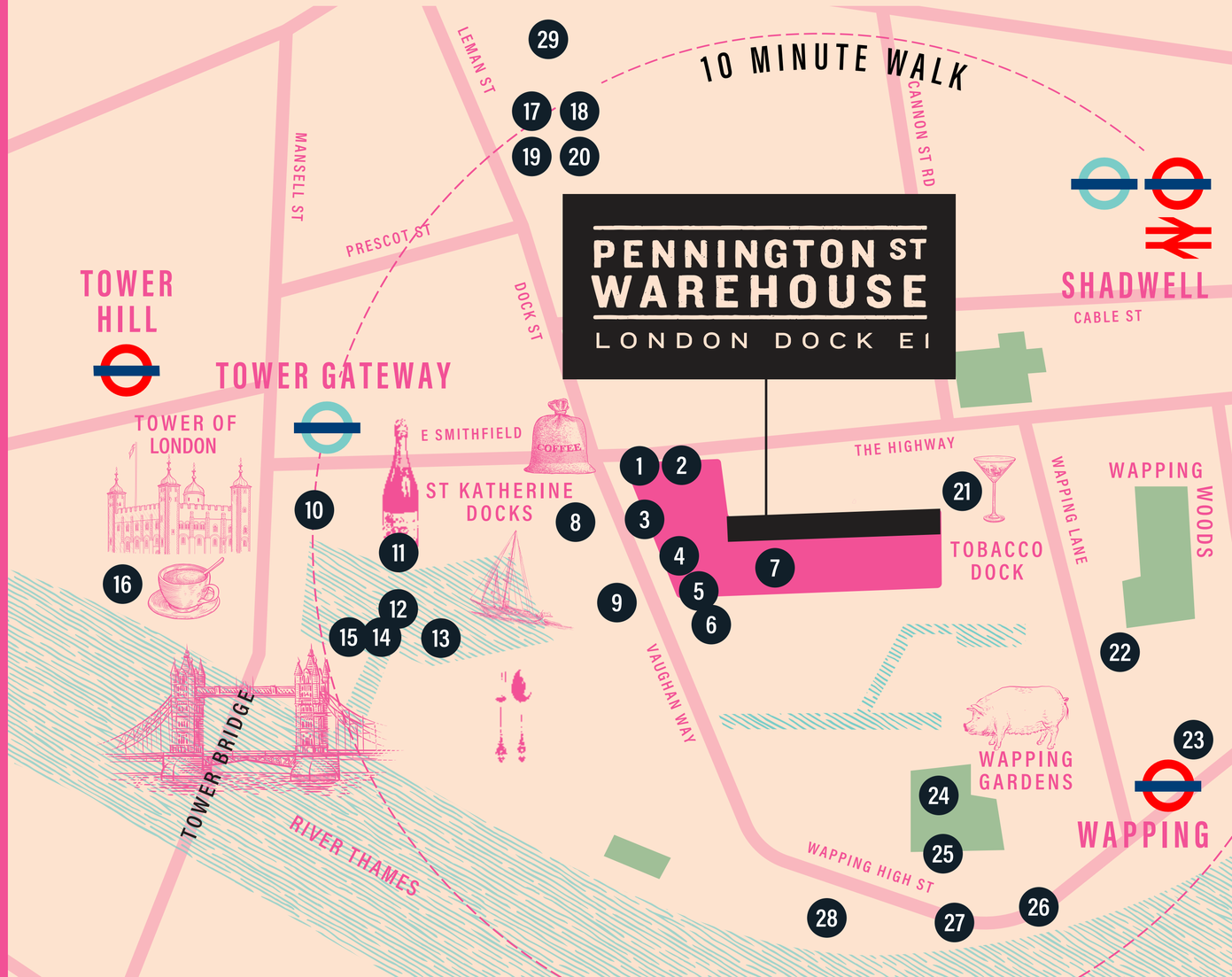


BARS & RESTAURANTS
WITHIN WALKING DISTANCE

TOWER HAMLET
CARBON NEUTRAL BY 2025

LOCAL OCCUPIERS

jtp · Gensler · SITECORE · Handelsbanken · RPC
AWIN · THALES · unispace · Clarksons · Cm · MAZARS
sky · novum ip · MUSTO · Ipsos MORI · wework · BMT



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