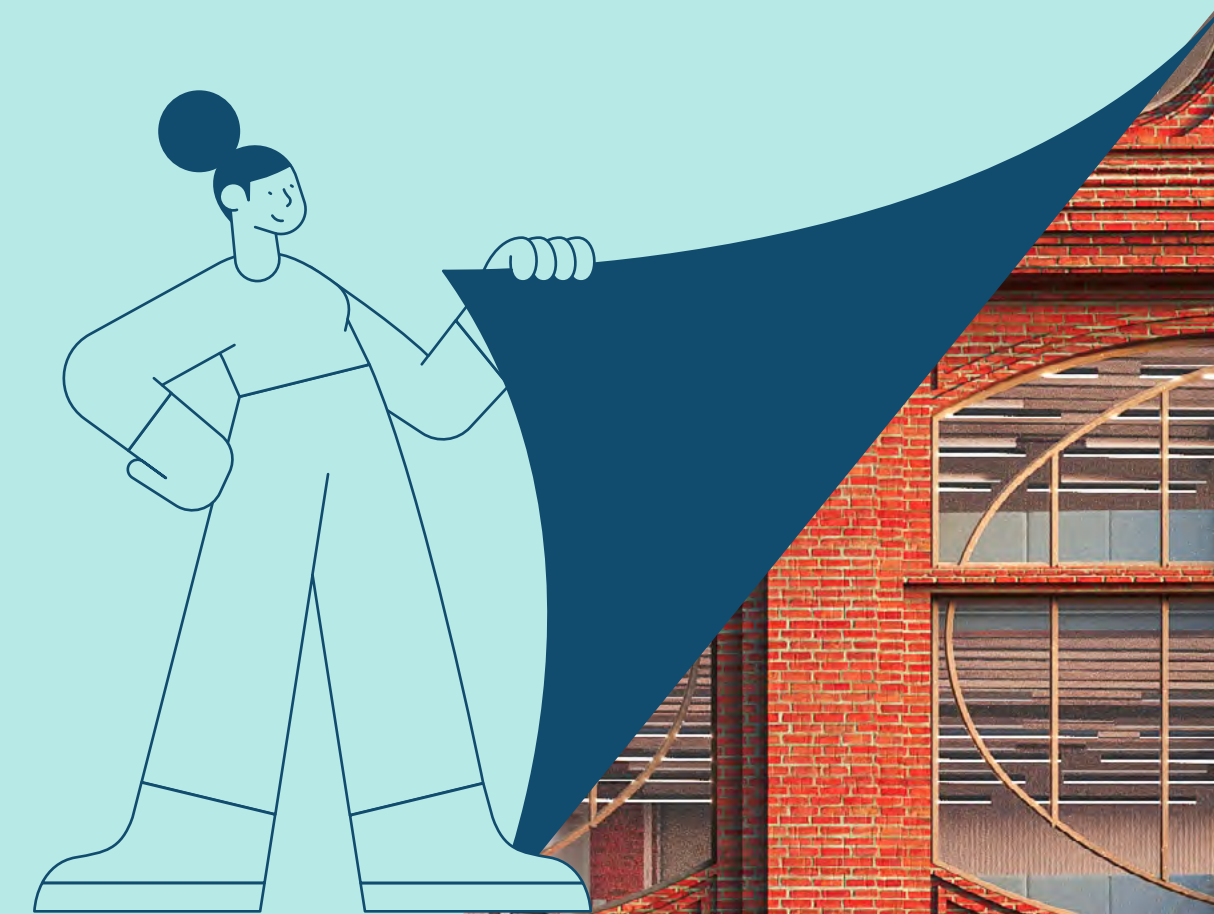


GREYCOAT STORES

SW1

70,000 sq ft of re-invented, experiential workspace launching Summer 2023

10 GREYCOAT PLACE, LONDON SW1



Contents

01

**BUILDING
OVERVIEW**

02

NEIGHBOURHOOD

03

**HERITAGE OF
GREYCOAT STORES**

04

THE DETAILS

05

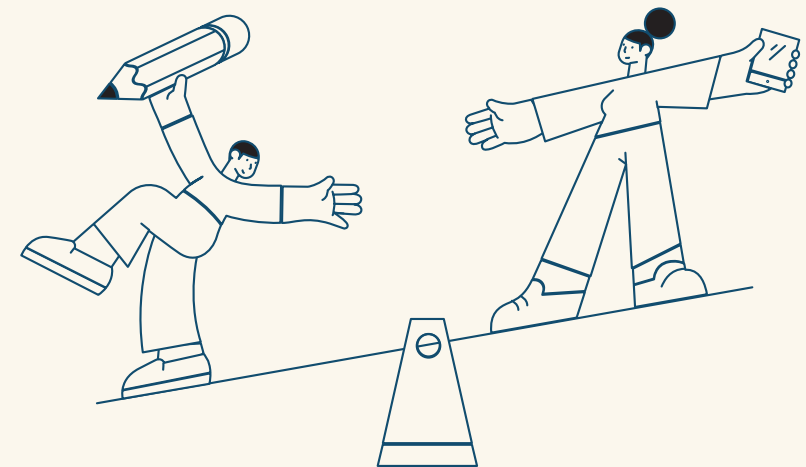
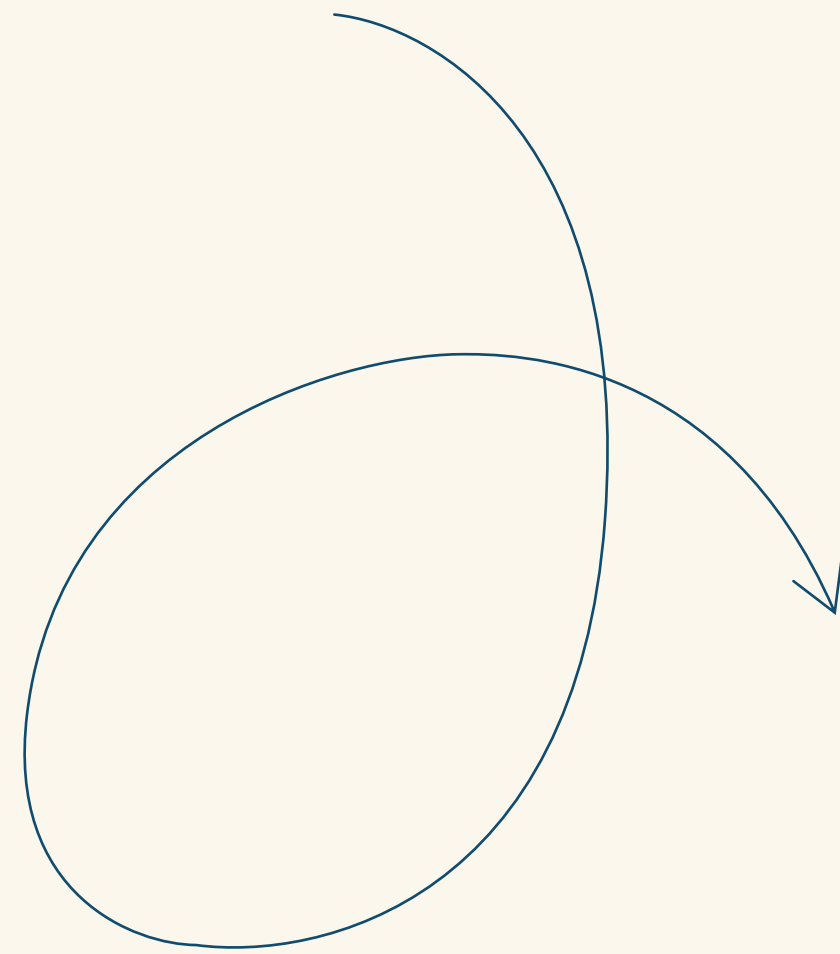
**SPECIFICATION
& ACCREDITATIONS**

06

SUSTAINABILITY

07

**AMENITIES
& WELLNESS**

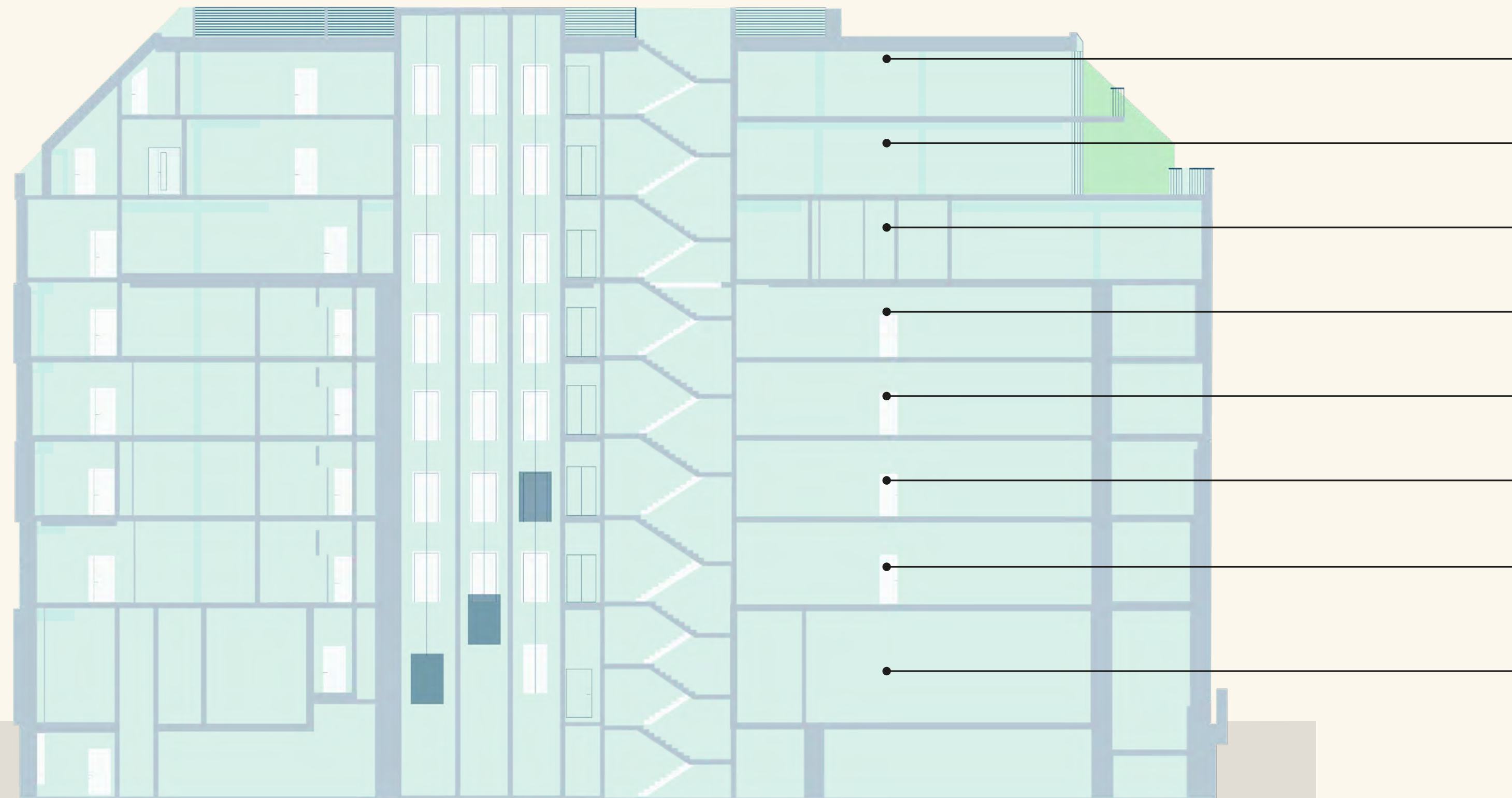




Building overview

Presenting 70,000 sq ft of reimagined workspace, spread across eight floors with terraces on the top two floors. Greycoat Stores will also offer a variety of amenities including an onsite café, restaurant and gym. The remodelling of the existing building

designed by SPPARC architects will see the original Victorian warehouse celebrated, restored and reimagined, with the addition of the sixth and seventh floors creating two striking new floors with private terraces.



FLOOR	SQ FT	SQ M	TERRACE
Seventh	5,142	478	194 sq ft
Sixth	7,923	736	581 sq ft
Fifth	11,328	1,052	
Fourth	10,850	1,008	
Third	10,719	996	
Second	10,637	988	
First	10,508	976	
Ground Reception	2,038 1,055	189 98	
Total	70,200	6,521	775 sq ft

*Subject to final measurement on completion



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 always 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)

NEIGHBOURHOOD



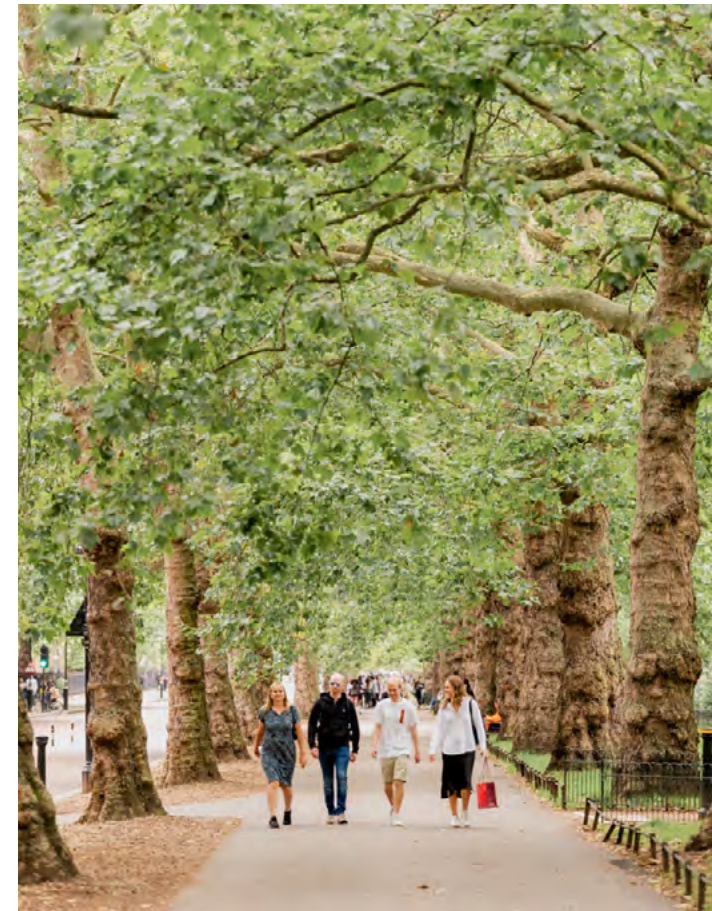
Chez Antoinette - (3 min walk)



Gymbox - (4 min walk)



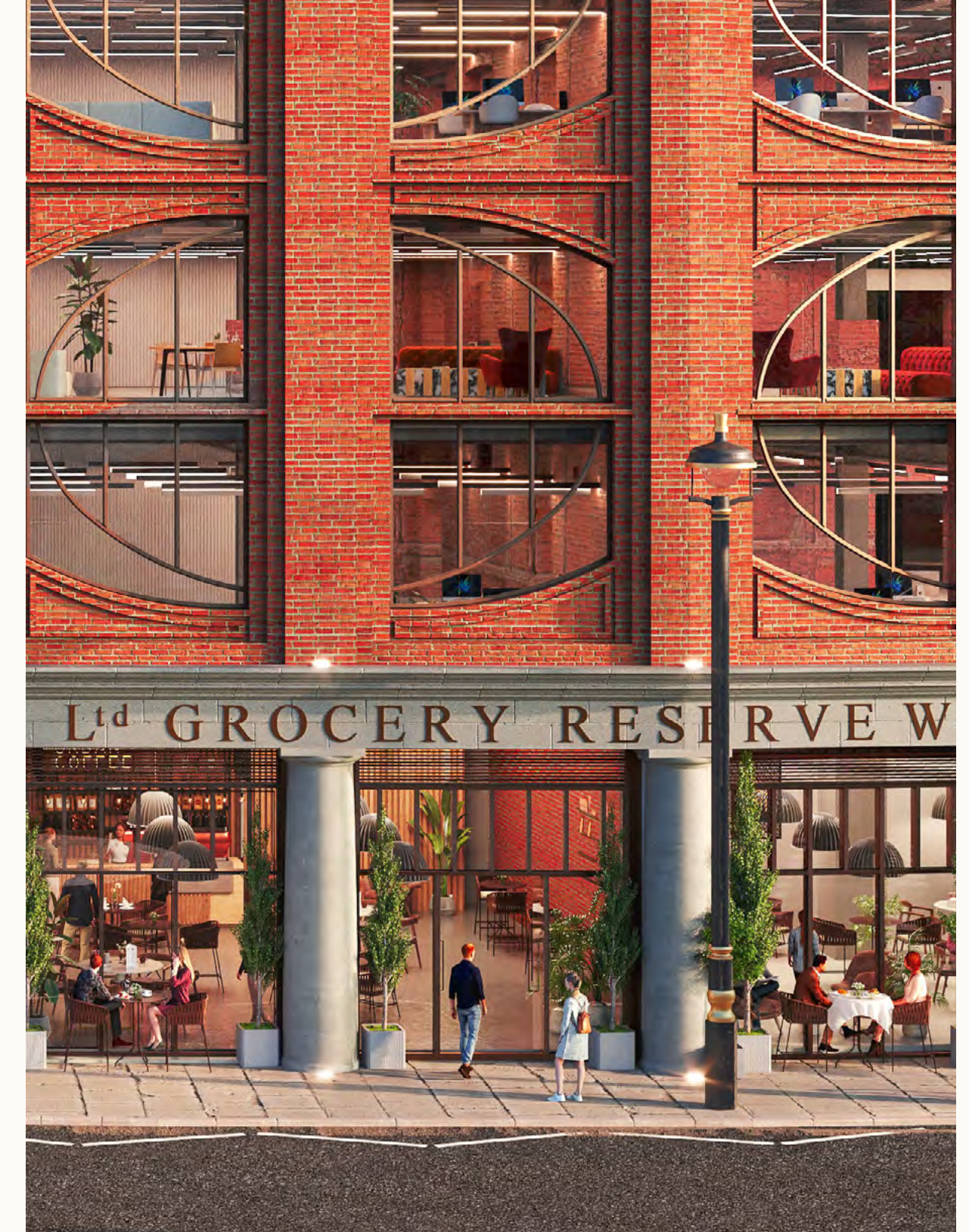
Strutton Ground Market - (2 min walk)



St James's Park - (9 min walk)



Chucs - (15 min walk)



A vibrant new addition to the neighborhood.

Greycoat Stores is designed to bring new energy to the local area, and the mixed-use, commercially-led scheme promises to become a vibrant social hub. With a retail unit, gym and restaurant spaces at street level, this will be a welcome new addition to the neighbourhood.

EAT.SHOP.DO.

1. Cardinal Place Shopping Centre
2. 1Rebel
3. Victoria Place
4. Eccleston Yards
5. Strutton Ground Market
6. GAIL'S Pimlico
7. Hermanos Colombian Coffee Roasters
8. Black Sheep Coffee
9. The Ivy
10. Bone Daddies
11. Pizza Pilgrims
12. Flight Club
13. Gymbox
14. Barrys Bootcamp
15. Hotpod Yoga
16. Chez Antoinette
17. Urban Greens
18. Formative Coffee
19. Flat Cap Coffee
20. Ravello Coffee Co.
21. Coffee Republic
22. Sophie's Cupcake Factory
23. Ted Baker Grooming Room
24. Buckingham Palace
25. Big Ben
26. Houses of Parliament
27. Westminster Cathedral
28. Honi Poke

PARKS/OPEN SPACE

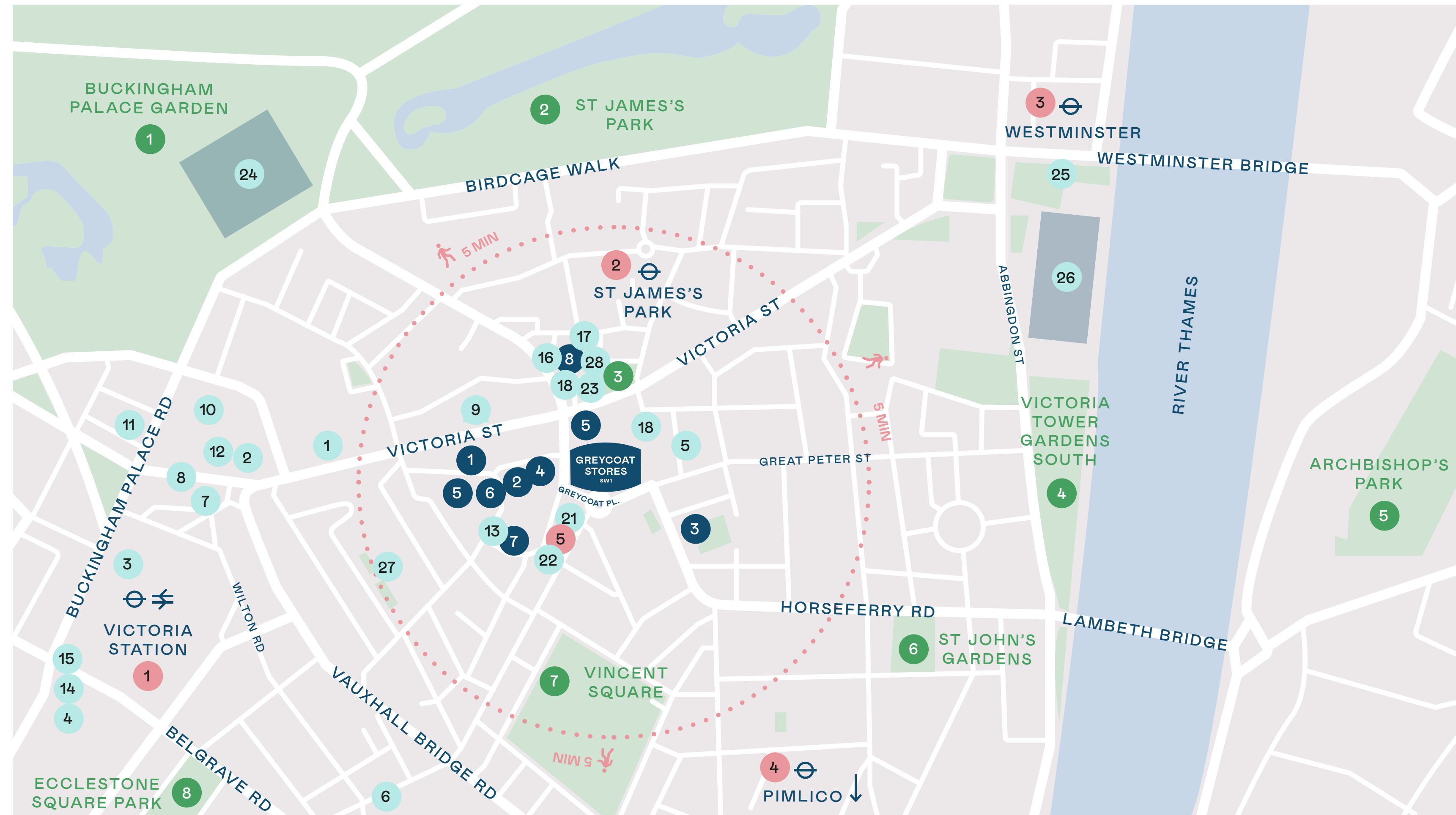
1. Buckingham Palace Garden
2. St James's Park
3. Christchurch Gardens
4. Victoria Tower Gardens
5. Archbishop's Park
6. St John's Gardens
7. Vincent Square
8. Ecclestone Square Park

NEIGHBOURS

1. Tom Ford
2. Giorgio Armani
3. C4
4. Orsted Energy
5. WA Communications
6. 1508 London
7. Darling Associates
8. Buckingham Green: Rolls Royce

TRANSPORT

1. Victoria station (9 min)
2. St James's Park (4 min)
3. Westminster (11 min)
4. Pimlico (13 min)
5. Santander Cycles bay (1 min)





Heritage

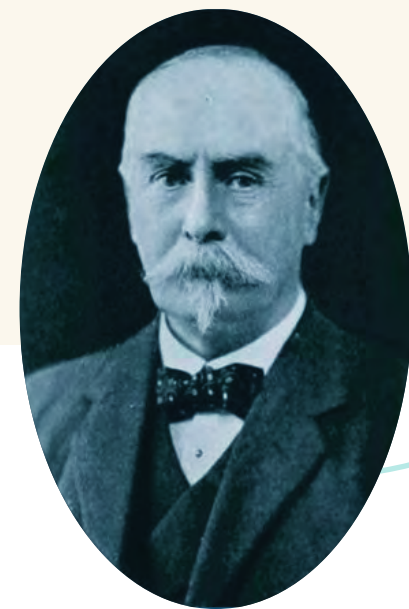
WHERE THE PAST GREETSS THE FUTURE



Revealing the history. Rewriting the future.

Greycoat Stores is a historic warehouse building, which will be reimagined and reconfigured as a cutting-edge modern workspace. Designed to honour the past while pioneering the future, it will be a place with a powerful connection to its unique heritage, yet with its eyes fixed firmly on the horizon.

Greycoat Stores was built for The Army and Navy Co-operative Society.



Originally designed in the 1870s by renowned architect Sir Reginald Blomfield



Serving as a grocery warehouse for their nearby trading premises on Victoria Street, it was part of a warehouse complex that shaped the intrinsic character of Westminster's townscape.



Retaining the character. Exposing the features.

With its fine brickwork and distinctive attic windows, the original building was a classic example of late Victorian warehouse architecture. Now undergoing a sensitive refurbishment, the building's distinctive features will be retained and restored. From exposed steel beams to uncovered brickwork, the past will be present in this remarkable update of London's industrial heritage.



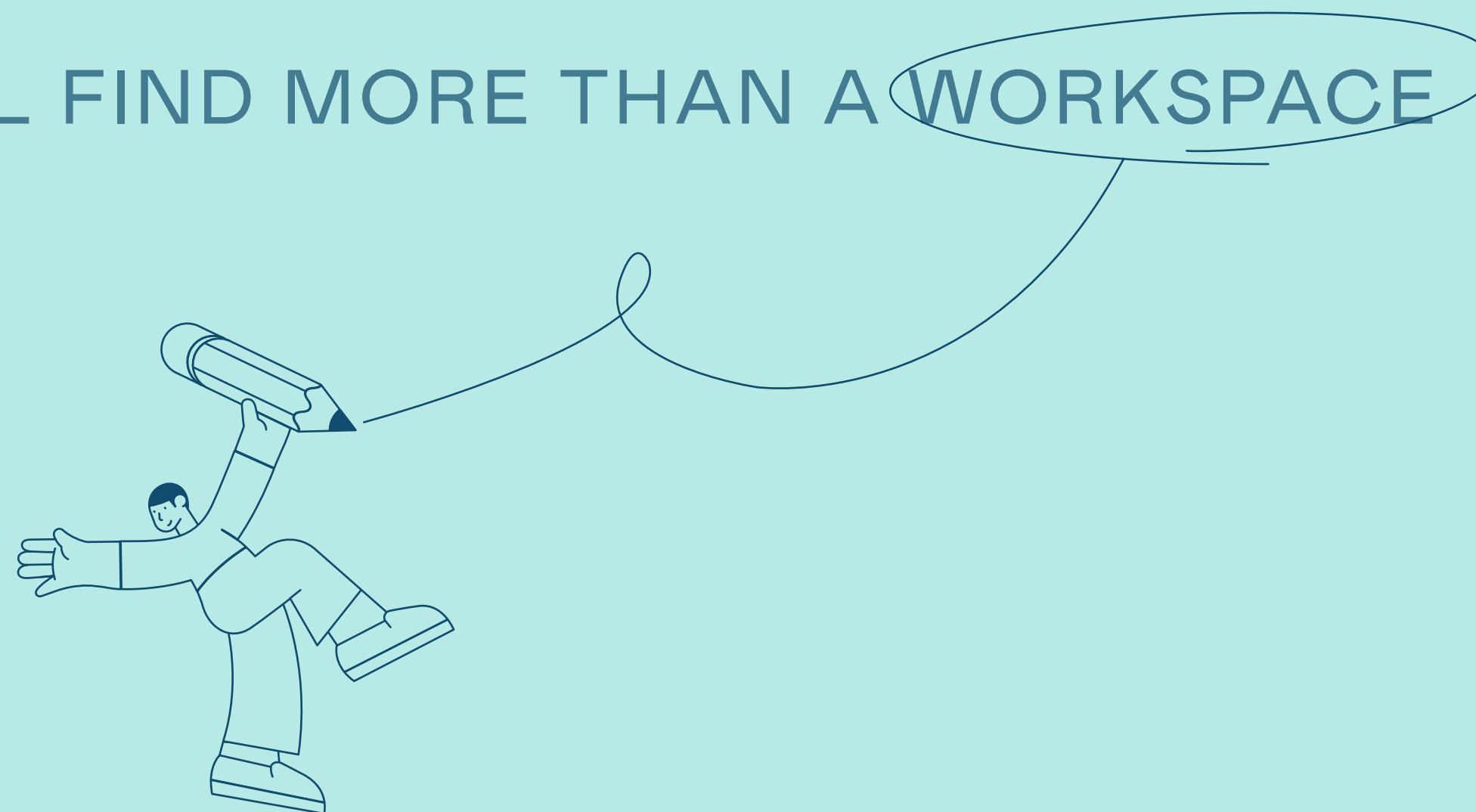
SECOND FLOOR (CGI for indicative purposes only)





The details

WHERE YOU'LL FIND MORE THAN A **WORKSPACE**





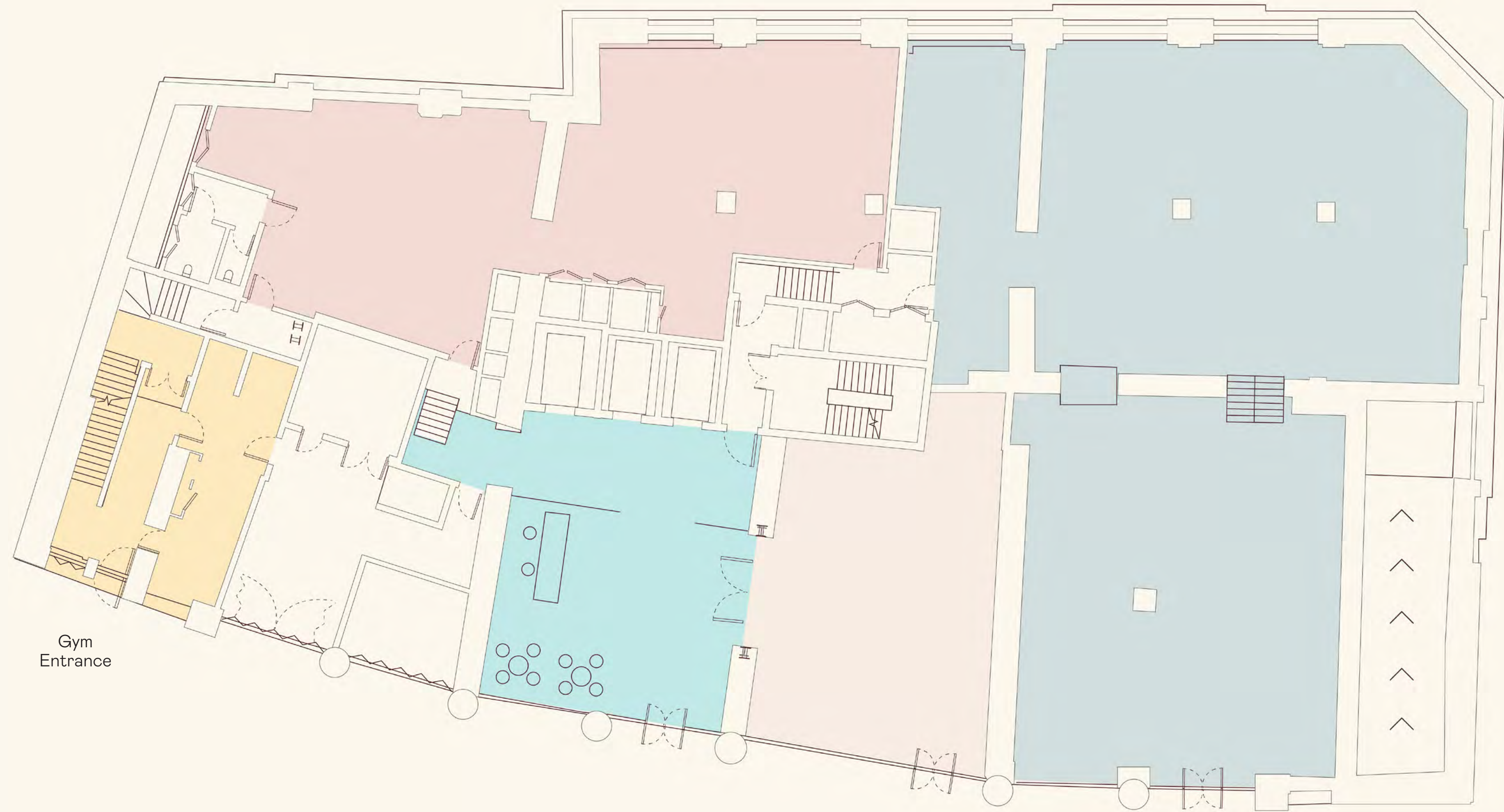
Greycoat Stores is built for modern working, and the addition of the sixth and seventh floors has been carefully designed to harmonise with the existing structure. Large floorplates, generous ceiling heights, abundant natural light and the very latest technological infrastructure offer a workplace that today's businesses require.

SIXTH FLOOR (CGI for indicative purposes only)




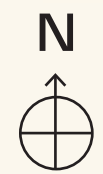
W/C FACILITIES (CGI for indicative purposes only)






Ground Floor



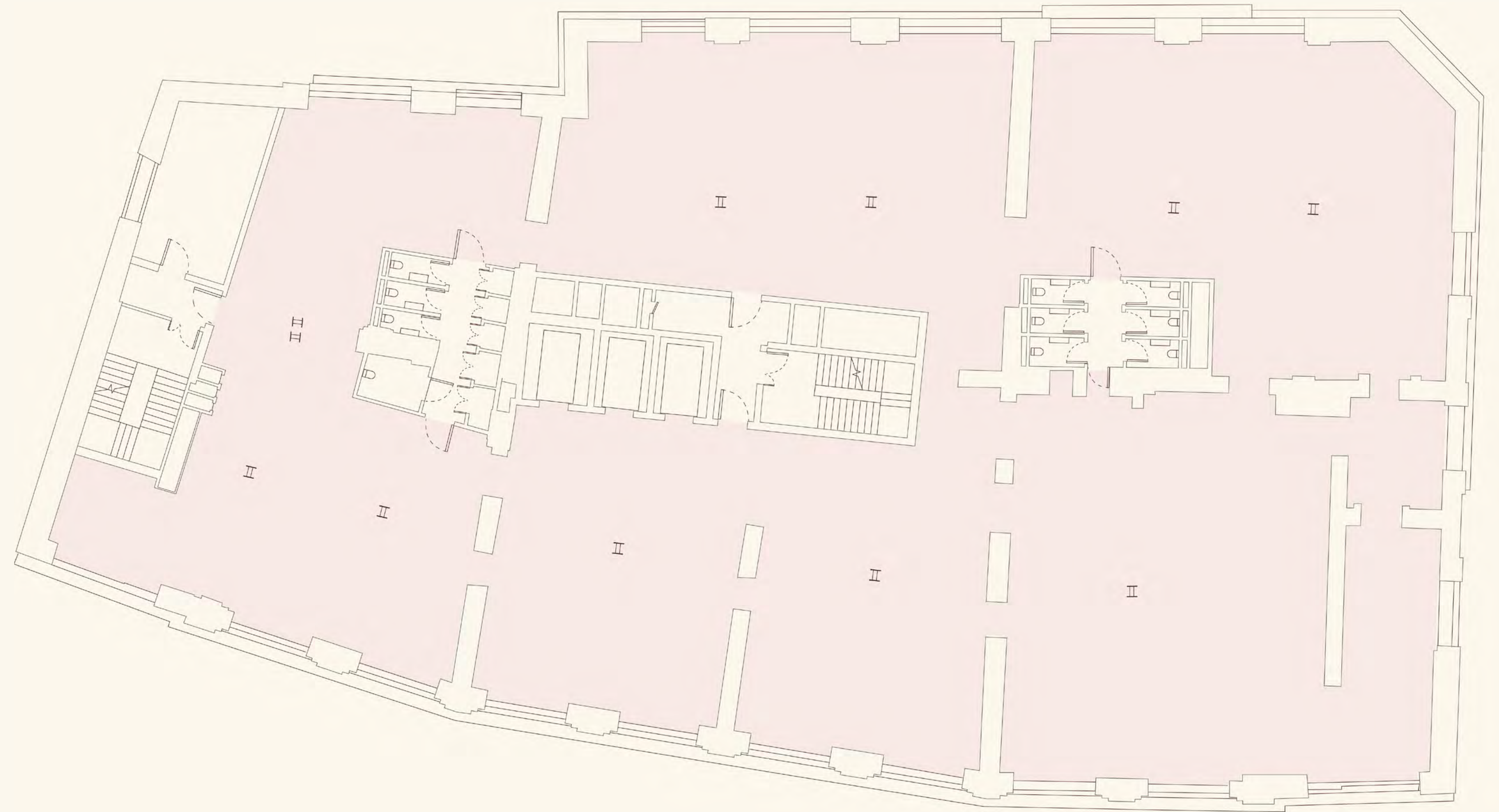
Gym
Entrance

Entrance ramp
to cycle park 



	OFFICE SPACE	2,038 sq ft
	RECEPTION	1,055 sq ft
	CAFÉ	1,147 sq ft
	RESTAURANT	4,344 sq ft
	GYM RECEPTION	491 sq ft

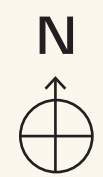
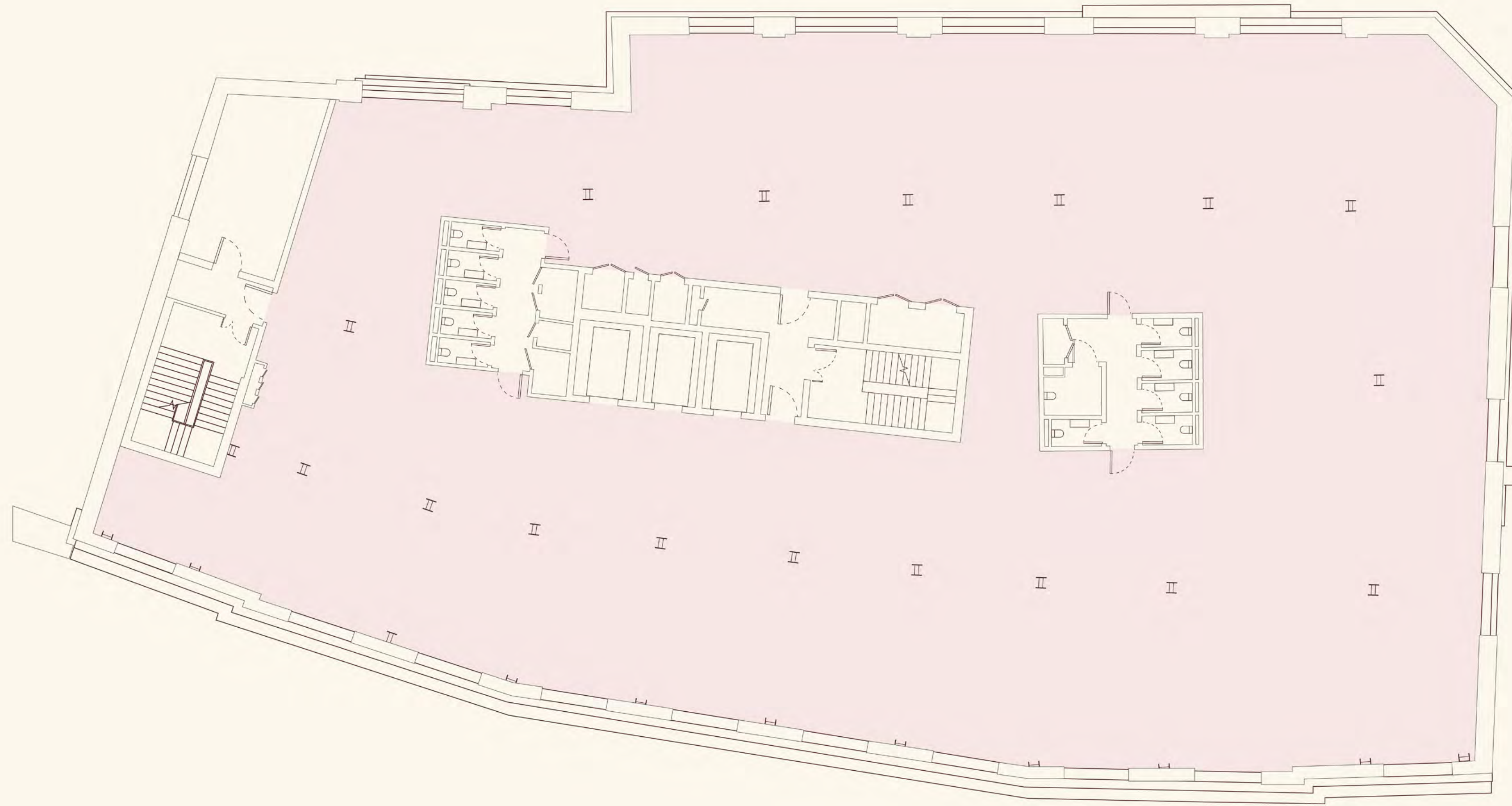
Typical Floor 1-4



○ OFFICE SPACE 10,508 – 10,850 sq ft

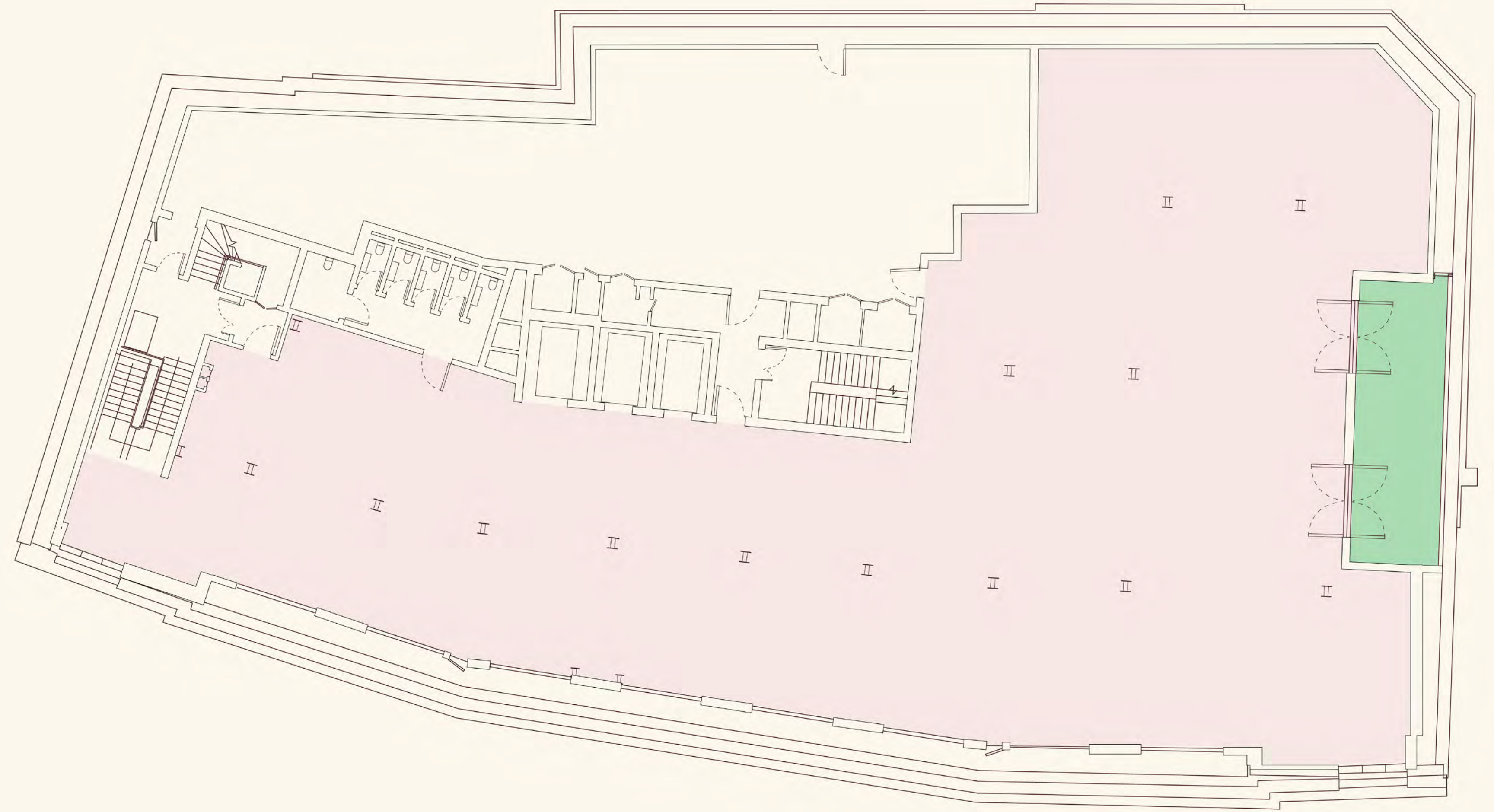


Floor 5



○ OFFICE SPACE 11,328 sq ft

Floor 6

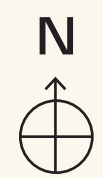
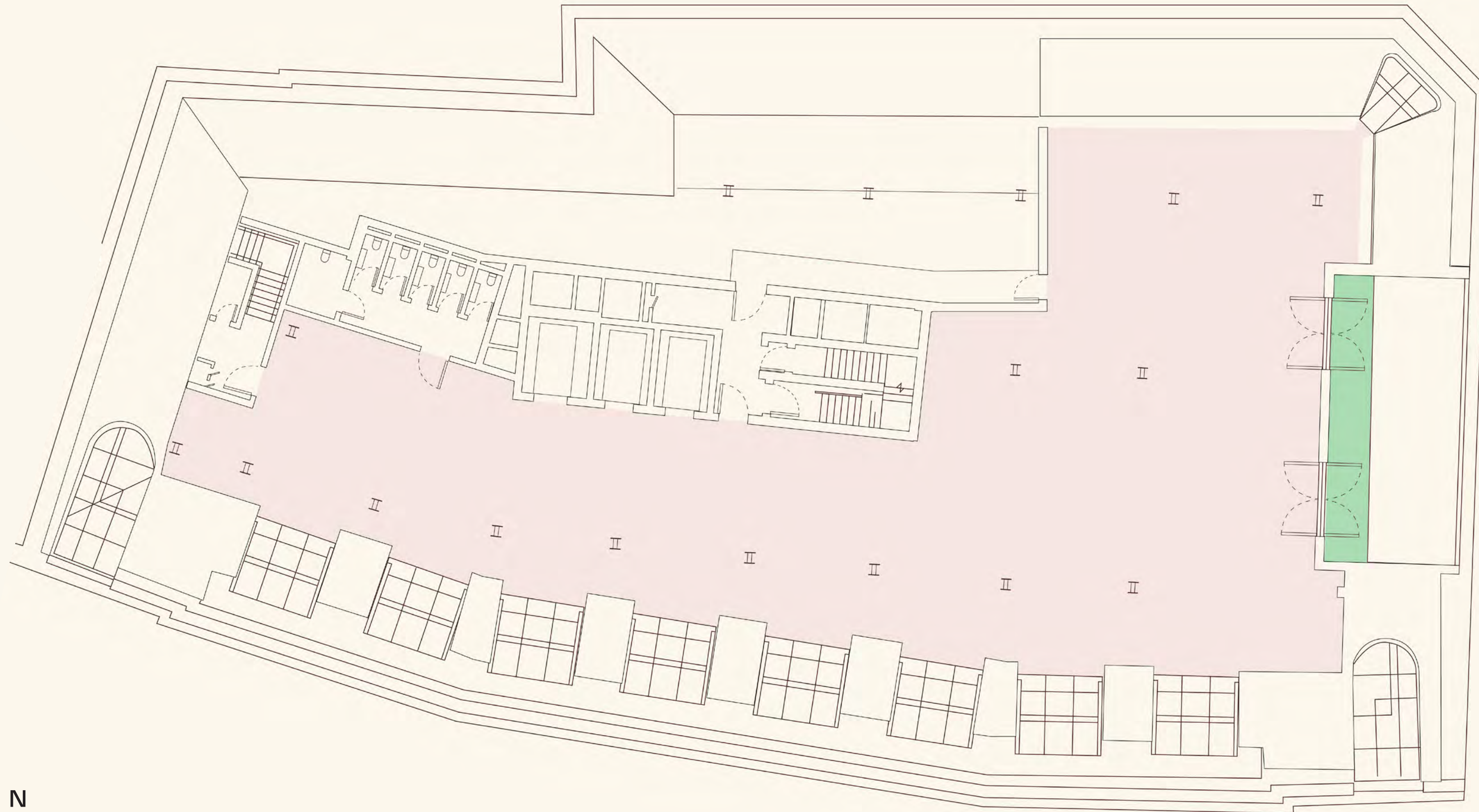


OFFICE SPACE 7,923 sq ft

TERRACE 581 sq ft

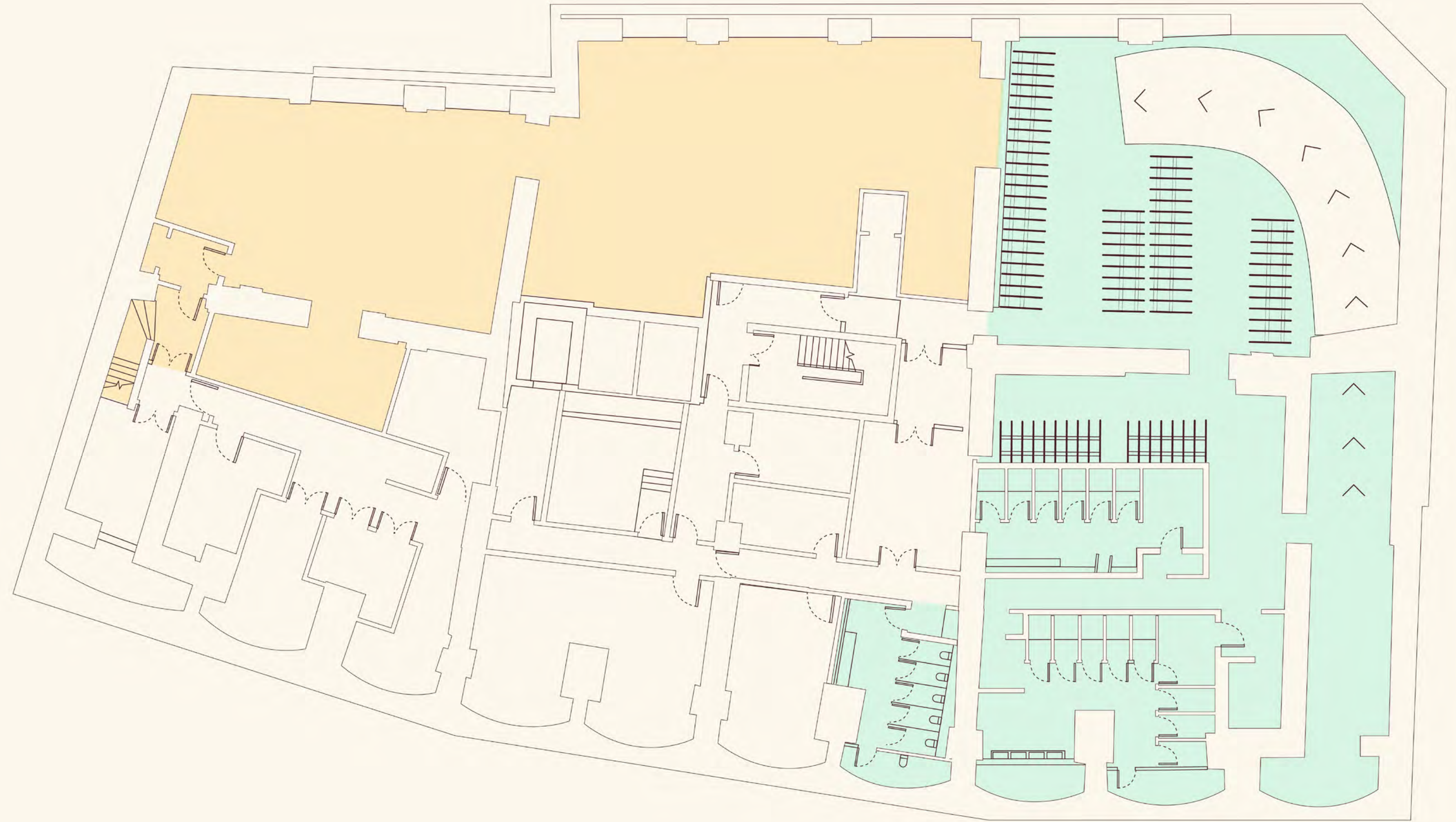


Floor 7



○	OFFICE SPACE	5,142 sq ft
●	TERRACE	194 sq ft

Basement



● GYM	3,154 sq ft
● CYCLE SPACES	190
● SHOWERS	15
● LOCKERS	200



Space plan: Typical floor 1-4



ACCOMMODATION SCHEDULE	NO. OF SPACES
DESKS	101
MEETING SPACES	9
KITCHEN	1
COLLABORATION AREA	1

Space plan: Floor 6



ACCOMMODATION SCHEDULE	NO. OF SPACES
DESKS	70
MEETING SPACES	8
KITCHEN	1
COLLABORATION AREA	1

Space plan: Floor 7



ACCOMMODATION SCHEDULE	NO. OF SPACES
MEETING SPACES	7
KITCHEN	1
COLLABORATION AREA	2



Specification & accreditations

Summary specification

- + Large, lateral floorplates
- + Superb natural daylight
- + Genuine original warehouse features
- + Private terraces with panoramic views overlooking Westminster
- + Generous floor to ceiling heights (2.6m-3.3m)
- + Brown roof to support environmental values
- + Dedicated cycle ramp from street level
- + 3 passenger lifts
- + Ready to go fibre connectivity
- + Hybrid VRF Systems with openable windows

Accreditation

Check out our target accreditations:



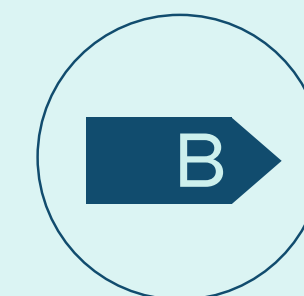
BREEAM Excellent



WiredScored Platinum



Well Pre-Certification



EPC B Rating



Cycle facilities including 190 cycle spaces, 200 lockers and 15 showers



Sustainability

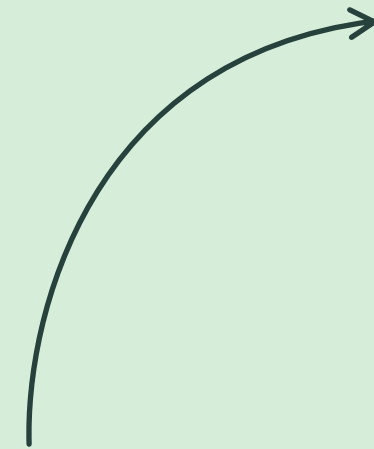
WHERE DESIGN COMES WITH A CONSCIENCE



“Greycoat Stores is sustainable by its very nature, its the reuse and re-imagination of a Victorian warehouse building including its structure”



Trevor Morris,
Principal at SPPARC



Compared with a new build, Greycoat Stores achieves a total carbon saving of 105 CO2 per m2 by repurposing the existing building structure and reducing waste in the demolition process



BUILDING FACADE (CGI for indicative purposes only)

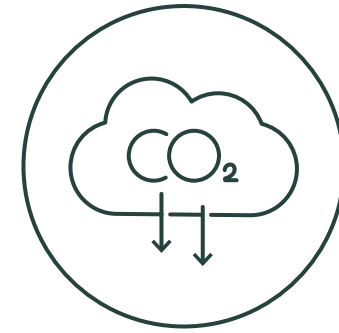
Carefully remodelled. Sustainably developed.

The embodied carbon within the current design scheme equates to **a total carbon saving of 105CO2 per m2** and a **50% carbon reduction compared to a rebuild**. This environmental saving is equivalent to:

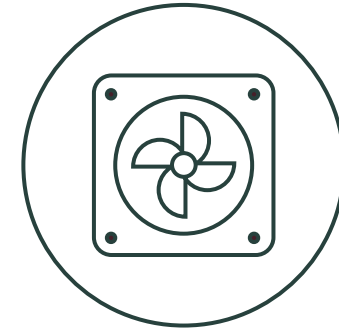
1,837 one-way flights from London to New York

919 people's consumption of meat, dairy and beer for 1 year

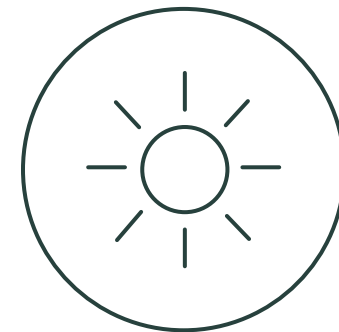
505 family cars running for 1 year



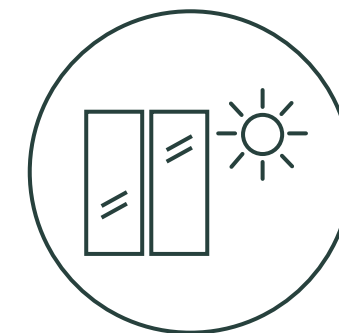
ENERGY SAVING proposed for the development will create a **54.81% reduction in CO2 emissions**



HYBRID VRF SYSTEMS will deliver cooling and heating to the building creating a number of energy efficiencies



MAXIMISING NATURAL LIGHT with floor to ceiling glazing will minimise the need for artificial light



HIGH PERFORMANCE GLAZING will replace existing windows and openings to minimise heat loss and prevent over heating.



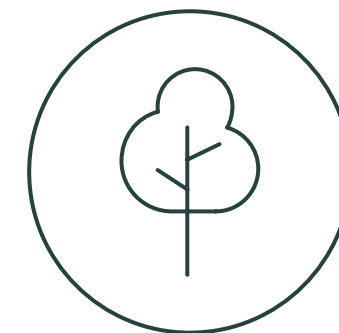
Greycoat Stores targets **BREEAM EXCELLENT** meaning it is in the top 10% of UK new non-domestic buildings



MINIMISING WASTE created by demolition and construction through the reuse of existing resources and materials



ENERGY EFFICIENT LIGHT FITTINGS AND CONTROLS will maximise the performance of artificial lighting.

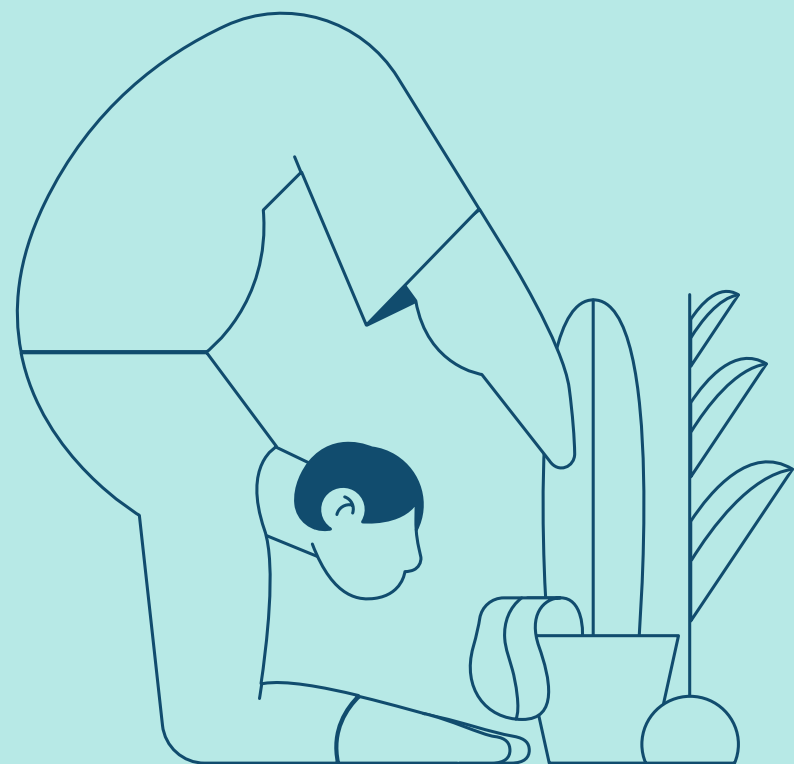


A BROWN ROOF solution with attractive planting will boost biodiversity



Amenities & Wellness

WHERE EVERY NEED IS TAKEN CARE OF

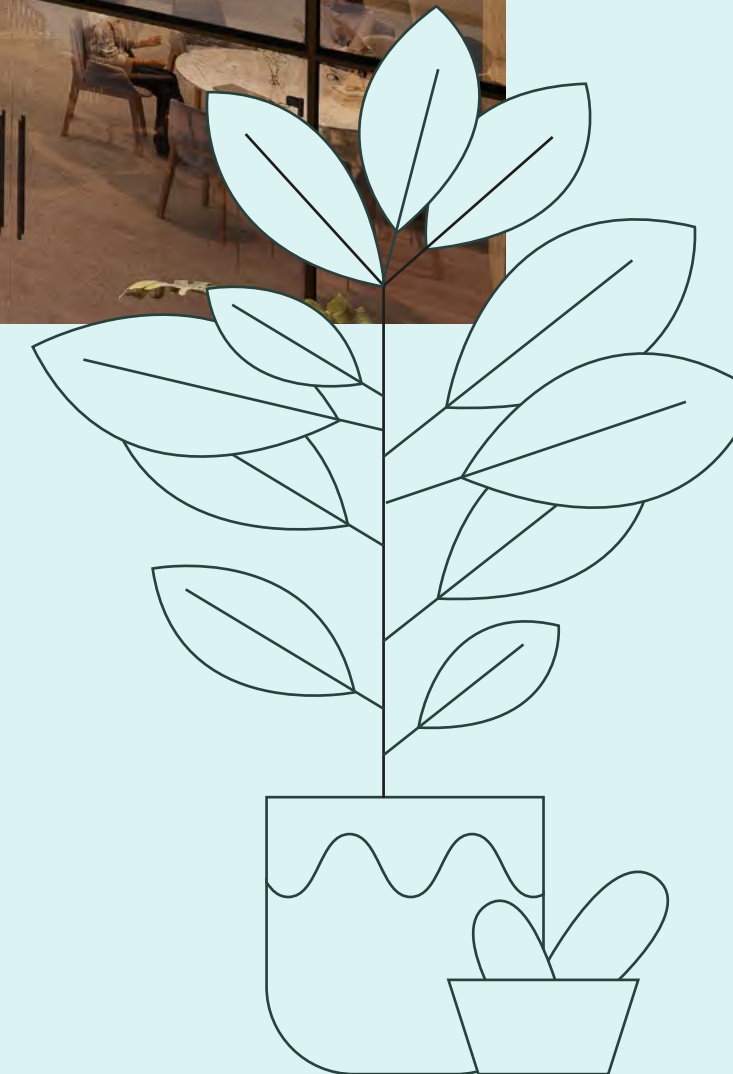


SIXTH & SEVENTH FLOOR TERRACES (CGI for indicative purposes only)



Open spaces. Impressive views.

To make the most of Greycoat Stores' commanding position, east-facing terraces will be incorporated into the building on floors 6 and 7. With exceptional views towards Westminster and Battersea Power Station, it will be a place with an inspiring sense of perspective.



Healthier commuting. Happier working.

Making the most of the building's central location, Greycoat Stores will provide support for environmentally efficient transport. 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.



CYCLE PARK (CGI for indicative purposes only)

Work out. Eat in.

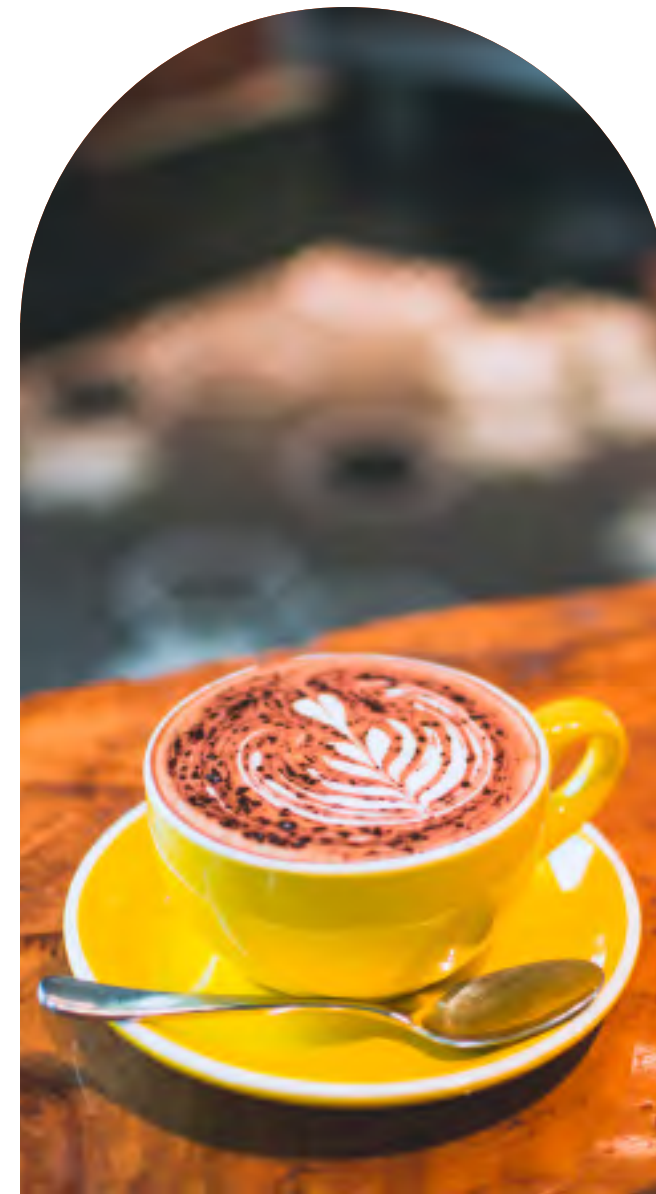
This is more than a workplace. With a newly remodelled space for a café, restaurant and gym on the ground and lower ground floors, Greycoat Stores will be a bustling new hub for the neighbourhood. And with stunning terracing, it will be a welcoming home for a connected business community.



Onsite gym



Ground floor restaurant



Ground floor café

At your service. At a glance.



Private terraces
(6th & 7th floors)



190
cycle spaces



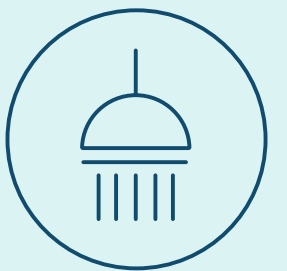
Visitor
bike parking



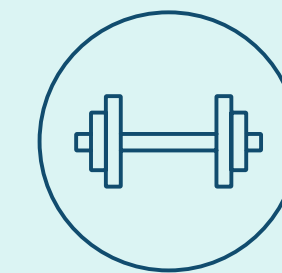
Changing
facilities



200
Lockers



15
Showers



3,154 sq ft
gym space



4,344 sq ft
restaurant space



1,147 sq ft
café space

Technical specification

Introduction

Greycoat Stores will introduce 70,000 sq ft of re-invented, experiential workspace across eight floors. The remodelling will see the original Victorian warehouse restored and reimagined, with the addition of the sixth and seventh floors creating two striking new floors with private terraces. The building will also offer a variety of amenities including an onsite café, restaurant and gym.

Building Envelope

The building envelope is designed to respect its surrounding neighbours. The refacing of the principal facade (Levels G - 4) will reinstate a brick elevation to the street and replacement crittall windows which re-establish a warehouse aesthetic that was once an intrinsic characteristic of the building's heritage. The Level 5 envelope sees a hybrid of both existing and new elements, featuring south facing circular windows and a new steel construction that celebrates its historic character while bringing the design into modern day context. The introduction of Level 6 features full height vertical glazing complemented with a zinc finish, and a new 45 degree mansard on Level 7 with full height glazing and zinc finishes.

Critical Design Data

No. of storeys

7 levels comprising of 4 existing floors (Level G - 4) and the introduction of 3 new floors (Level 5 - 7)

Gross Floor Area

68,771 sq ft

Cycle Park

190 cycle spaces (including long and short stay parking)

Floor to ceiling (to underside of Soffit)

Level 7	2.6m
Level 6	2.7m
Level 5	2.8m
Level 4	2.8m
Level 3	2.8m
Level 2	2.9m
Level 1	3.2m
Level G	3.3m

Lighting / service zone

Varies

Structural Zone

Varies

Plant area

- A concealed plant area will be located on Levels 6 & 7.
- Additional 39m2 tenant plant area is available on the roof if required.

Occupational Densities

- Design Occupancy:

Level G - 7	1057
Level LG	158

- W/C Occupancy: 1:8 in accordance with HSE standards.
- Ventilation/Service Strategy: 1 person/8 sqm, 12 l/s/p (+10% additional) in accordance with BCO requirements.
- Means of escape: 1:6 for Office, 1:2 restaurant, 1:4 for retail and gym.
- Lifts: 1 Person / 8 sqm (80% utilisation). Lift design is in accordance with BCO requirements for a high density office.

Offices Level G - 4

Wall finishes & columns

- Exposed original brickwork walls.
- Restored Victorian steel columns.

Floor Finishes

- Metal tile raised floor with a 300mm void.

Ceiling Finishes & Lighting

- Articulated scalloped ceiling detail, complemented by high level exposed services with industrial suspended tube lighting.
- Replacement Crittall opening windows with full height glazing and blinds to provide solar shading.

Offices Level 5 - 7

Wall Finishes

- Exposed new steel structures to complement the existing building fabric. New brickwork is introduced at Level 5 and a plasterboard to Levels 6 and 7.

Floor Finishes

Metal tile floor finish throughout:

- Level 5: 200mm raised access floor.
- Level 6: 180mm raised access floor.
- Level 7: 150mm raised access floor.

Ceiling Finishes & Lighting

- High level concealed services with integrated linear lighting within a plasterboard soffit.
- Full height south facing glazed windows with integrated solar shading.

Toilet Areas

Superloos on each floor with large format mirrors, high end aged bronze ironmongery and crittall style doors. Touchless sanitary ware to offer maximum hygiene. Terrazzo floors and concrete effect wall coverings.

Toilets are split across the core to offer maximum accessibility and to allow for a flexible floor plate.

Level G	2 WCs
Level 1 - 4	10 WCs per floor
Level 5	11 WCs
Level 6 and 7	6 WCs per floor

Shower Room

- 15 showers comprising 9 male and 6 female showers.
- Tiled flooring with industrial brassware. Changing facilities feature blue metal ironmongery and lockers to contrast with its surroundings.

Common parts

Stairwells

2 Industrial concrete stair cores which offset the warmth of timber doors, plasterboard walls and exposed lighting.

The existing stairwell will retain its original brickwork and feature integrated signage, exposed lighting, integrated steel resins and feature balustrade.

Reception Areas

Newly remodelled reception comprising circa 1,000 sq ft which interlinks to the F&B unit comprising a further 5,393 sq ft. The reception will also connect with the rear ground floor office accommodation.

The reception will be delivered to a style and specification and respects the general warehouse feel of the building.

Reception desk

Bespoke adaptive reception desk.

Floor Finish

Polished concrete with integrated soft matting by the entrance.

Reception Features

- Feature pendant lighting and retro neon signage.
- Articulated timber installation above reception desk area.
- Crittal doors to connect reception to the adjoining cafe.
- Original sprinkler pump reinstalled in recognition of the building's heritage.
- Articulated brick wall to lift core.
- Full height glazing to connect with the neighbourhood's street activity.

Seating area

Dedicated arrival seating area located by window adjacent to street activity.

Lift Door Finishes

Finish designed to compliment the corresponding floors:

Level G	Bronze tone finish
Level 1 - 7	Stainless steel to compliment the brickwork and concrete finish to lift cores

Cycle Store

Greycoat Stores offers extensive secure cycle storage designed according to the requirements of the London Cycle Parking Design Standards (LCDS) as well as the New Draft London Plan, WELL (ready) and BREEAM UK 2014.

- Access from street level via the existing vehicular ramp which will be utilized and transformed into a vibrant arrival experience for cyclists and runners.
- 190 cycle spaces including short and long stay cycle parking and over 200 lockers and 15 shower facilities.
- Bike maintenance area is located in LG.

Mechanical & Electrical

Lift Installation

- 3 x passenger lifts to service all floors (Levels G - 7), including 1 goods lift (to access LG) and 1 fire fighting lift.
- Leather finishes to all internal lift cars.

Climate Control

- The building is heated and cooled via high level Fan Coil Units (FCU's).
- The FCU's are served via a hybrid system (Hybrid Variable Refrigerant Flow) using a combination of water systems and refrigerant to deliver cooling and heating to the building. This system reduces the quantity of refrigerant within the building compared to a traditional VRF system.
- The system also provides heat recovery between different internal zones to ensure an efficient and sustainable heating and cooling strategy.

Air Change Provision

Fresh air is delivered to the office space via on floor Air Handling Units (AHU's) with adequate air filtration and heat recovery. The addition of opening windows will allow a full passive and active air strategy to ensure a healthy environment.

Connectivity

Greycoat Stores has achieved WiredScore Platinum meaning all the features of connectivity have been incorporated to the highest level. This includes:

- 3 unique fibres are able to service the building; Openreach, Colt and Virgin.
- Two diverse telecommunication intakes and telco rooms to enable diverse routes for internet service provider cables.
- Pre-wired fibre backbone to each floor – suitable for multi tenant connections.
- Dedicated, secure and climate controlled space for service provider equipment to be located.
- Potential for a private back up generator to supply emergency tenant power (subject to let and tenant fit).
- Capacity within the intake ducts and risers for additional cabling.
- Radio frequency tests to assess the mobile service throughout the building.

External Works

Roof Terraces

East facing terraces have been incorporated into the building at Levels 6 & 7 offering exceptional views across London.

Brown Roof

A 140m2 healthy brown roof will aid environmental values as well as benefit the outlook for users and neighbours.

Storage Facility

Additional storage can be provided if required by the tenant.

Standby Generator

There is space allocated for a standby generator if required.

Get in touch



OFFICE LEASING



Freddie Corlett

07870 555 842

fcorlett@savills.com

Kate Miedzianowska-Sinclair

07790 923 878

kate.msinclair@savills.com



William Foster

07748 985 951

william.foster@knightfrank.com

Ben Lewis

07966 233 680

ben.lewis@knightfrank.com



Catherine Lloyd

07795 445 833

catherine.lloyd@rx.london

Hannah Buxton

07976 747 569

hannah.buxton@rx.london

PROJECT TEAM

ARCHITECTS

SPPARC

PROJECT MANAGEMENT



A DEVELOPMENT BY

RE CAPITAL

LaSalle™

Misrepresentation Clause: Savills, Knight Frank and RX London 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 Savills, Knight Frank and RX London 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. (April 2022)

[greycoatstores.co.uk](https://www.greycoatstores.co.uk)