

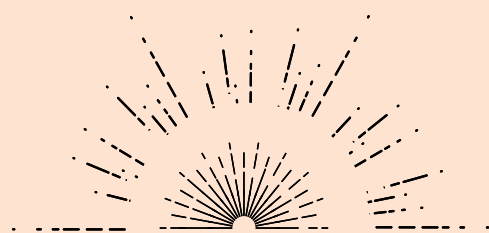


PENNINGTON ST WAREHOUSE

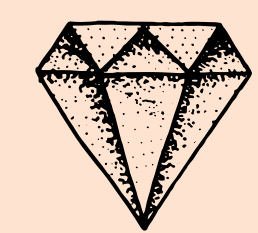
LONDON DOCK E1

REFURBISHED GRADE II LISTED WAREHOUSE FOR EDUCATIONAL USE

THE CAMPUS



LIGHT-FLOODED SPACES



RESTORED WITH PRECISION



SPECTACULAR TERRACES



GRADE II LISTED





← CAFÉS & RESTAURANTS

LONDON
BRICK

THE ESTATE MAP

- 1 Starry Mart
- 2 Mother Dough
- 3 G'day from Urban Barista
- 4 Wapping Sourdough
- 5 Champagne Route
- 6 City Dock Pharmacy
- 7 Club Pilates
- 8 Crossfit



THE BUILDINGS

14,123 SQ FT

SHELL/CORE AVAILABLE FOR BESPOKE FITOUT

12,185 SQ FT

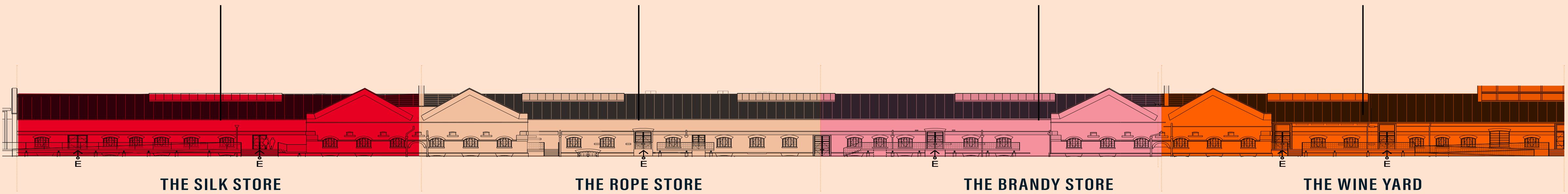
AVAILABLE 2026

12,745 SQ FT

AVAILABLE 2026

12,196 SQ FT

FULLY FITTED AVAILABLE IMMEDIATELY



4 BUILDINGS TOTAL **c. 51,249 SQ FT***

EDUCATIONAL USE WITH F1 CONSENT
CONNECTED BUILDINGS

*Based on consented scheme

THE WINE YARD



THE SILK STORE



Current shell and core condition



MOTHER DOUGH



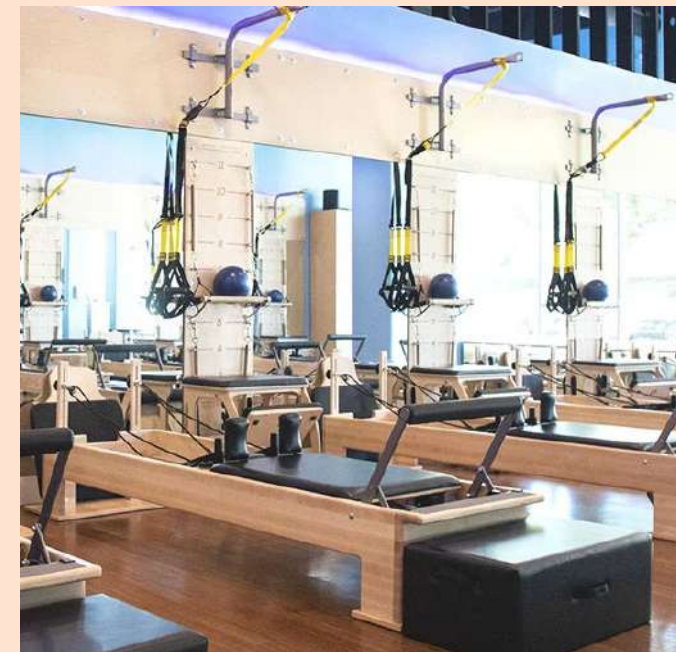
G'DAY FROM URBAN BARISTA



WAPPING SOURDOUGH



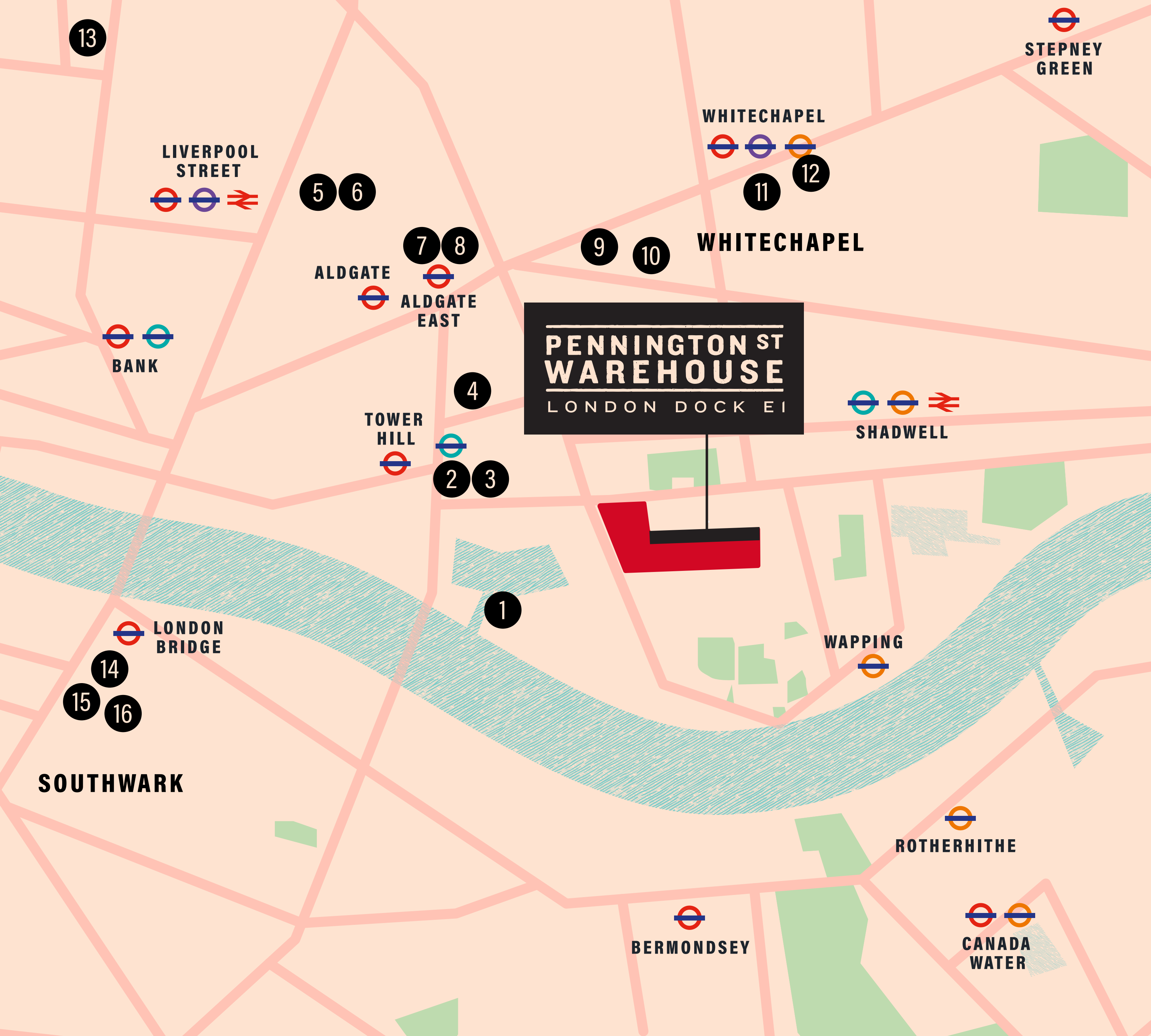
CHAMPAGNE ROUTE



CLUB PILATES



CROSSFIT



EDUCATION MAP

- 1 Northeastern University London
- 2 London College of Contemporary Arts (LCCA)
- 3 Arden University
- 4 St Mary's College of London
- 5 Coventry University
- 6 Northumbria University London
- 7 London Metropolitan University
- 8 London Metropolitan University, Aldgate Campus
- 9 ICON College of Technology & Management
- 10 Nottingham Trent University - London Campus
- 11 Bart's and The London School of Medicine and Dentistry
- 12 Queen Mary University of London
- 13 The University of Law
- 14 London School of Commerce
- 15 Kings College London
- 16 Kings College London Guy's Campus

YOUR 10-MIN NEIGHBOURHOOD

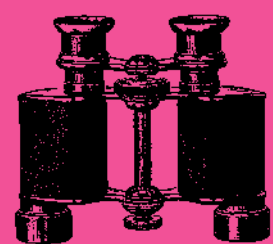
WALKING DISTANCES

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

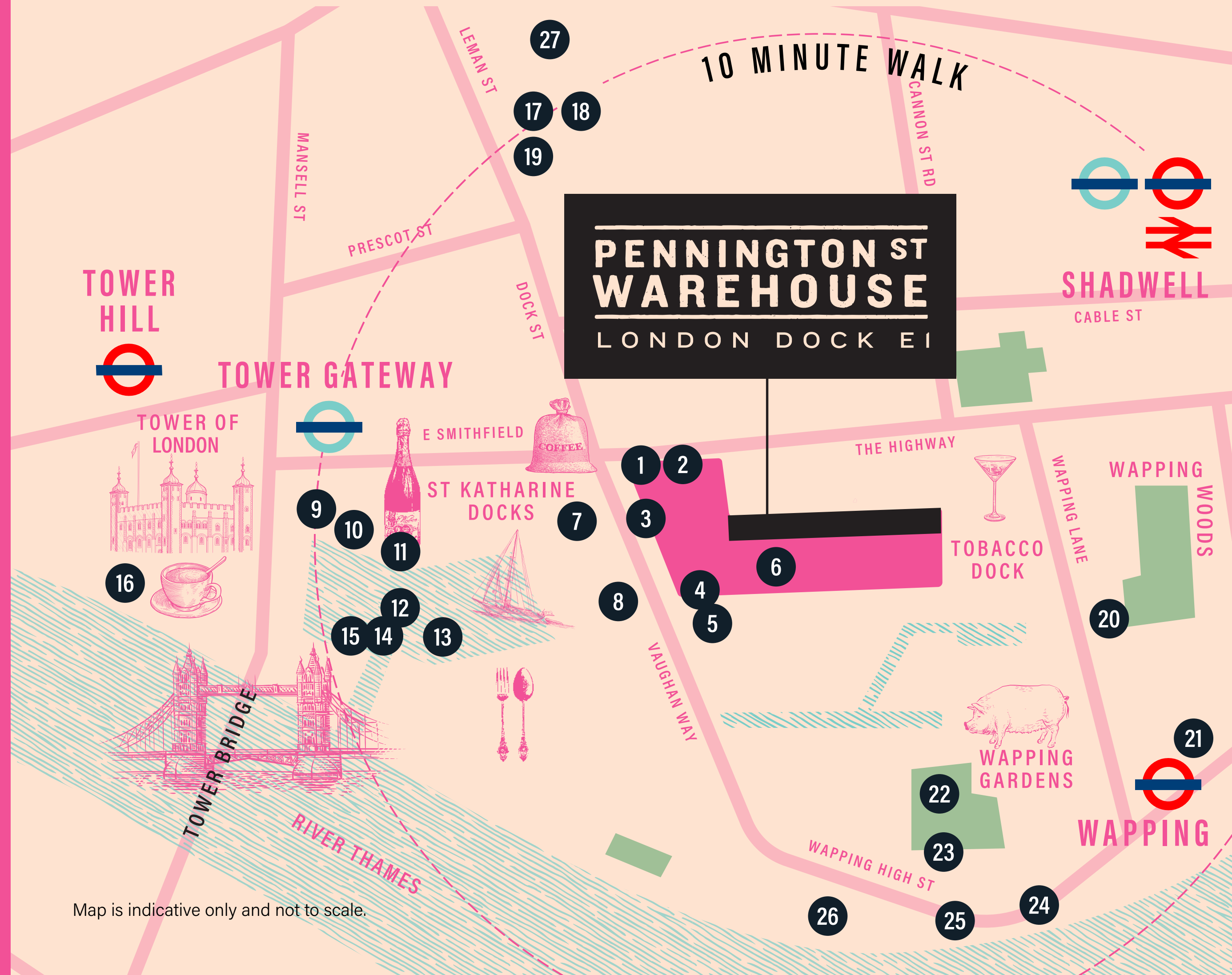


BARS & RESTAURANTS WITHIN WALKING DISTANCE



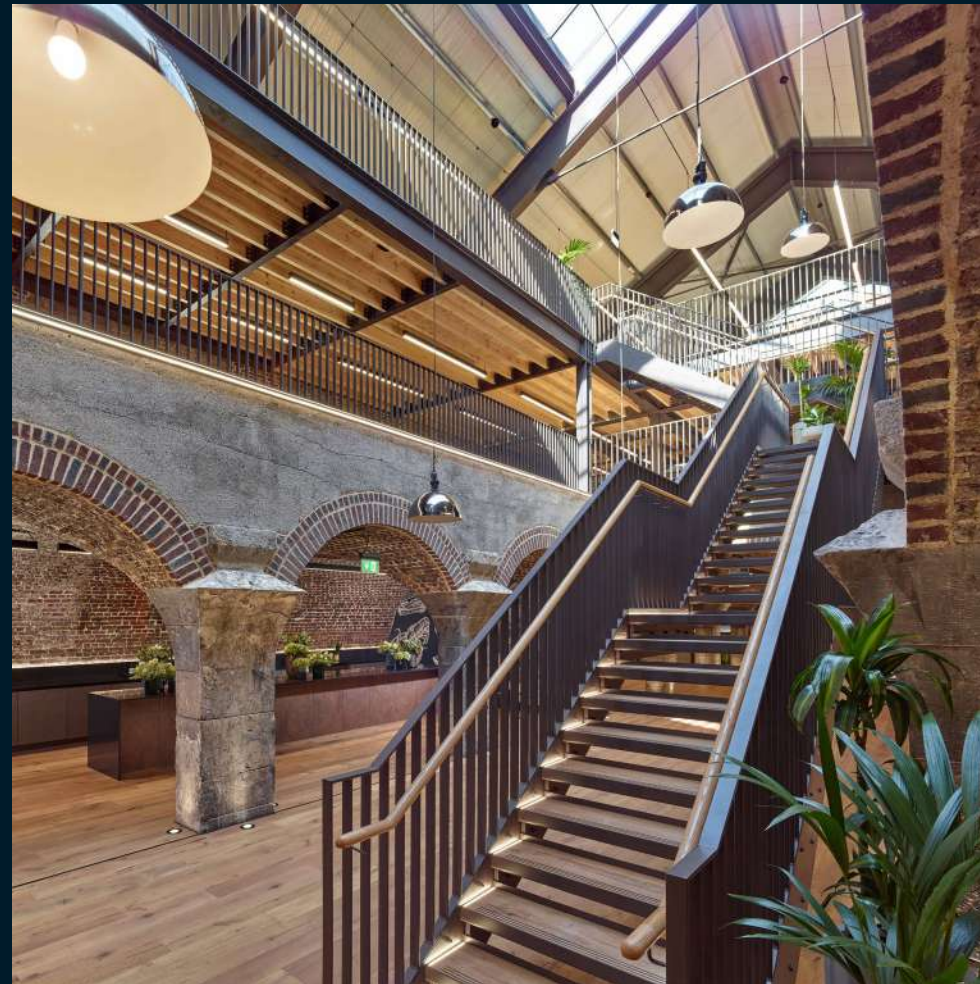
TOWER HAMLET CARBON NEUTRAL BY 2025

LOCAL OCCUPIERS



Map is indicative only and not to scale.

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

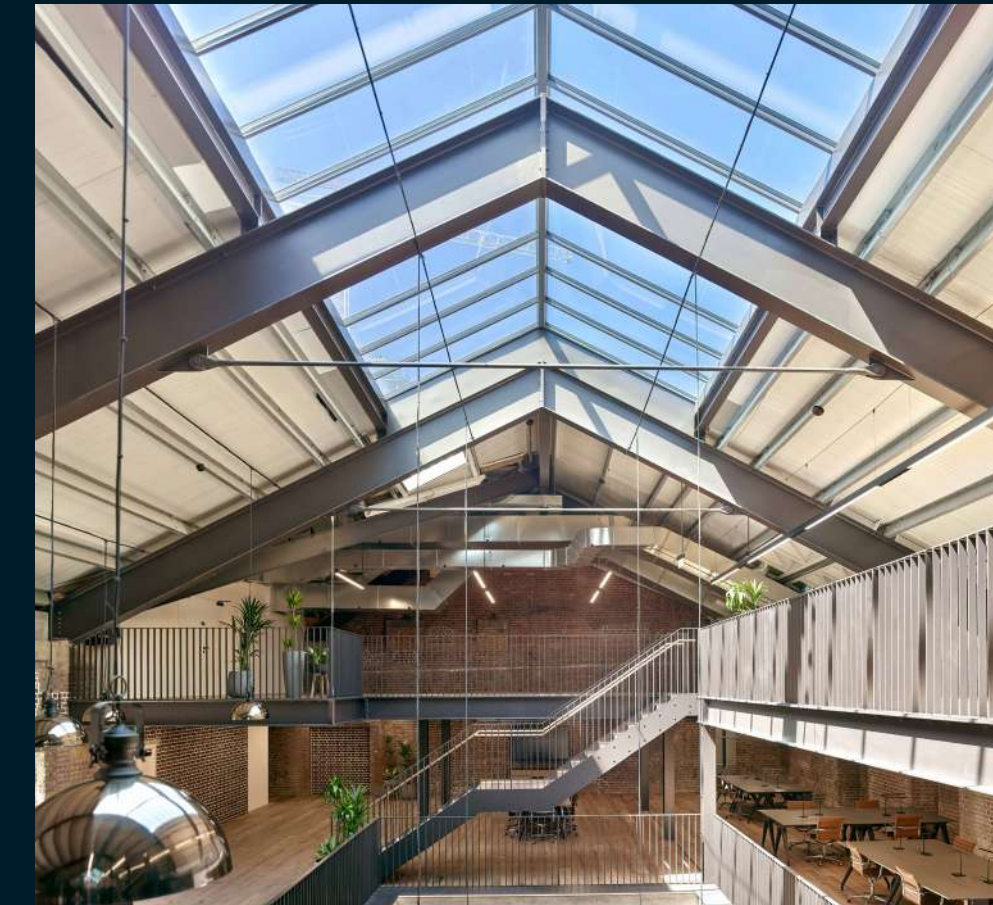
secondary glazing to The Lace Factory, The Cotton Store and The Leather Works.

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.



**PENNINGTON ST
WAREHOUSE**
LONDON DOCK E1

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