

GREYCOAT STORES

SW1

80,000 sq ft of re-invented work, leisure and
retail space. Launching Q4 2023

Contents

- 01 The Building
- 02 Details
- 03 Sustainability
- 04 Neighbourhood
- 05 Technical Specification



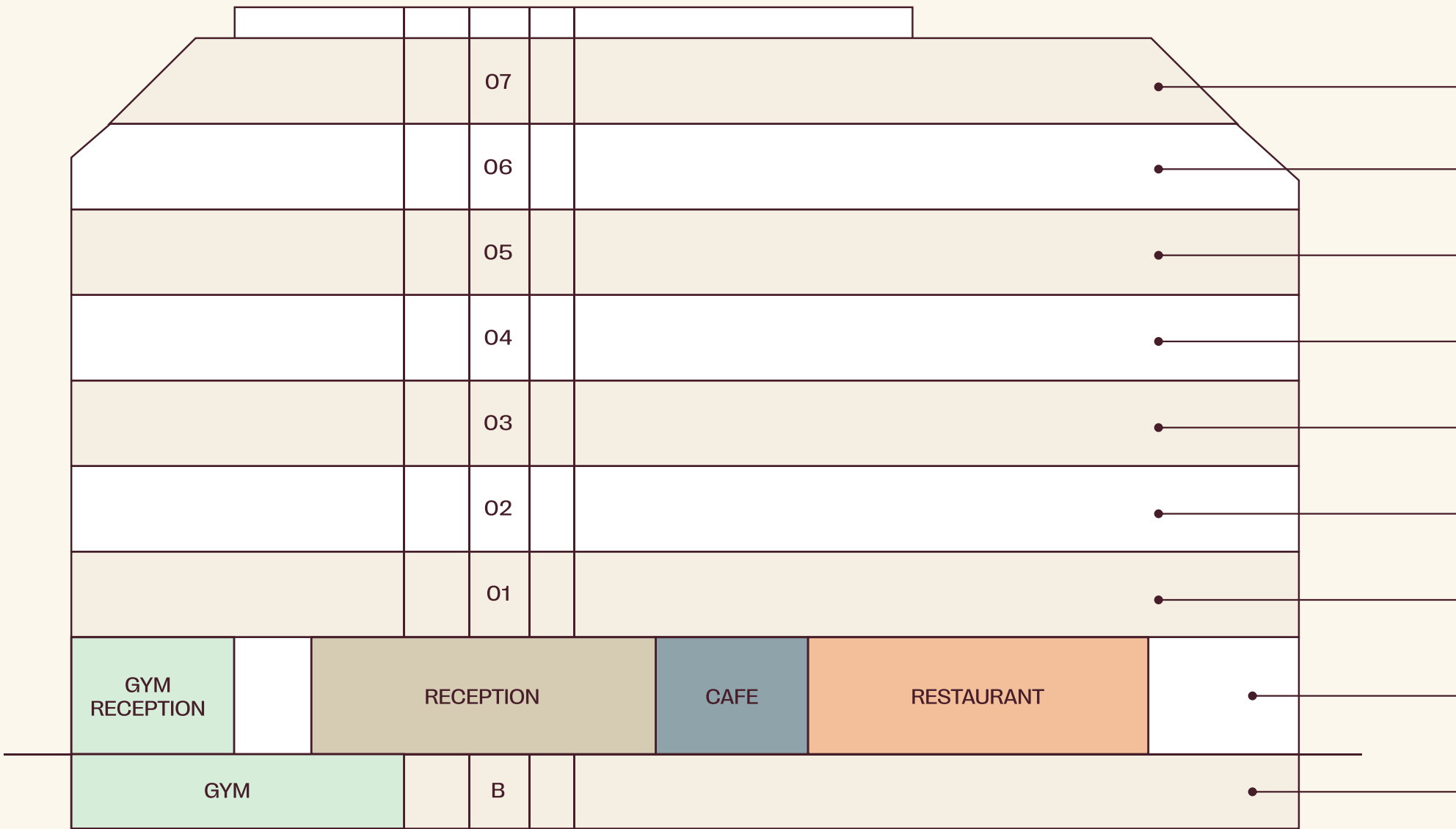


The Building

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

Revealing the history. Rewriting the future.

Presenting 80,000 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 see the Victorian warehouse celebrated, restored and reimagined. The addition of the new sixth and seventh floors will create two striking new penthouse workspaces with private terraces overlooking Westminster.



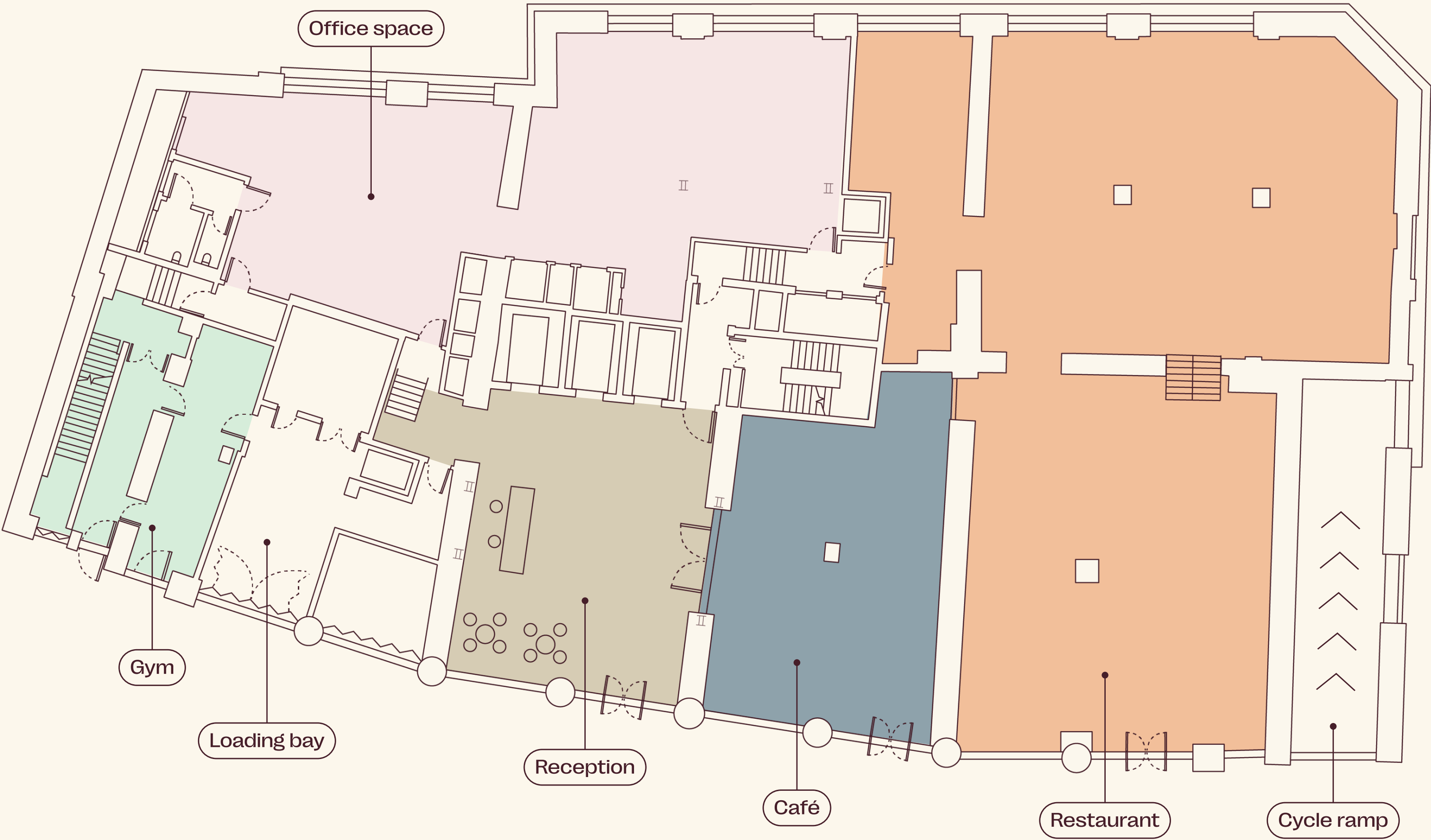
FLOOR	WORKSPACE		TERRACE	LEISURE & RETAIL
	(SQ FT)	(SQ M)		
07	5,142	478	194	-
06	7,923	736	581	-
05	11,328	1,052	-	-
04	10,850	1,008	-	-
03	10,719	996	-	-
02	10,637	988	-	-
01	10,508	978	-	-
G	3,093	287	-	5,982
B	-	-	-	3,154
Total	70,200	6,522	775	9,136



Designed to honour the past.

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. The historic warehouse building will be sensitively reimagined and reconfigured into a cutting-edge modern workspace.

Ground Floor



Workspace

- OFFICE SPACE 2,038 sq ft
- RECEPTION 1,055 sq ft

Leisure & Retail

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



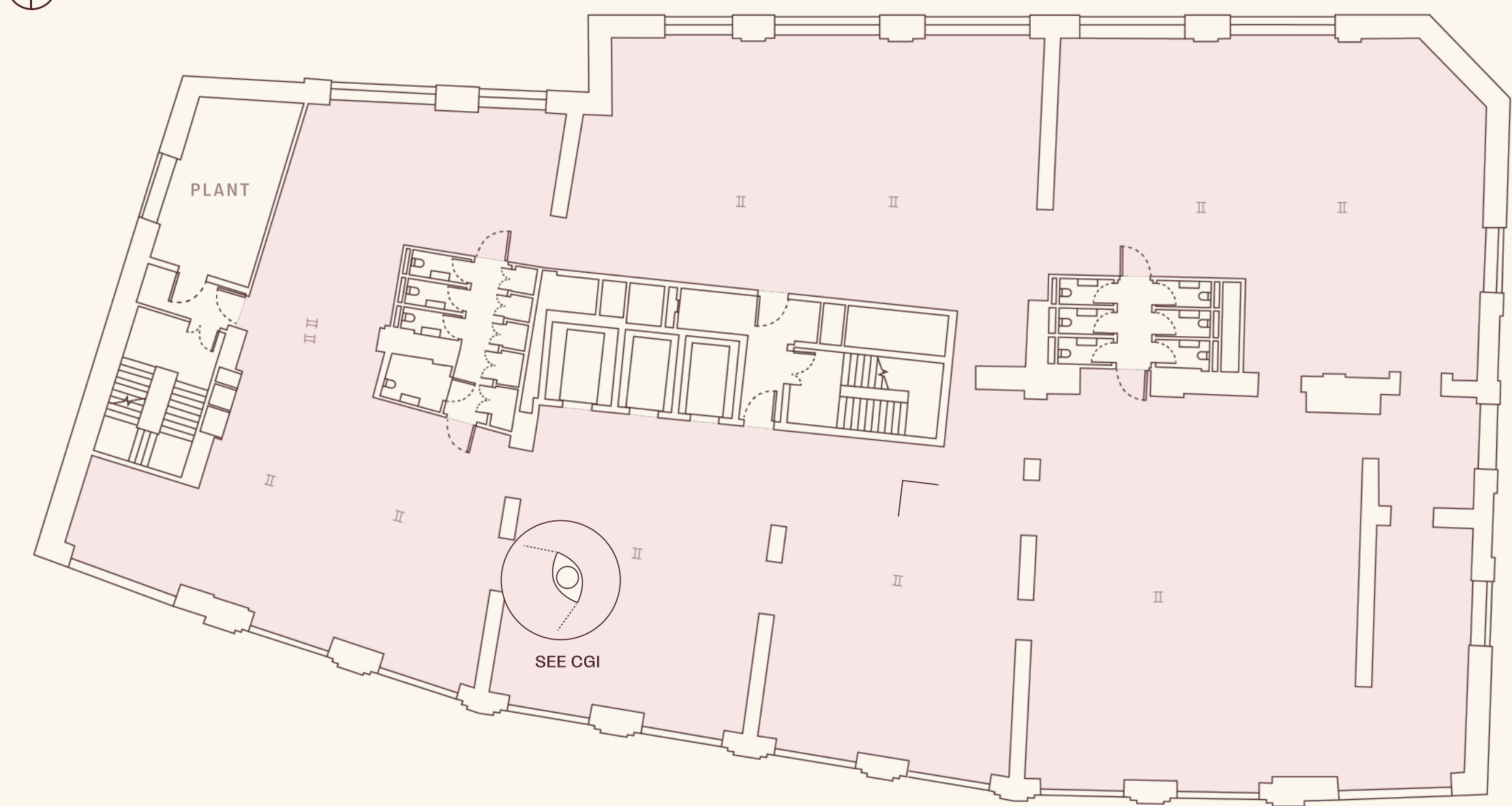


CAFE (CGI for indicative purposes only)



LIFT LOBBY (CGI for indicative purposes only)

Typical Floor 1-4



OFFICE SPACE c.10,800 sq ft



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





TYPICAL FLOOR 1-4 (CGI for indicative purposes only)

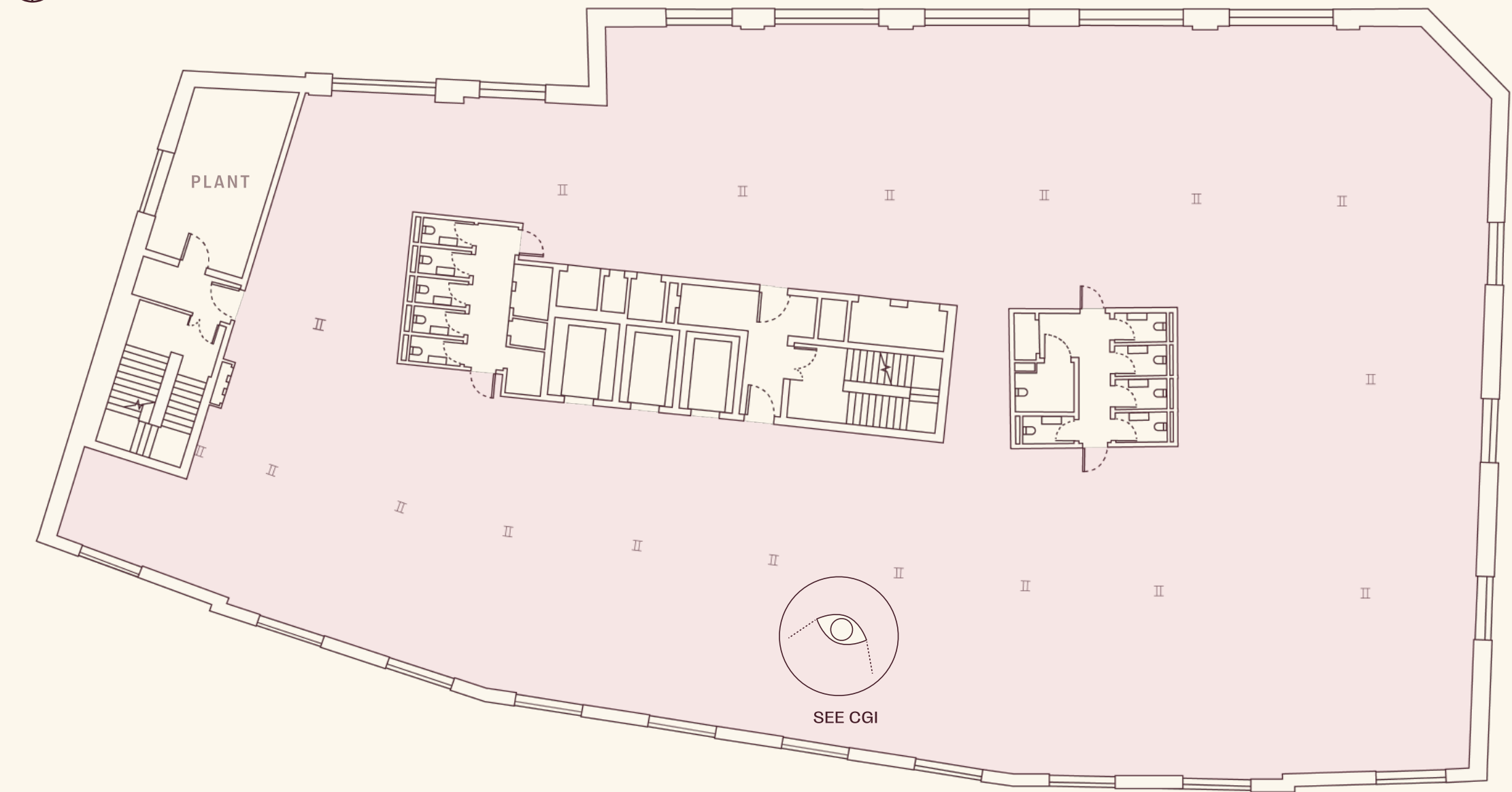


TYPICAL FLOOR 1-4 (CGI for indicative purposes only)



TYPICAL FLOOR 1-4 (CGI for indicative purposes only)

Fifth Floor

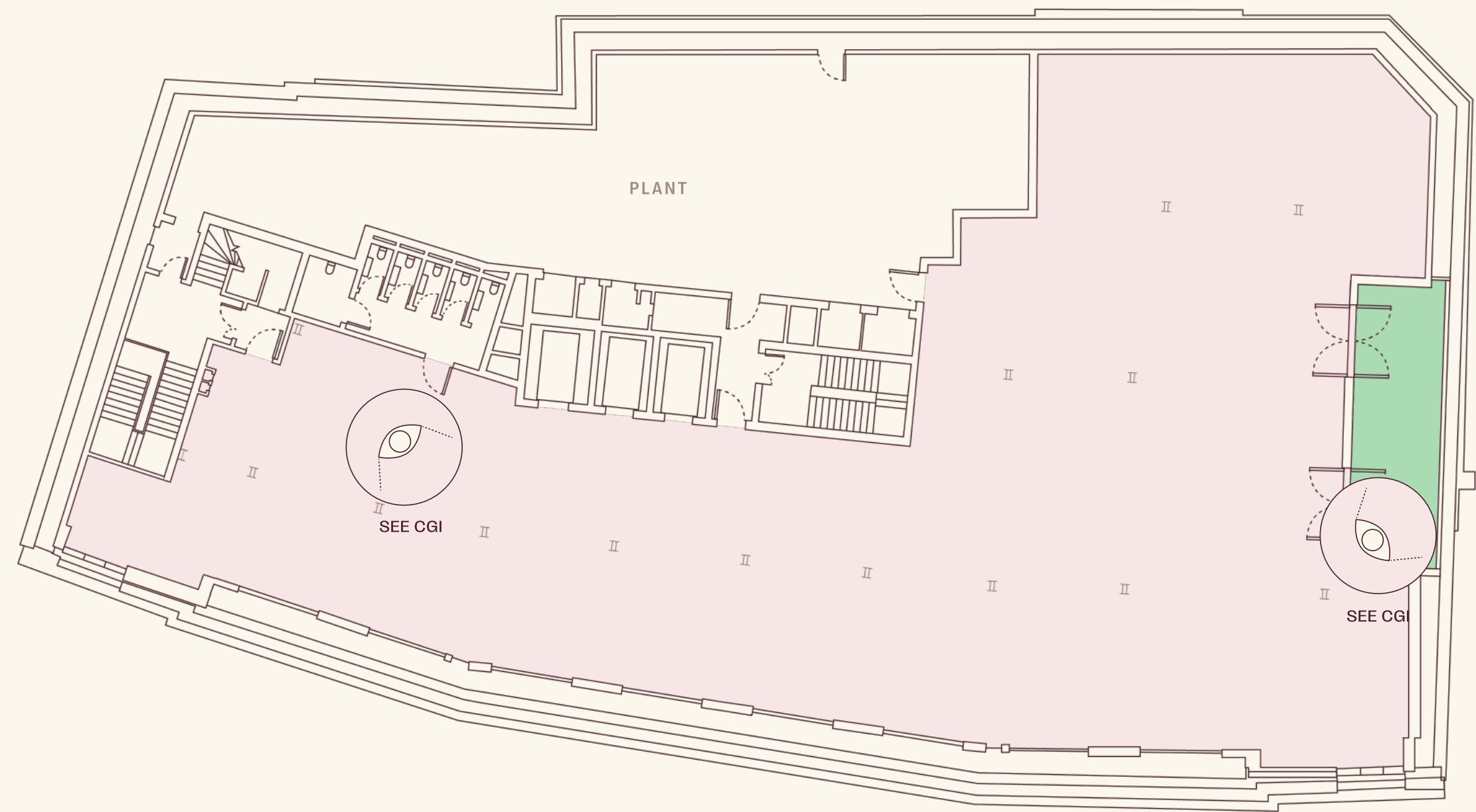




OFFICE SPACE 11,328 sq ft

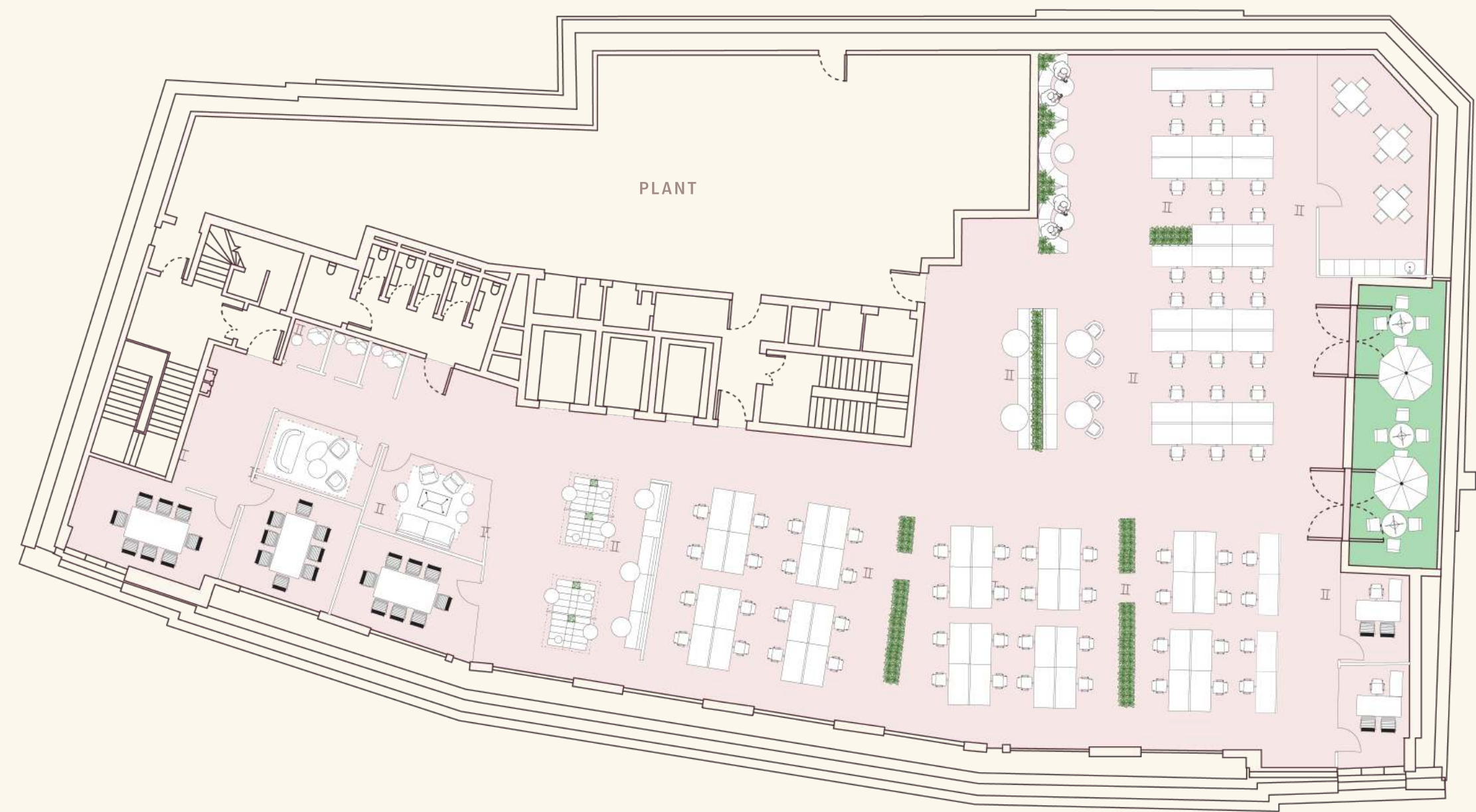


FIFTH FLOOR WINDOWS (CGI for indicative purposes only)

Sixth Floor



-  **OFFICE SPACE** 7,923 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 are meticulously crafted to harmonise with the existing structure. Expansive floorplates, generous ceiling heights and an abundance of natural light create impressive penthouse workspaces.





SIXTH FLOOR (CGI for indicative purposes only)

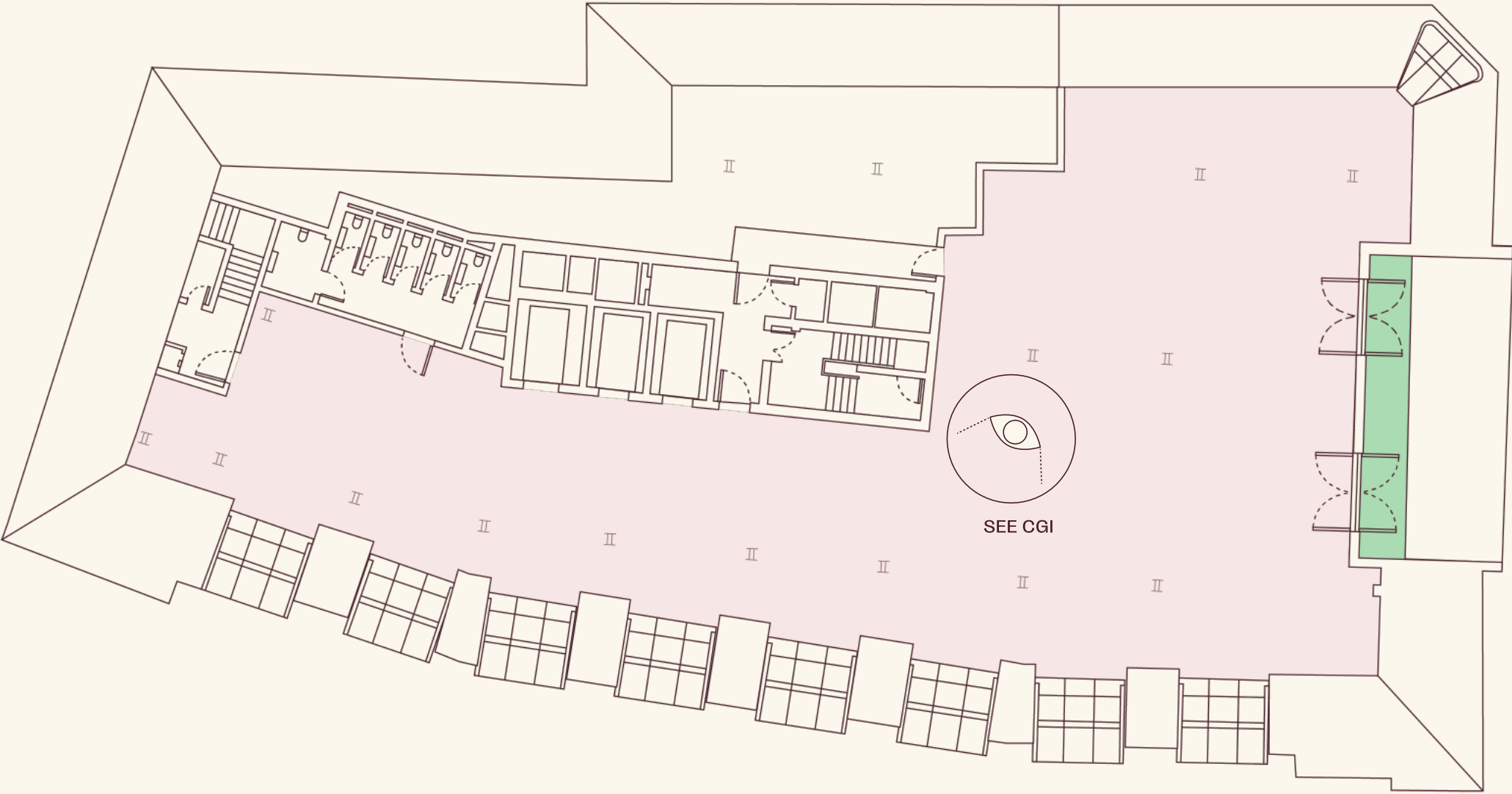


SIXTH FLOOR (CGI for indicative purposes only)

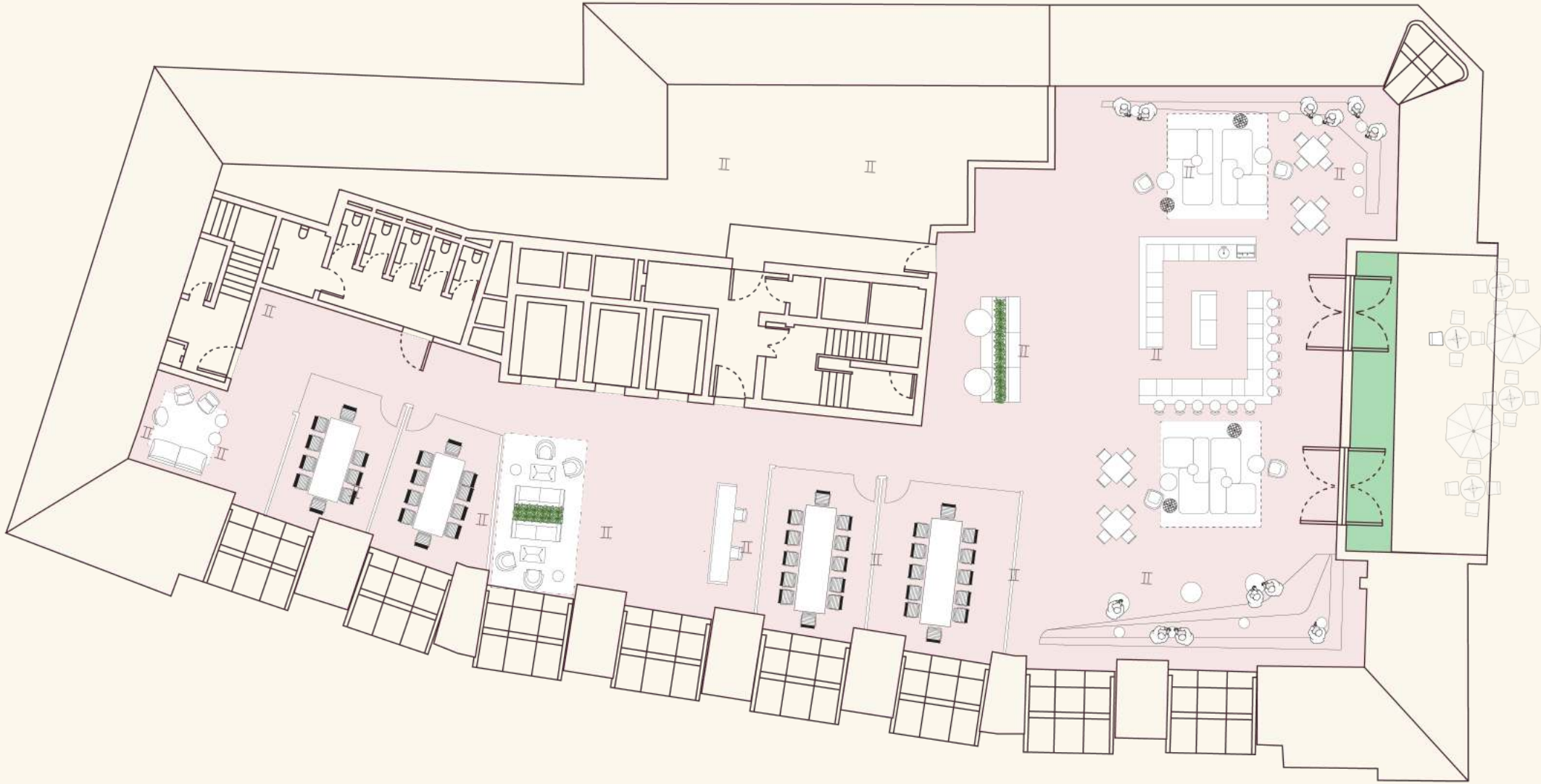


SIXTH FLOOR TERRACE (CGI for indicative purposes only)

Seventh Floor



- OFFICE SPACE 5,142 sq ft
- TERRACE 194 sq ft



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



SEVENTH FLOOR (CGI for indicative purposes only)



SEVENTH FLOOR (CGI for indicative purposes only)



SEVENTH FLOOR (CGI for indicative purposes only)

Details

Specification and accreditations

Building highlights

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

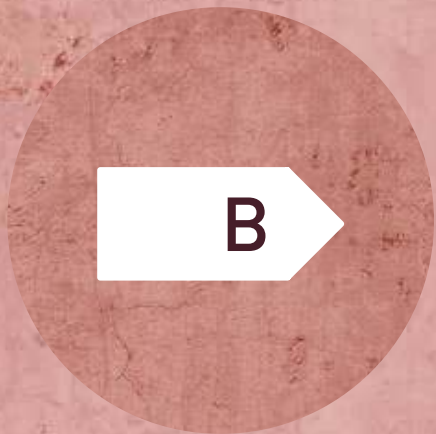
Target accreditations



BREEAM
EXCELLENT



WIREDSCORE
PLATINUM



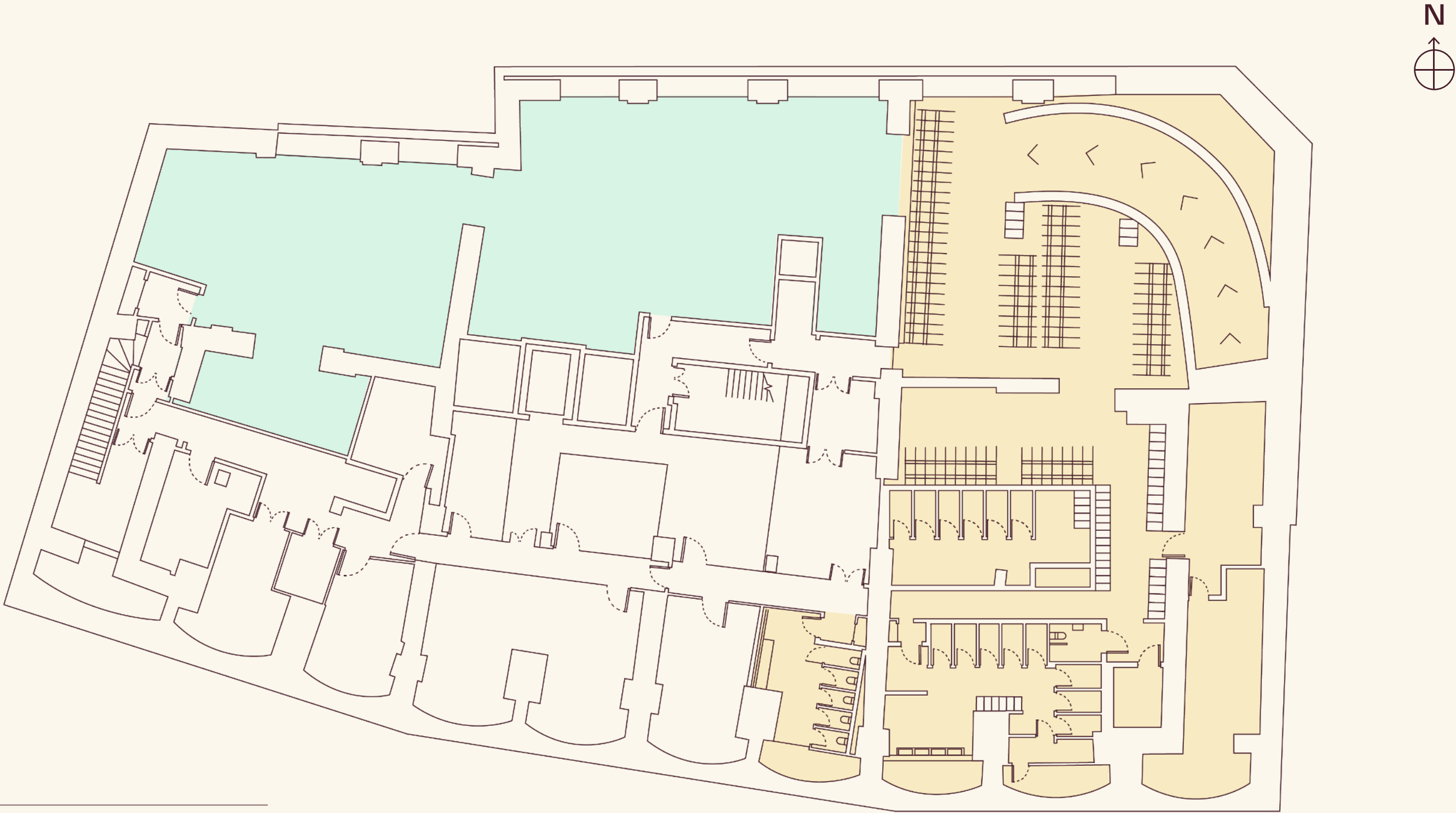
EPC B RATING



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

x190

Cycle spaces

x200

Lockers

x15

Showers

Sustainability

Where design comes with a conscience

Carefully remodelled. Sustainably developed.

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. 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

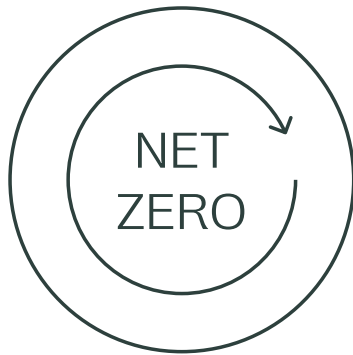
505 family cars running for 1 year



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



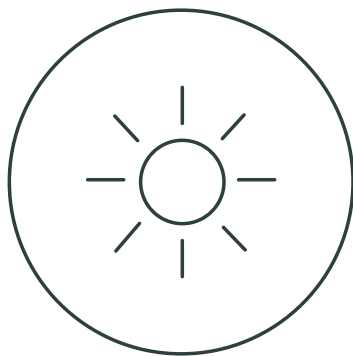
Greycoat Stores targets **BREEAM EXCELLENT** meaning it is in the top 10% of UK new non-domestic buildings.



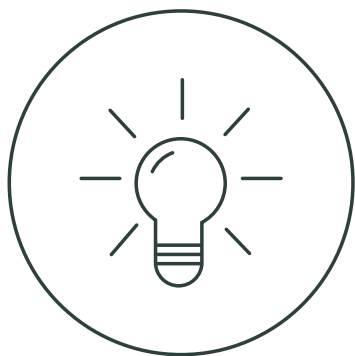
NET ZERO CARBON
Greycoat Stores will be an all electric building enabling Net Zero Carbon in operation.



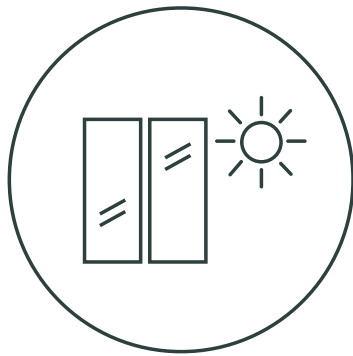
MINIMISING WASTE created by demolition and construction through the reuse of existing resources and materials.



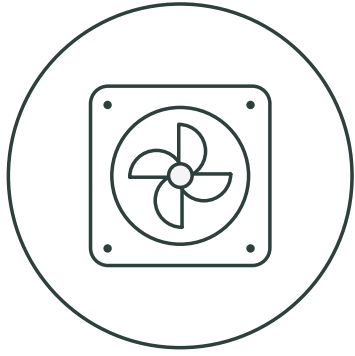
MAXIMISING NATURAL LIGHT with floor to ceiling glazing will minimise the need for artificial light.



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



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



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

Neighbourhood

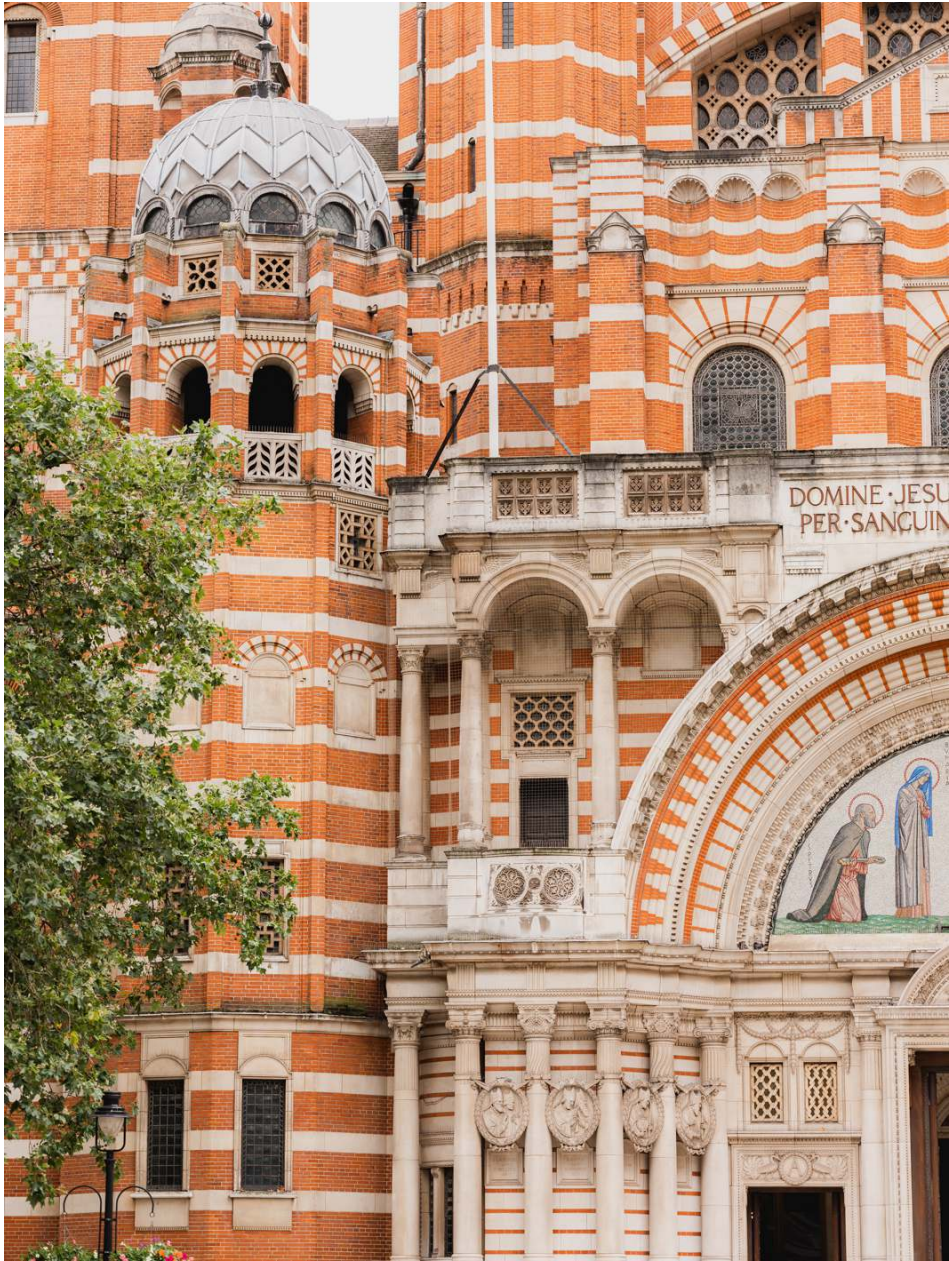
Where good things are all around

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)



Strutton Ground Market (2 min walk)

Neighbourhood

● Food and drink

- 1. Flat Cap Coffee
- 2. Ravello Coffee Co.
- 3. Formative Coffee
- 4. Honi Poke
- 5. Urban Greens
- 6. Chez Antoinette
- 7. The Ivy Cafe
- 8. Coffee Republic
- 9. Bone Daddies
- 10. Pizza Pilgrims
- 11. Black Sheep Coffee
- 12. Hermanos Colombian Coffee Roasters
- 13. GAIL’S Pimlico
- 14. Iris & June
- 15. Yaatra

● Transport

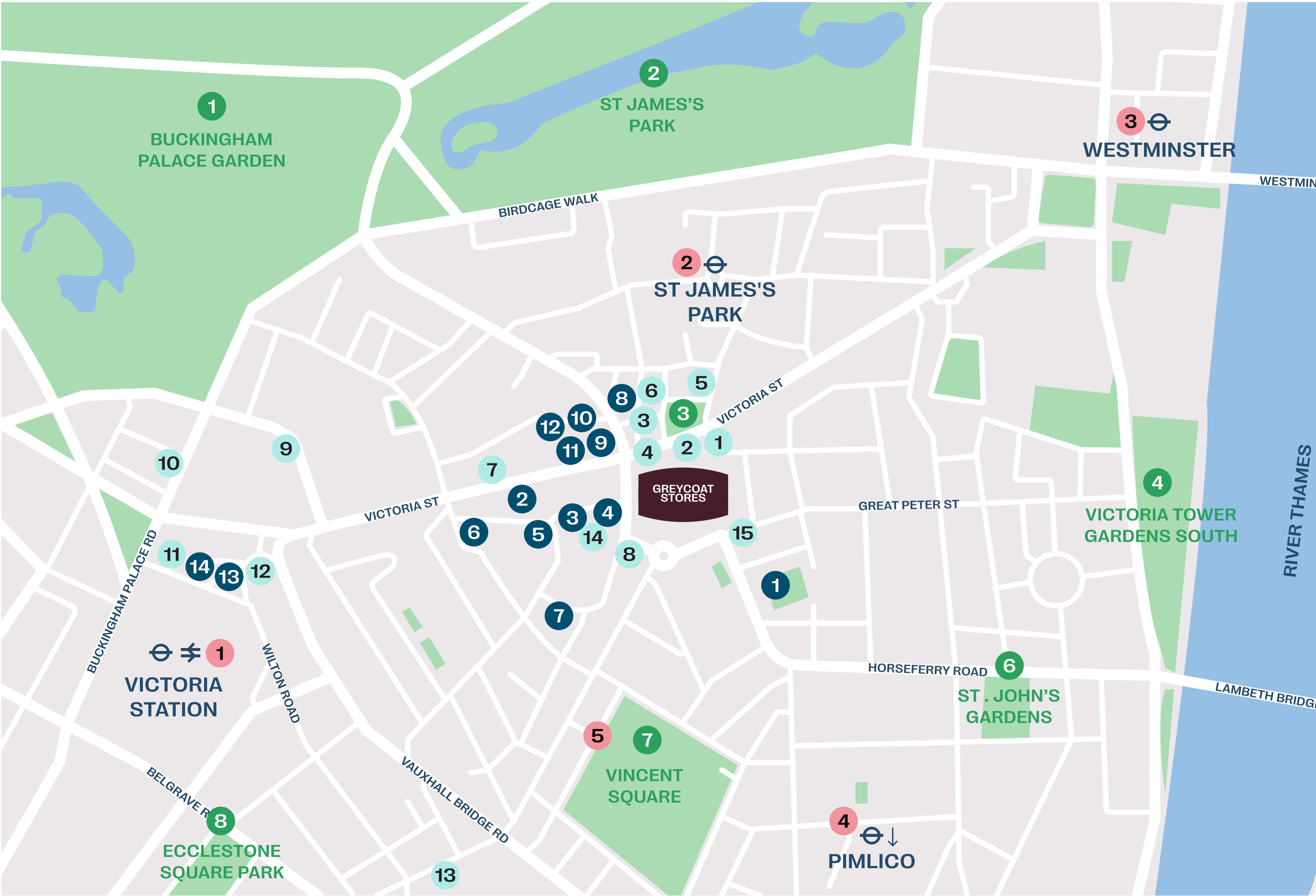
- 1. Victoria station (9 min)
- 2. St James’s Park (4 min)
- 3. Westminster (11 min)
- 4. Pimlico (13 min)
- 5. Santander Cycles bay (4 min)

● 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. Eccleston Square Park

● Neighbours

- 1. C4
- 2. Tom Ford
- 3. Giorgio Armani
- 4. Orsted Energy
- 5. 1508 London
- 6. WA Communications
- 7. Darling Associates
- 8. Rolls Royce
- 9. Cambridge Associates
- 10. Baringa
- 11. Mercuria Group
- 12. Mediobanca
- 13. Qube Research & Technologies
- 14. HPS Investment Partners



Technical specification

INTRODUCTION

Greycoat Stores will introduce 80,000 sq ft of re-invented work, leisure and retail space comprised of 72,000 sq ft workspace on Floors G - 7 and 9,136 sq ft of leisure and retail on Ground and Basement. 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.

BUILDING ENVELOPE

The building envelope is designed to respect its surrounding neighbours. The refacing of the principal facade (Floors 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 Floor 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 Floor 6 features full height glazing complemented with a zinc finish, and a new 45 degree mansard on Floor 7 with full height glazing and zinc finishes.

CRITICAL DESIGN DATA

No. of storeys

9 levels comprising of 6 existing floors (B - 4) and the introduction of 3 new floors (5 - 7)

Total Office Area: 72,000 sq ft
Total Amenity Area: 9,136 sq ft

Cycle Park

190 cycle spaces (including long and short stay parking)

Floor to ceiling (to underside of Soffit)

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

Lighting / service zone

Varies

Structural Zone

Varies

Occupational Densities

Design Occupancy:

- W/C Occupancy: 1:8 in accordance with HSE standards.
- Ventilation/Servicing 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 FLOOR G - 4

Wall finishes & columns

- Exposed original brickwork feature 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 FLOOR 5 - 7

Wall Finishes

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

Floor Finishes

Metal tile floor finish throughout:

- Floor 5: 200mm raised access floor.
- Floor 6: 180mm raised access floor.
- Floor 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.

Floor G	2 WCs
Floors 1-4	10 WCs per floor
Floor 5	11 WCs
Floors 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.

Technical specification

RECEPTION AREAS

Newly remodelled reception comprising circa 1,000 sq ft which interlinks to the cafe unit comprising a further 1,147 sq ft. The reception will also connect with the rear ground floor office accommodation. The reception will be delivered to a style and specification that 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:

Floor G	Bronze tone finish
Floors 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 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 Basement.

MECHANICAL & ELECTRICAL

Lift Installation

- 3 x passenger lifts to service all floors (G - 7), including 1 goods lift (to access Basement) 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 will achieve 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.

- 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 Floors 6 & 7 offering exceptional views across London.

Brown Roof

A 140m2 healthy brown roof will aid environmental values as well as improve 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.



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