

GREYCOAT STORES

SW1

**A reinvented office, leisure and retail destination.
56,000 sq ft workspace remaining.**

Revealing the history. Rewriting the future.

Greycoat Stores is an inspired regeneration of a standout Victorian warehouse, offering 79,000 sq ft of work, leisure and retail space. SPPARC architects' thoughtful transformation celebrates this remarkable building's character, with an imaginative reinterpretation of the original façade, modernisation of the existing office spaces, creation of a new arrival lounge, and the addition of two upper penthouse floors.





Where the past meets the present

Greycoat Stores was built in the 1870s as a grocery warehouse for The Army and Navy Co-operative Society. It was part of an industrial complex that shaped the intrinsic character of Westminster’s townscape. Today, this historic building has been sensitively reimaged and reconfigured into a cutting-edge modern workspace.

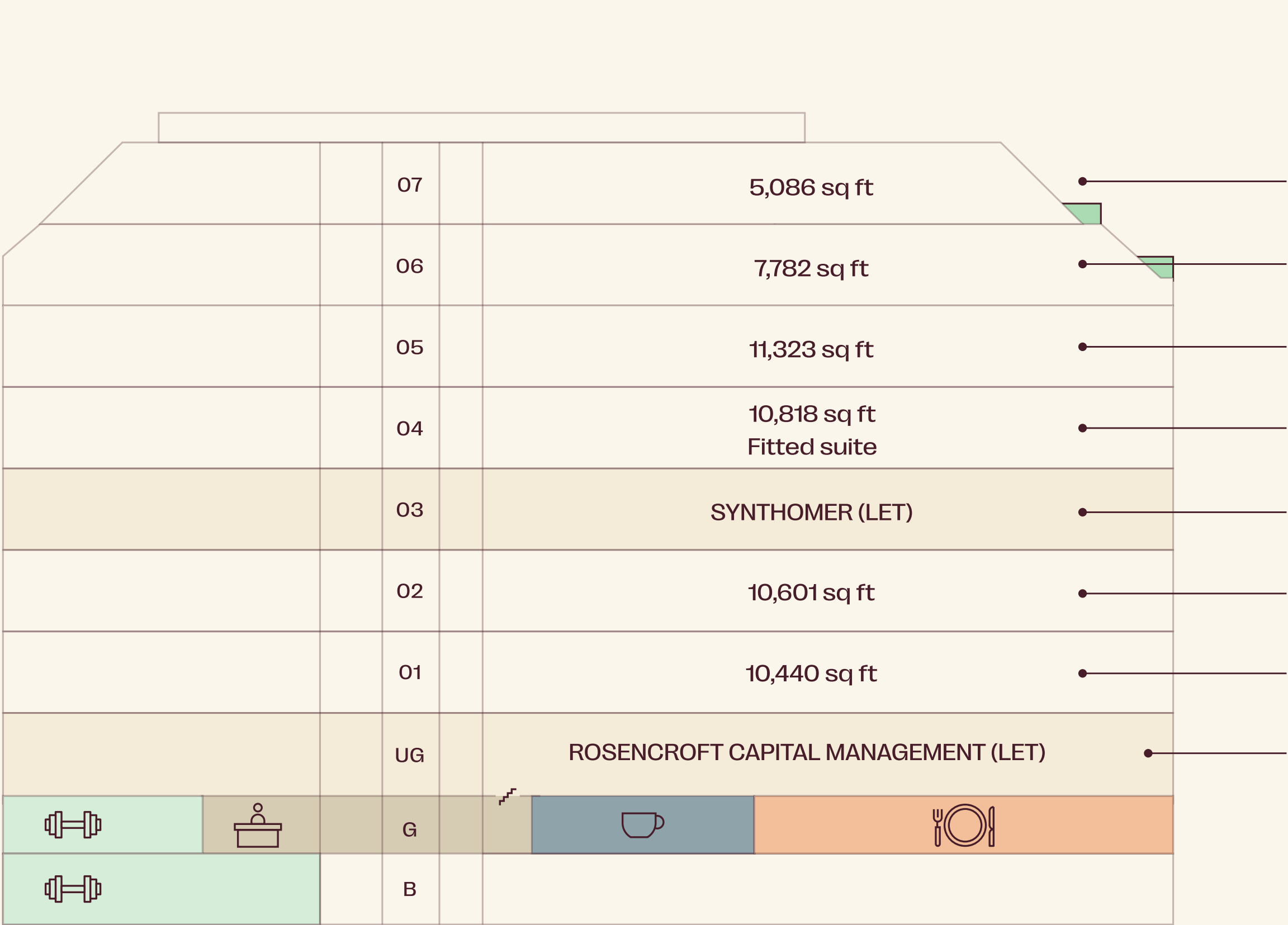


KEY FEATURES

- + 9,000 sq ft of amenity space for a café, restaurant and gym
- + New contemporary façade and restored Victorian warehouse features.
- + New penthouse levels with private terraces.
- + Generous floor-to-ceiling heights up to 3.3m.
- + Fully-fitted fourth floor workspace.
- + Hybrid VRF Systems and openable windows.
- + WiredScore Platinum certification.
- + Cycle park with 190 spaces and 200 lockers.
- + Ramped street-level cycle access.

Availability

Greycoat Stores offers 56,000 sq ft of Grade A workspace. The new sixth and seventh penthouse floors feature private terraces, while the Ground and Basement floors offer a further c. 9,000 sq ft of amenity space for a café, restaurant and gym.

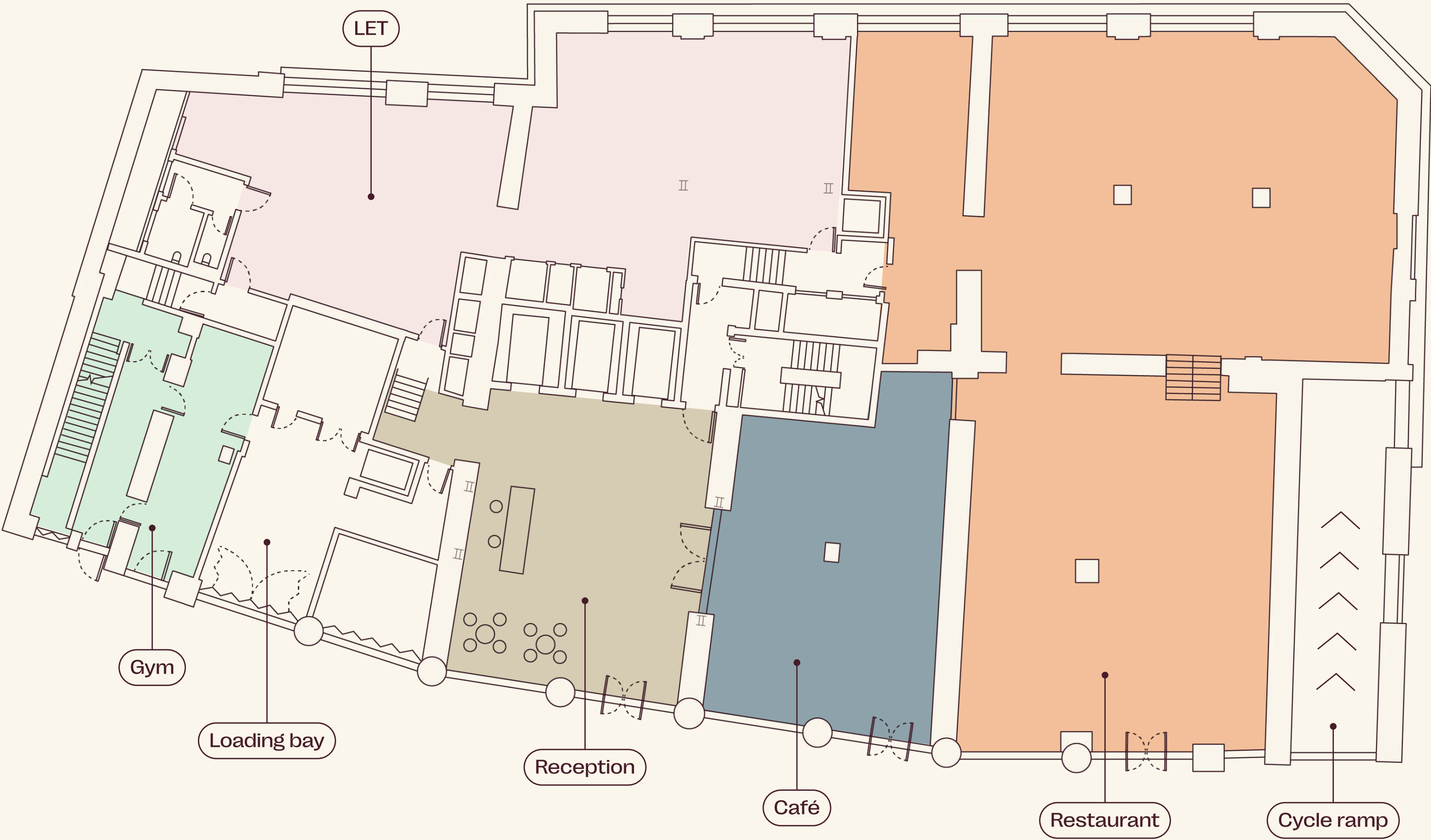


OFFICE ACCOMMODATION (NIA)			
FLOOR	SQ FT	SQ M	TERRACE SQ FT
07	5,086	473	194
06	7,782	723	581
05	11,323	1,052	-
04	10,818	1,005	-
03	LET	-	-
02	10,601	985	-
01	10,440	970	-
Upper Ground			
- Office	LET	-	-
- Reception	(1,055)	(98)	-
Total	56,050	5,208	-

The Building

More than a workspace...

Ground Floor



Workspace

- OFFICE SPACE - LET
- RECEPTION 1,055 sq ft

Leisure & Retail

- SIXTY DEGREES CAFE - NOW OPEN
- RESTAURANT 4,344 sq ft
- GYM RECEPTION 491 sq ft

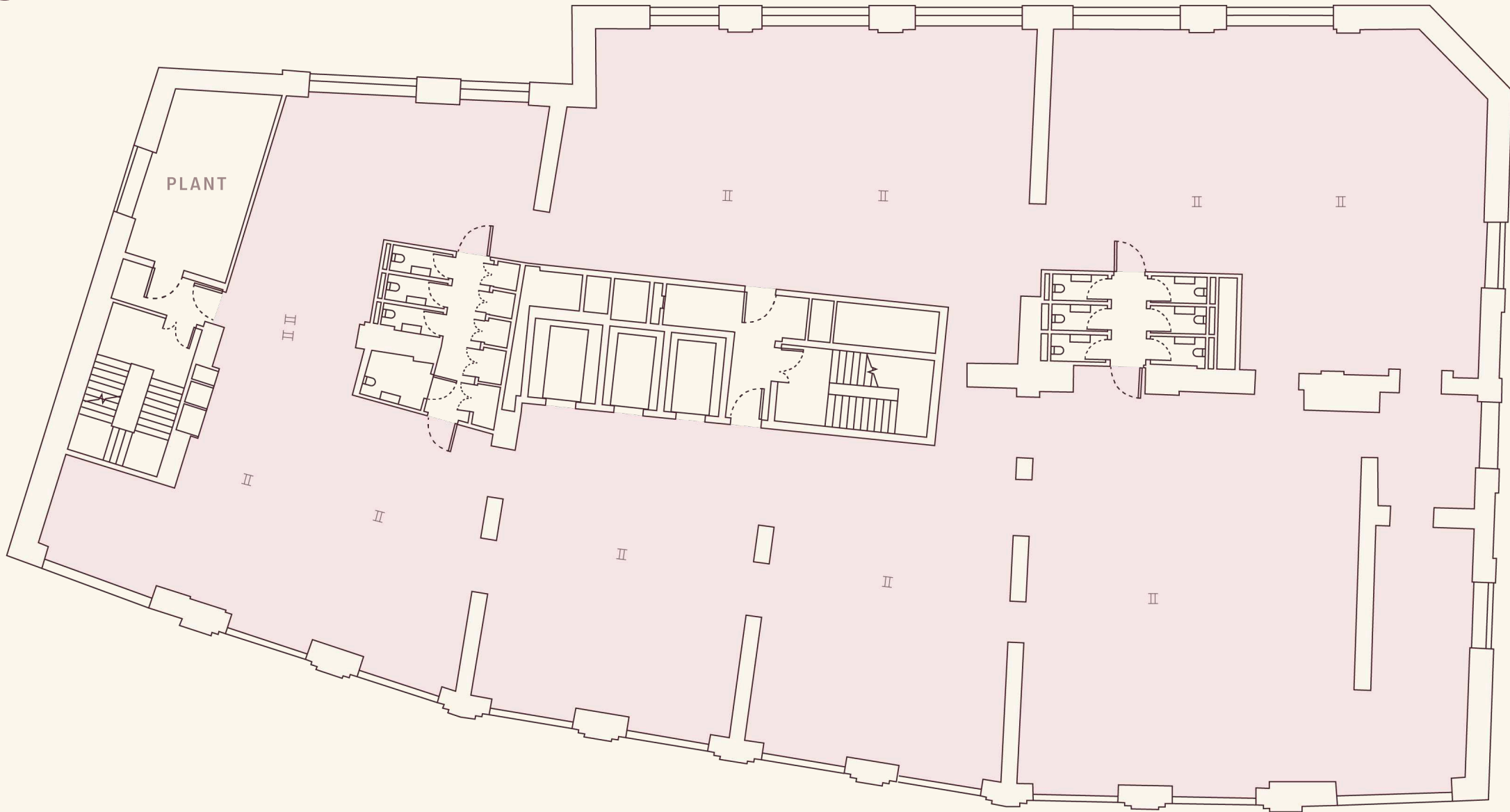


Arrival lounge



Lift lobby

Typical Floor 1-4



○ OFFICE SPACE c.10,650 sq ft



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



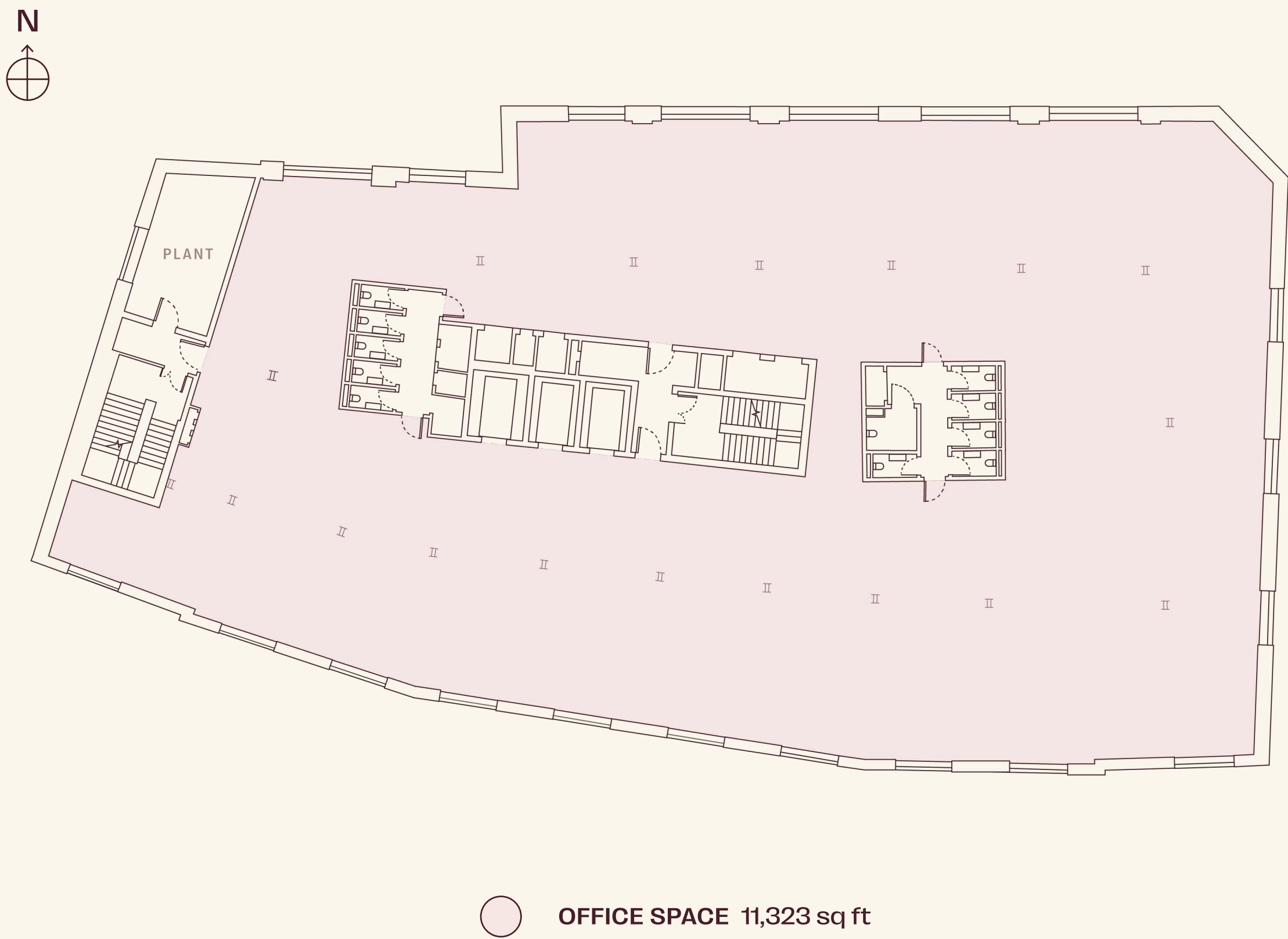


Retained steel columns



Third Floor

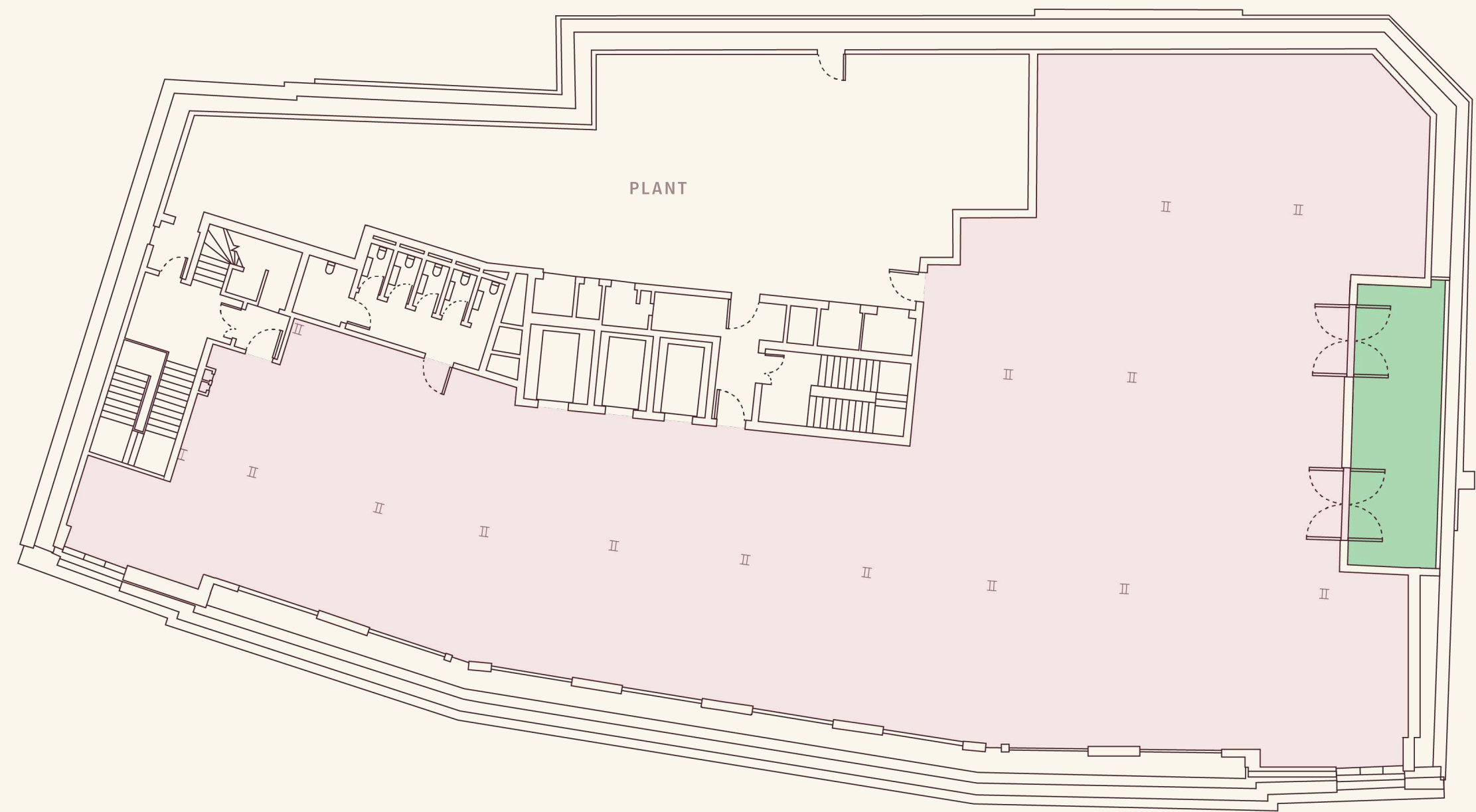
Fifth Floor



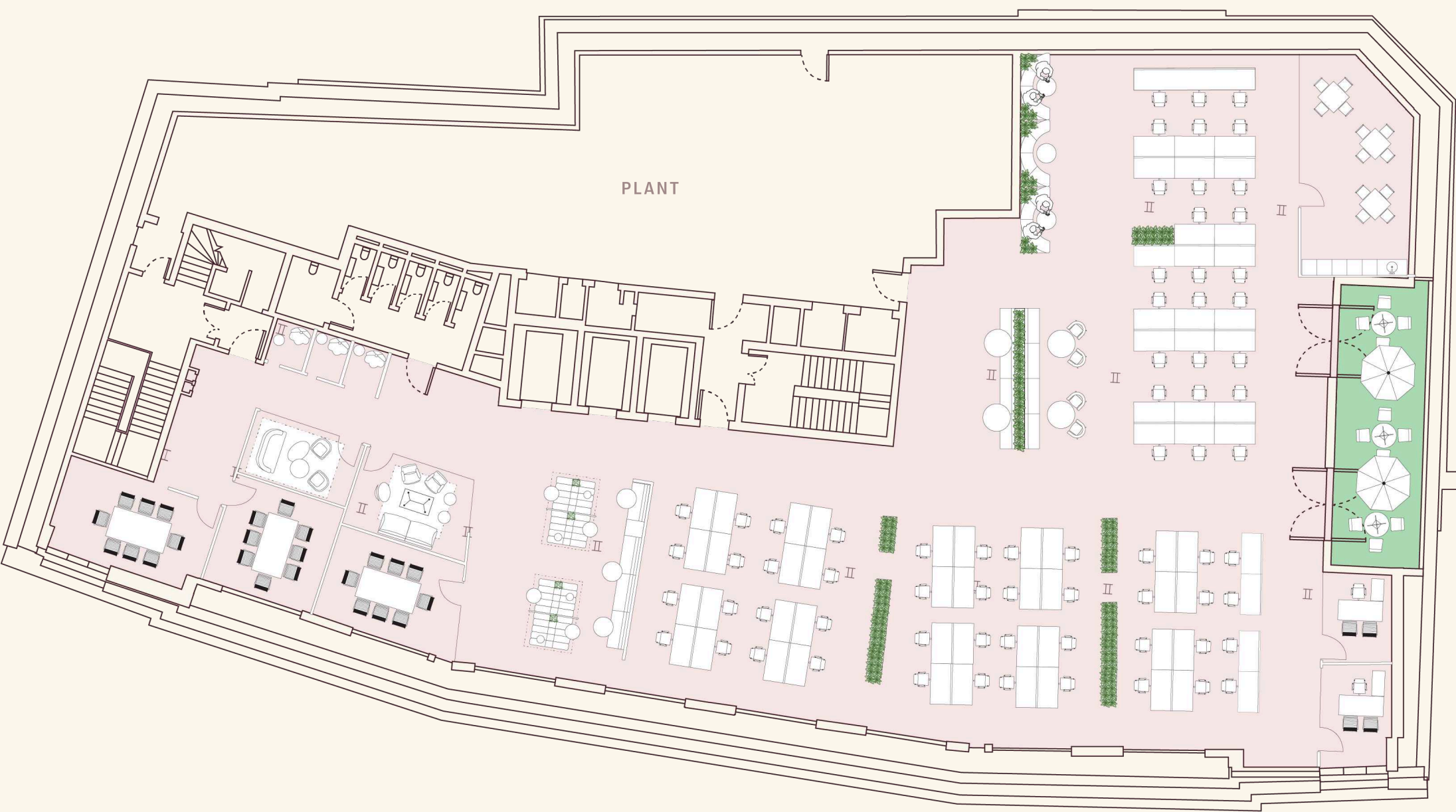
Fifth Floor windows



Sixth Floor



- OFFICE SPACE 7,782 sq ft
- TERRACE 581 sq ft

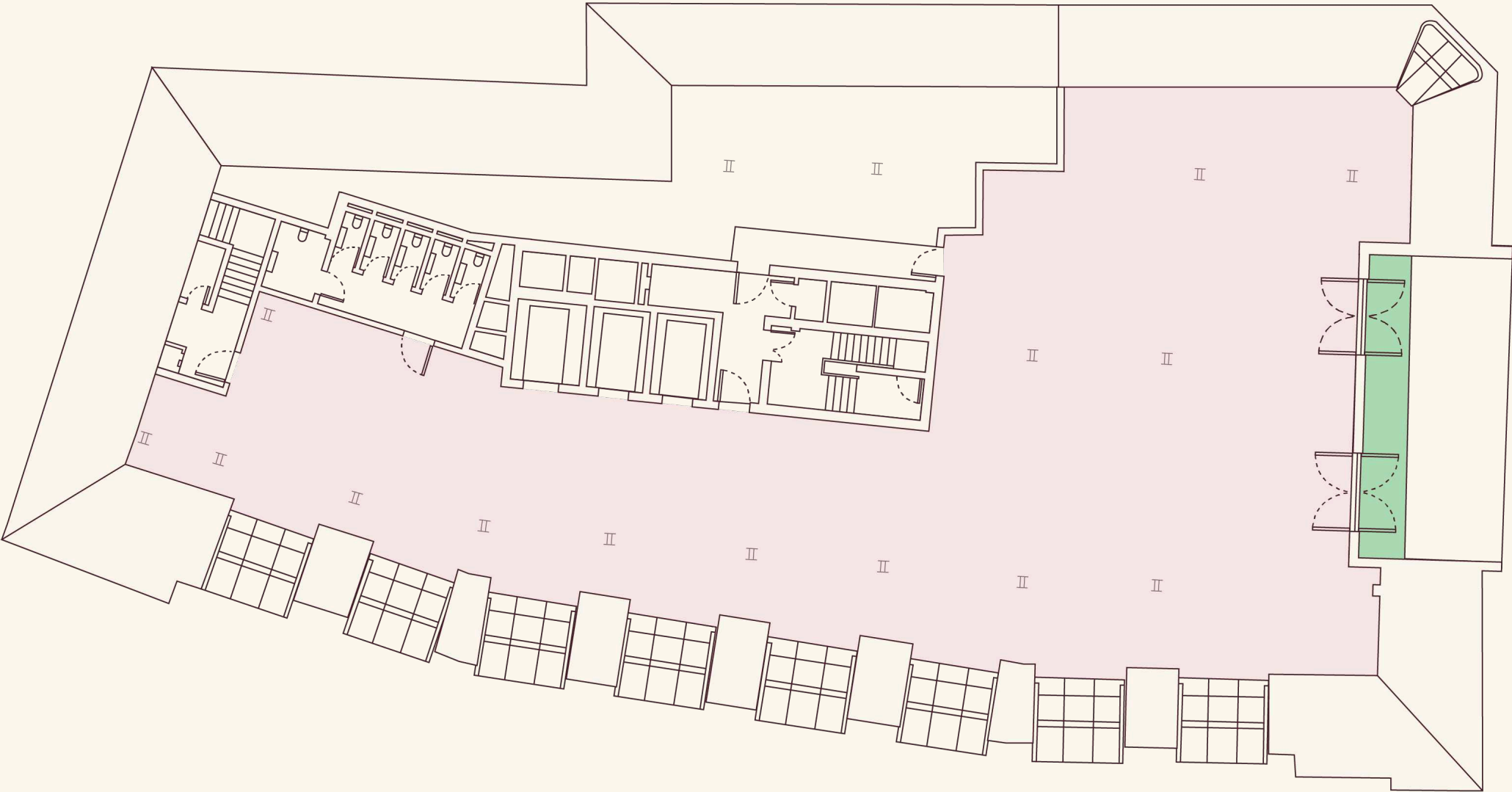


ACCOMMODATION SCHEDULE	NO. OF SPACES
Desks	70
Meeting spaces	8
Kitchen	1
Collaboration area	1

Sixth & Seventh Floors

These two new floors have been sensitively designed to harmonise with the essence of the existing period building. Their expansive floorplates, high-quality finishes, generous ceiling heights, and an abundance of natural light create impressive penthouse workspaces.

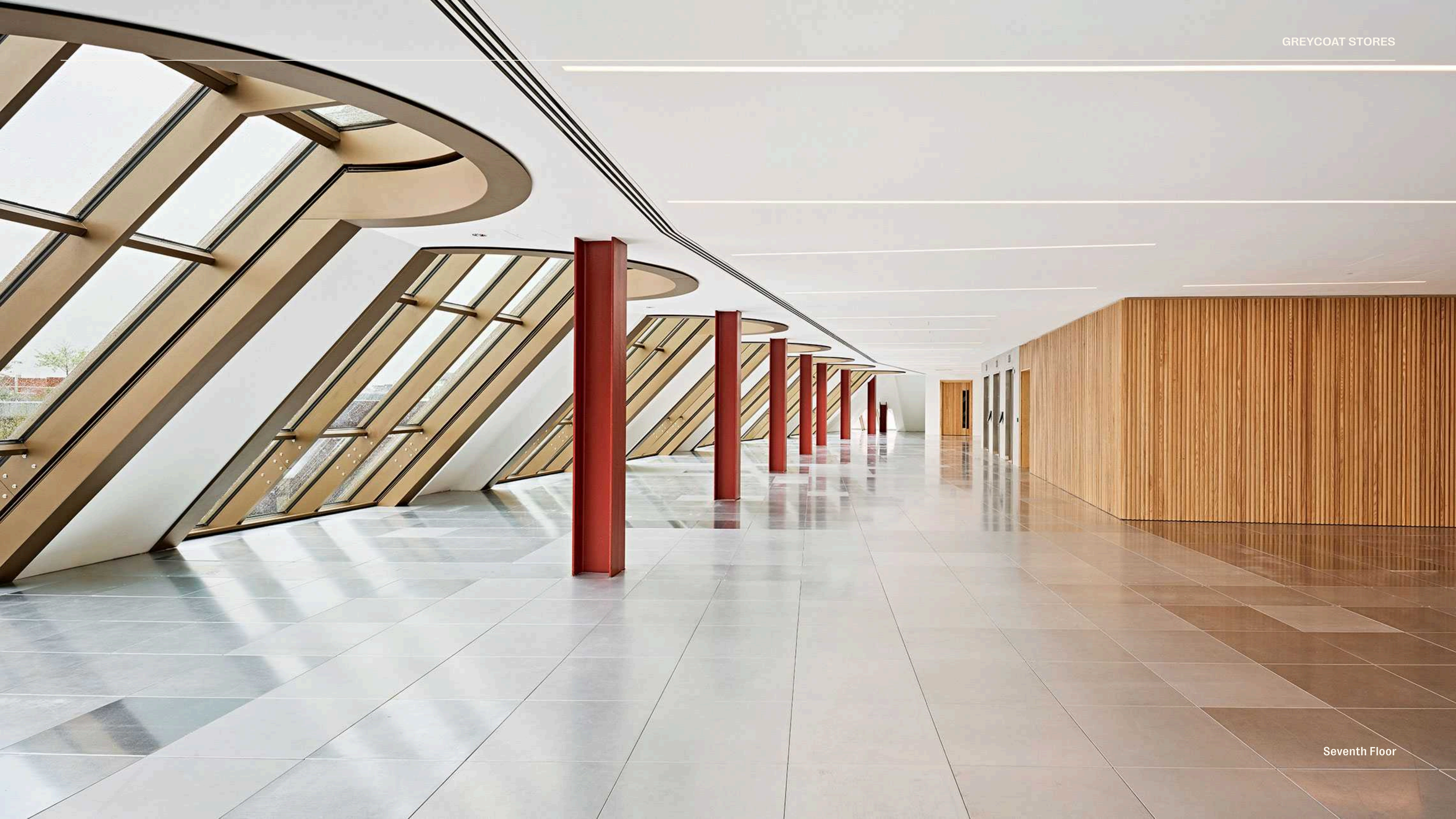
Seventh Floor



- OFFICE SPACE 5,086 sq ft
- TERRACE 194 sq ft



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





Seventh Floor terrace and views



Seventh Floor feature windows

Specification

Elevated by the details



Design occupancy 1:8



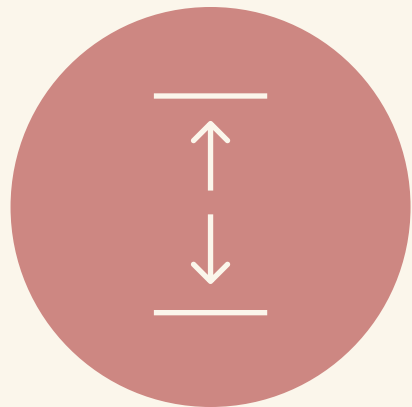
1,055 sq ft reception connecting to the café



Exposed services and industrial lighting (G—4)



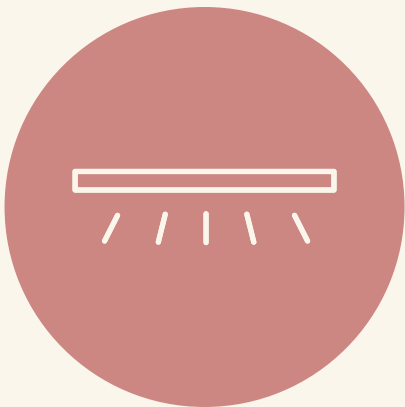
Metal raised floors tiles



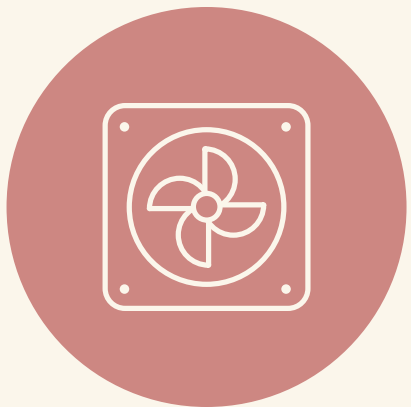
Floor to ceiling up to 3.3m (to underside of soffit)



3 passenger lifts (G - 7)



Concealed services with integrated lighting (5—7)



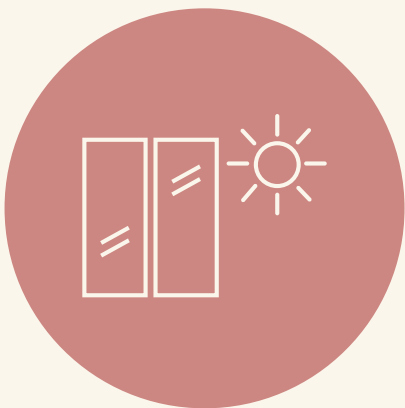
Heating and cooling via Fan Coil Units



190 cycle spaces



15 showers



South facing windows with integrated solar shading



Air Handling Units with air filtration and heat recovery

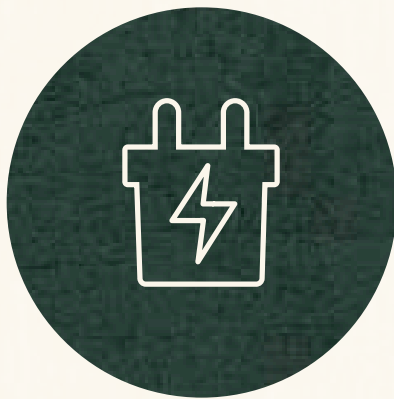
Sustainability

Design with a conscience

Carefully remodelled. Sustainably developed.

In the construction and design of Greycoat Stores, the team prioritised an environmentally conscious and resource-efficient approach, achieving a total carbon saving of 494 kgCO₂/m² and a 50% carbon reduction compared to a rebuild.





All-electric building



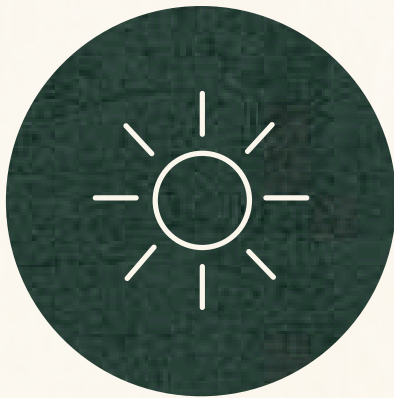
Reusing materials to minimise waste



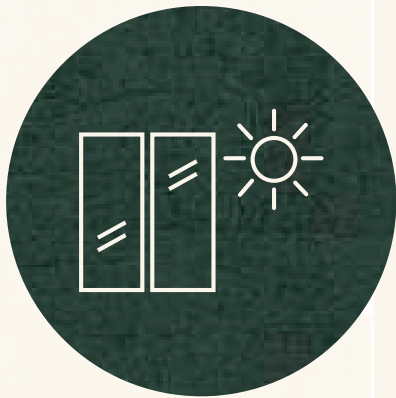
50% carbon reduction compared to a rebuild



54.81% reduction in operational carbon



Maximising natural light



High-performance glazing



BREEAM Excellent



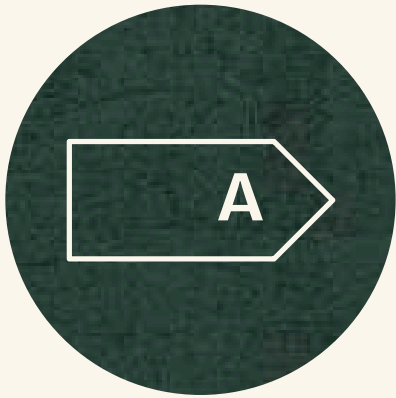
WiredScore Platinum



Energy efficient lighting



Hybrid VRF systems



EPC A





Well Pre-Certification

Healthier commuting. Happier working.

The high-spec end-of-journey facilities encourage two-wheeled commuting. Accessed directly from street level, the Basement cycle park provides 190 spaces and generous changing rooms with 15 showers and more than 200 lockers.



-  GYM 3,154 sq ft
-  END-OF-JOURNEY FACILITIES



Neighbourhood

Amenities in a moment

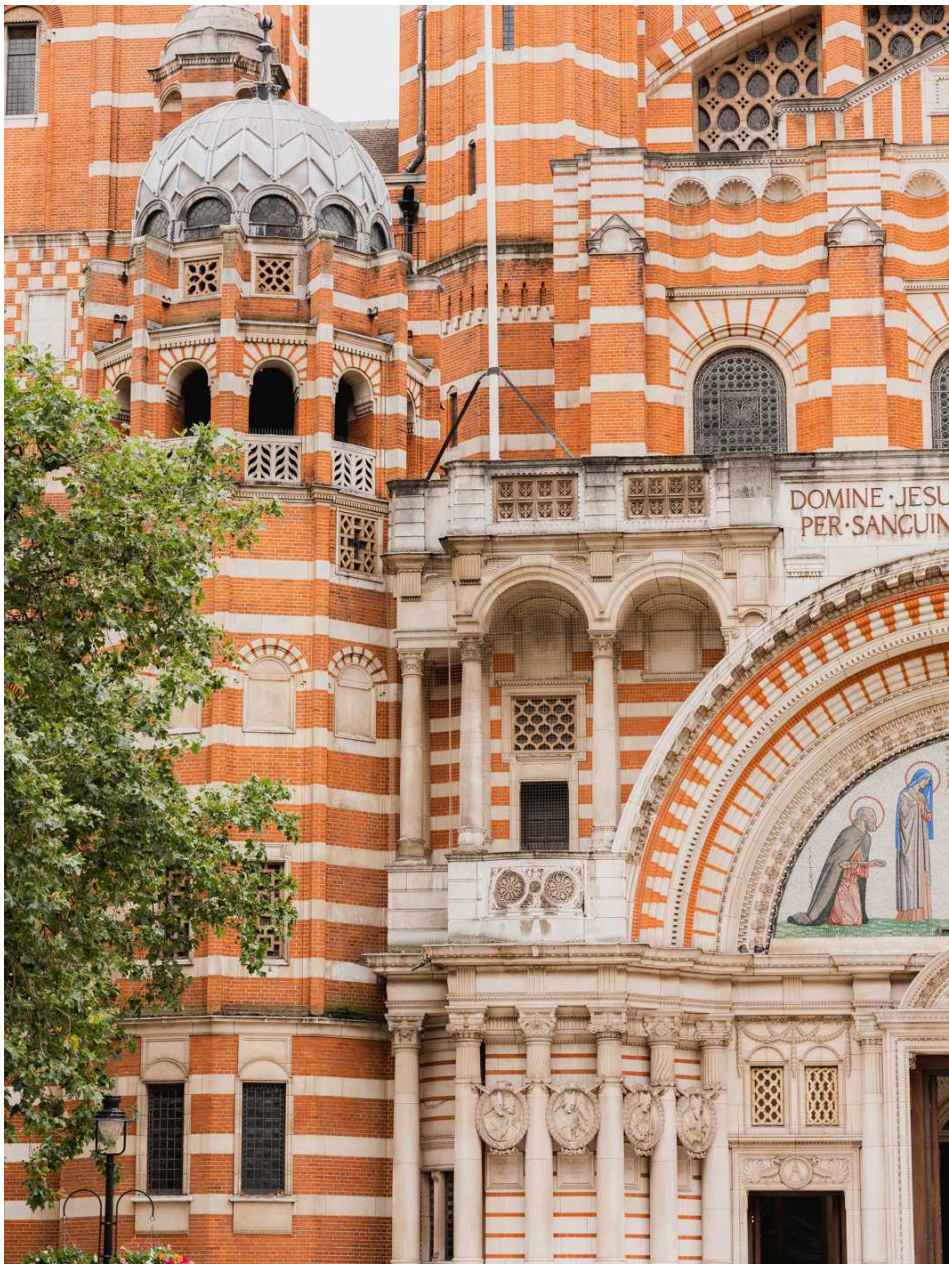


A cultured community. A leading global city.

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)



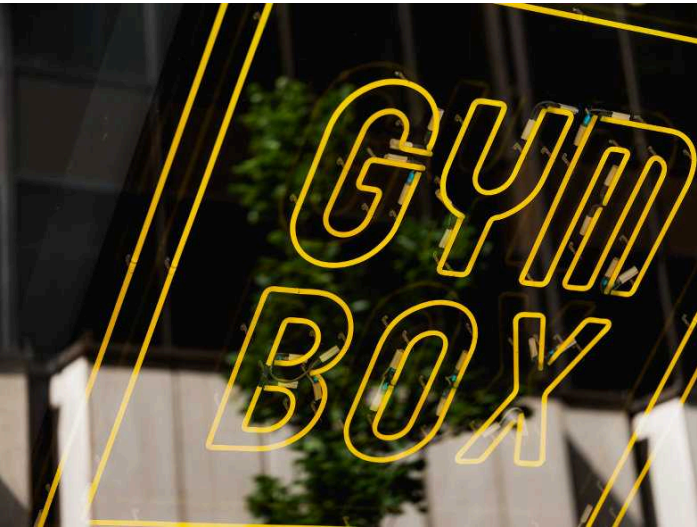
Christchurch Gardens (3 min walk)



Chez Antoinette (3 min walk)



St James's Park (9 min walk)



Gymbox (4 min walk)



Chucs (15 min walk)



Coco di Mama (3 min walk)



Strutton Ground Market (2 min walk)

NEIGHBOURHOOD

RESTAURANTS AND CAFES

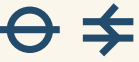
- 01. Munich Cricket Club
- 02. Chez Antoinette
- 03. Noble Palace
- 04. The Ivy Cafe
- 05. Iberica
- 06. Iris & June
- 07. Yaatra
- 08. Bone Daddies
- 09. Timmy Green
- 10. Flat Cap Coffee
- 11. Farmer J
- 12. Urban Greens
- 13. Formative Coffee
- 14. Black Sheep Coffee
- 15. Hermanos Coffee
- 16. Coffee Republic
- 17. Ravello Coffee Co.

LEISURE

- 01. Gymbox
- 02. Lane7
- 03. Cardinal Place
- 04. Flight Club
- 05. 1Rebel
- 06. Orchard Place shopping
- 07. Barry's SW1
- 08. BAM Karaoke

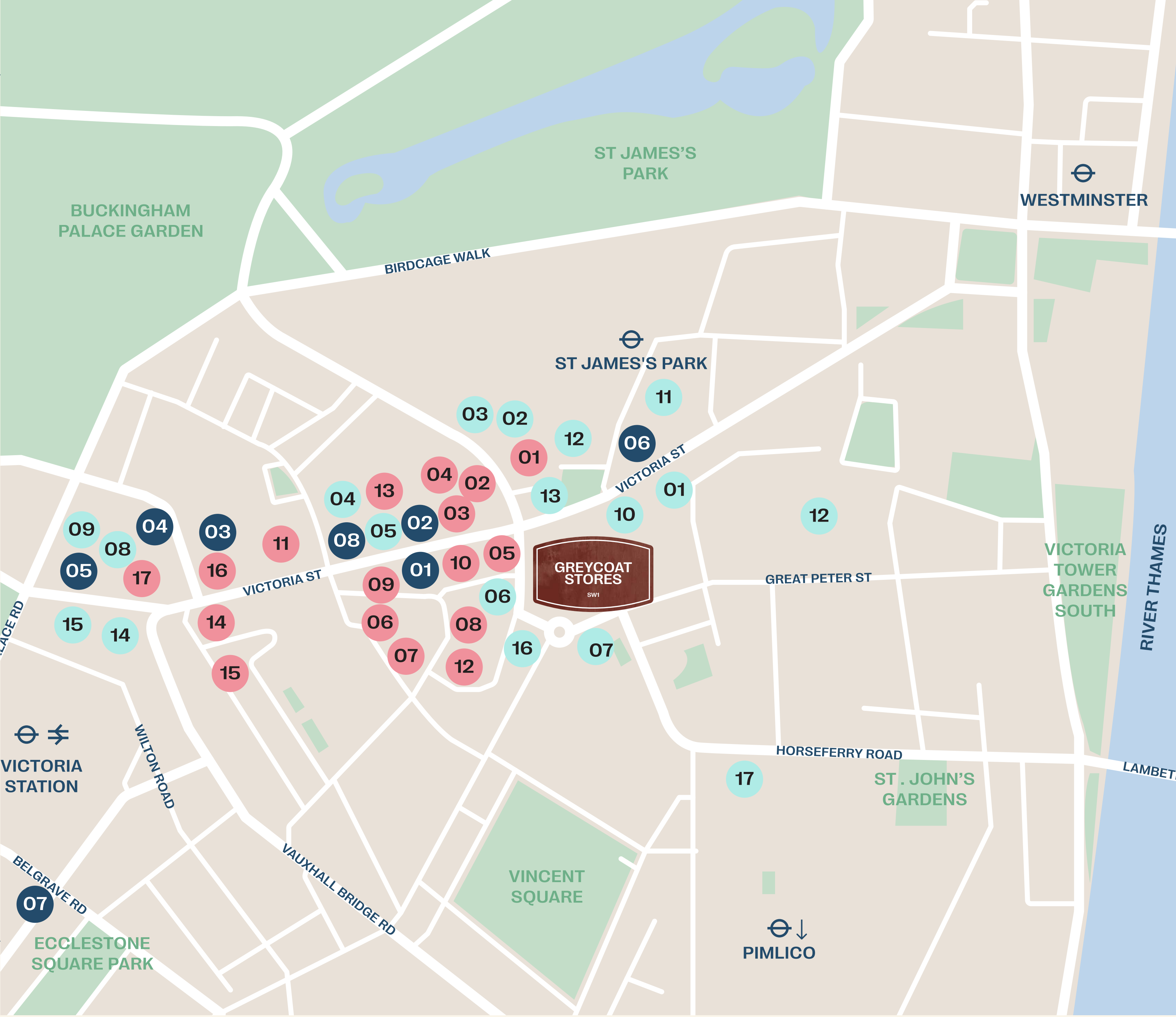
OCCUPIERS

- 01. Rolls Royce
- 02. Slumberger
- 03. Kering
- 04. BMGF
- 05. WA Communications
- 06. Tom Ford
- 07. 1508 London
- 08. Giorgio Armani
- 09. Jimmy Choo
- 10. Orsted Energy
- 11. Sweaty Betty
- 12. Darling Associates
- 13. Jupiter AM
- 14. John Lewis
- 15. ITSU
- 16. Landsec
- 17. Nova



TRANSPORT

Victoria station 08 min
St James's Park 04 min
Westminster 09 min





William Foster
07748 985 951
william.foster@knightfrank.com

Ben Lewis
07966 233 680
ben.lewis@knightfrank.com



Freddie Corlett
07870 555 842
fcorlett@savills.com

Kate Miedzianowska-Sinclair
07790 923 878
kate.msincclair@savills.com



Catherine Lloyd
07795 445 833
catherine.lloyd@rx.london

Hannah Buxton
07976 747 569
hannah.buxton@rx.london

Architects – **SPPARC**

Project Management — **Meridian Project Management**

Sustainability & Well Consultancy — **Norman Disney Young**

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