

GREYCOAT STORES

SW1

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

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.





GREYCOAT
STORES

Where the past meets the present

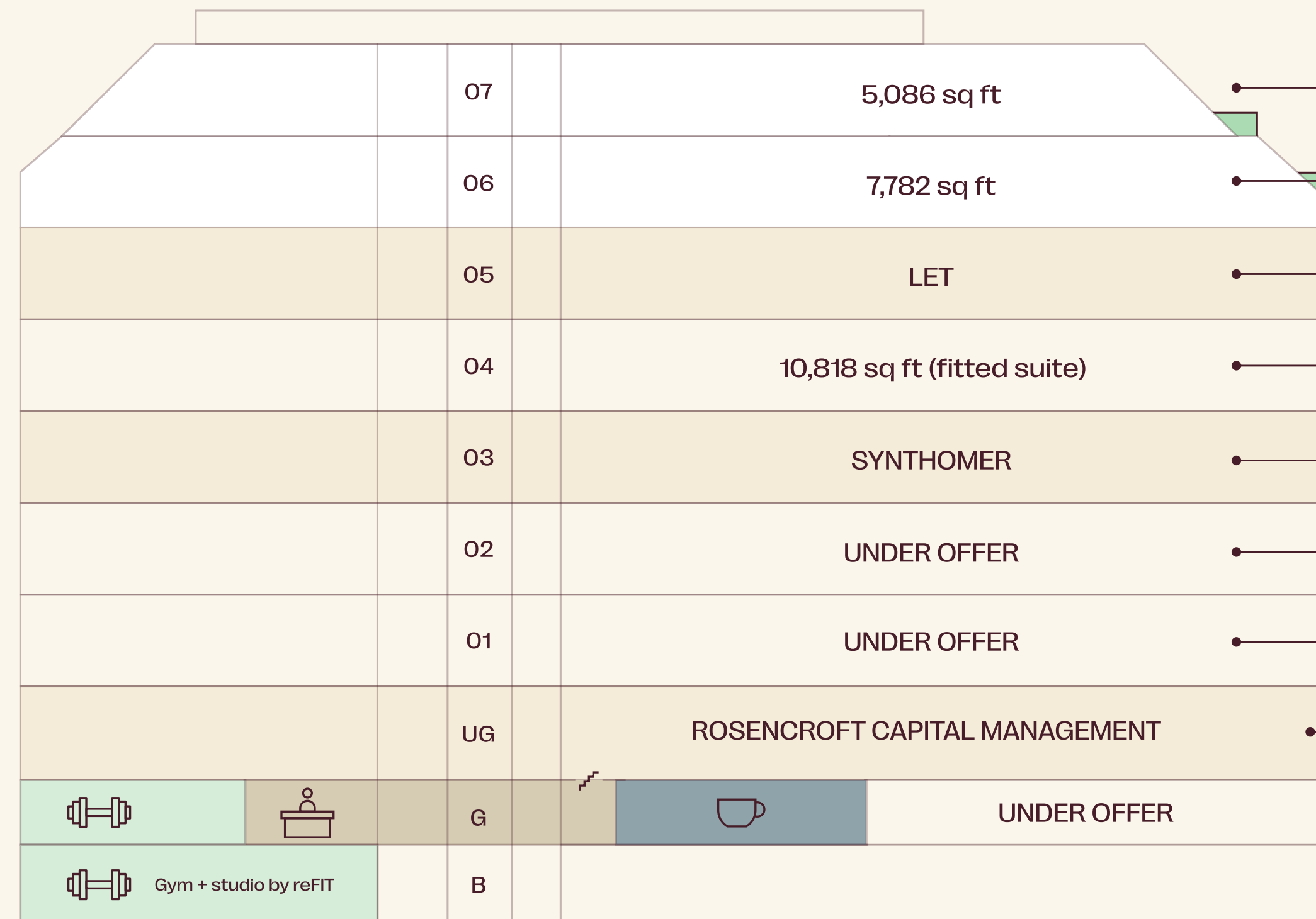
Greycoat Stores was built in the 1870s as a grocery warehouse for The Army and Navy Co-operative Society. It was part of an industrial complex that shaped the intrinsic character of Westminster's townscape. Today, this historic building has been sensitively reimaged and reconfigured into a cutting-edge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



KEY FEATURES

- + **Sixty Degrees Café now open (on Ground floor)**
- + **ReFIT gym opening Q3 2026**
- + **New contemporary façade and restored Victorian warehouse features.**
- + **Fully fitted suite now available**
- + **New penthouse levels with private terraces.**
- + **Generous floor-to-ceiling heights up to 3.3m.**
- + **Excellent energy efficiency achieving EPC A.**
- + **WiredScore Platinum certification.**
- + **Cycle park with 190 spaces and 200 lockers.**

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 and gym.

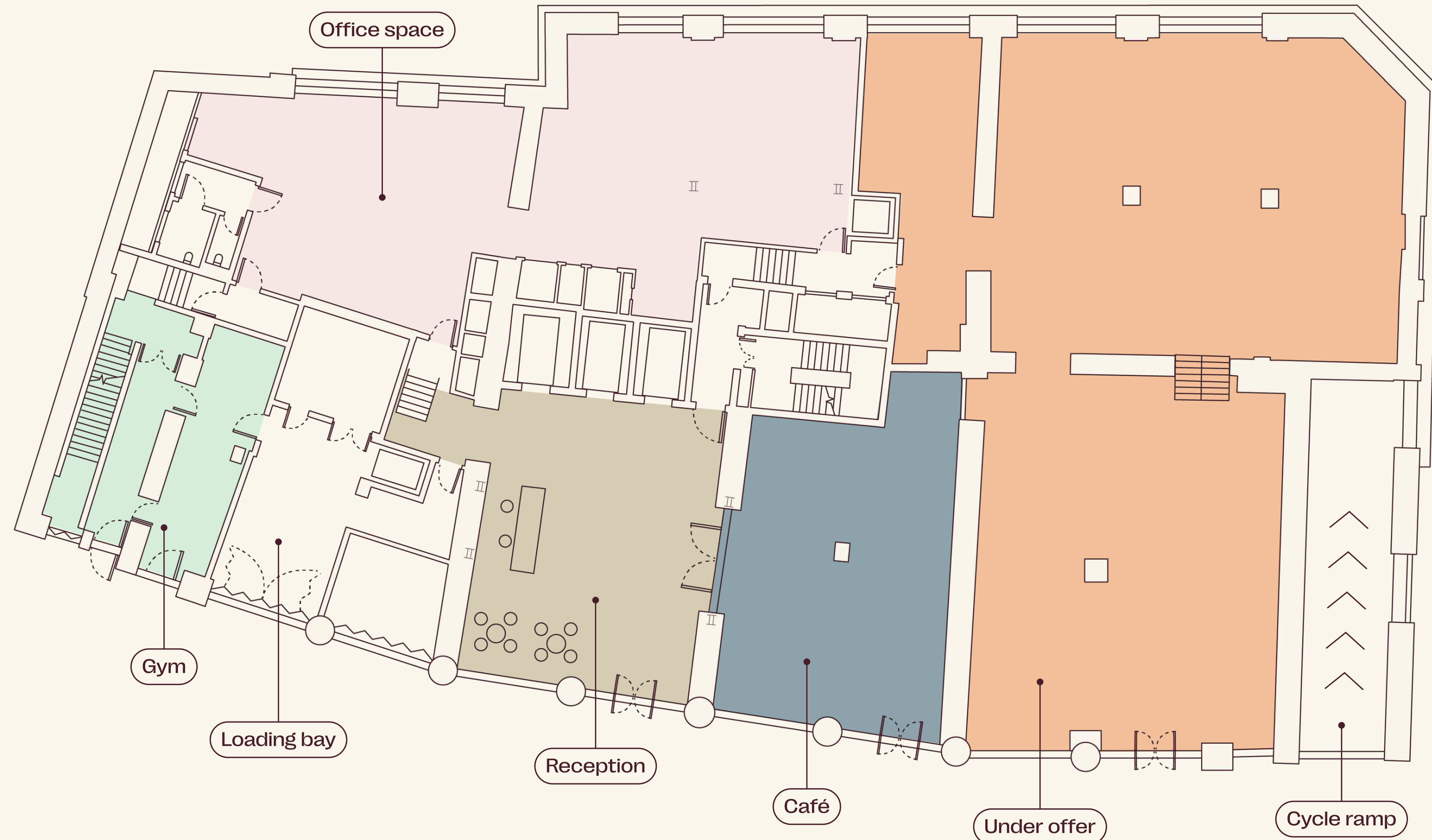
OFFICE ACCOMMODATION (NIA)

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

- UPPER GROUND OFFICE 2,055 sq ft
- RECEPTION 1,055 sq ft

Leisure & Retail

- SIXTY DEGREES CAFÉ - NOW OPEN
- GYM RECEPTION 491 sq ft
- UNDER OFFER 4,344 sq ft

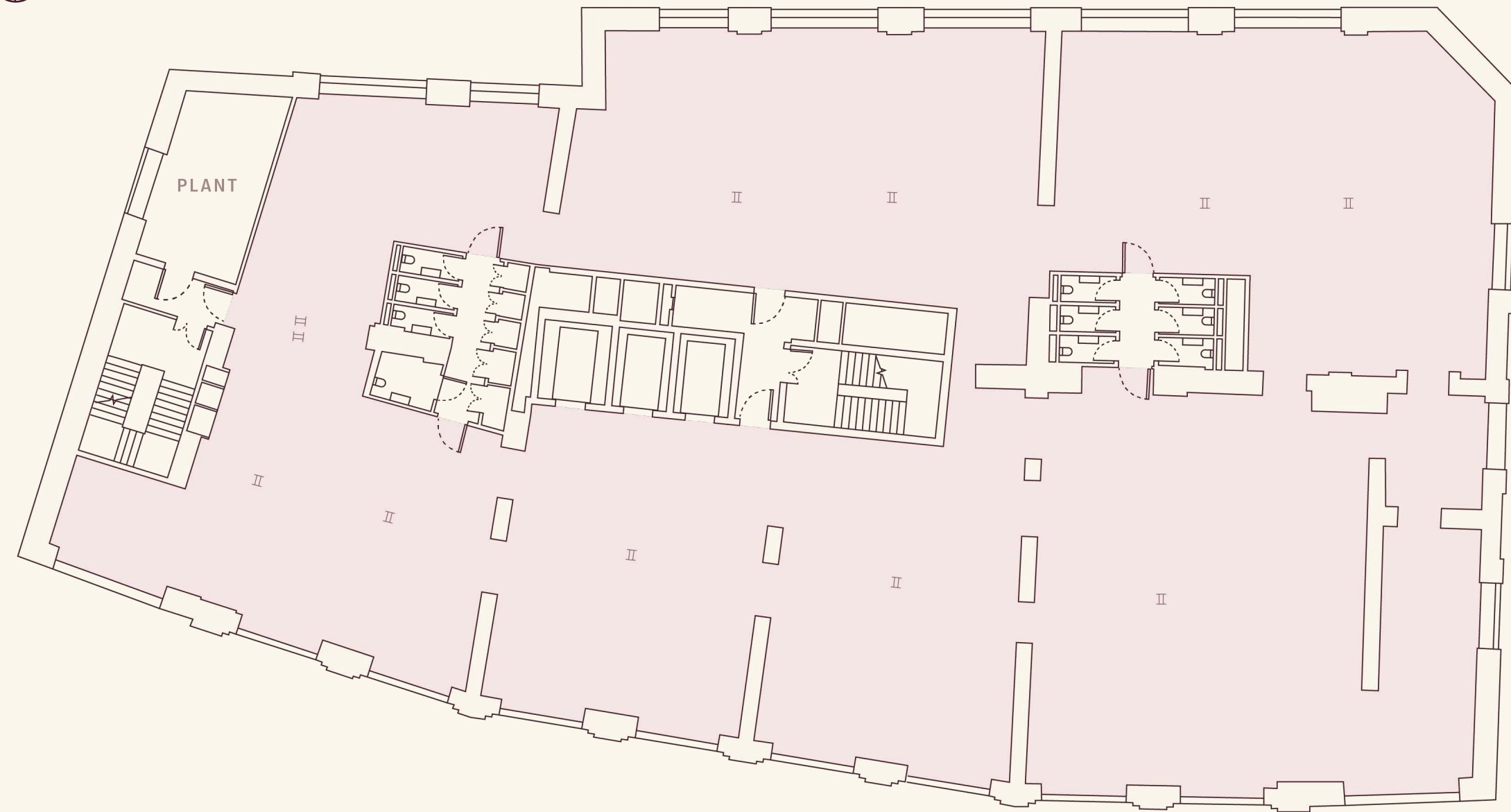


Arrival lounge



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



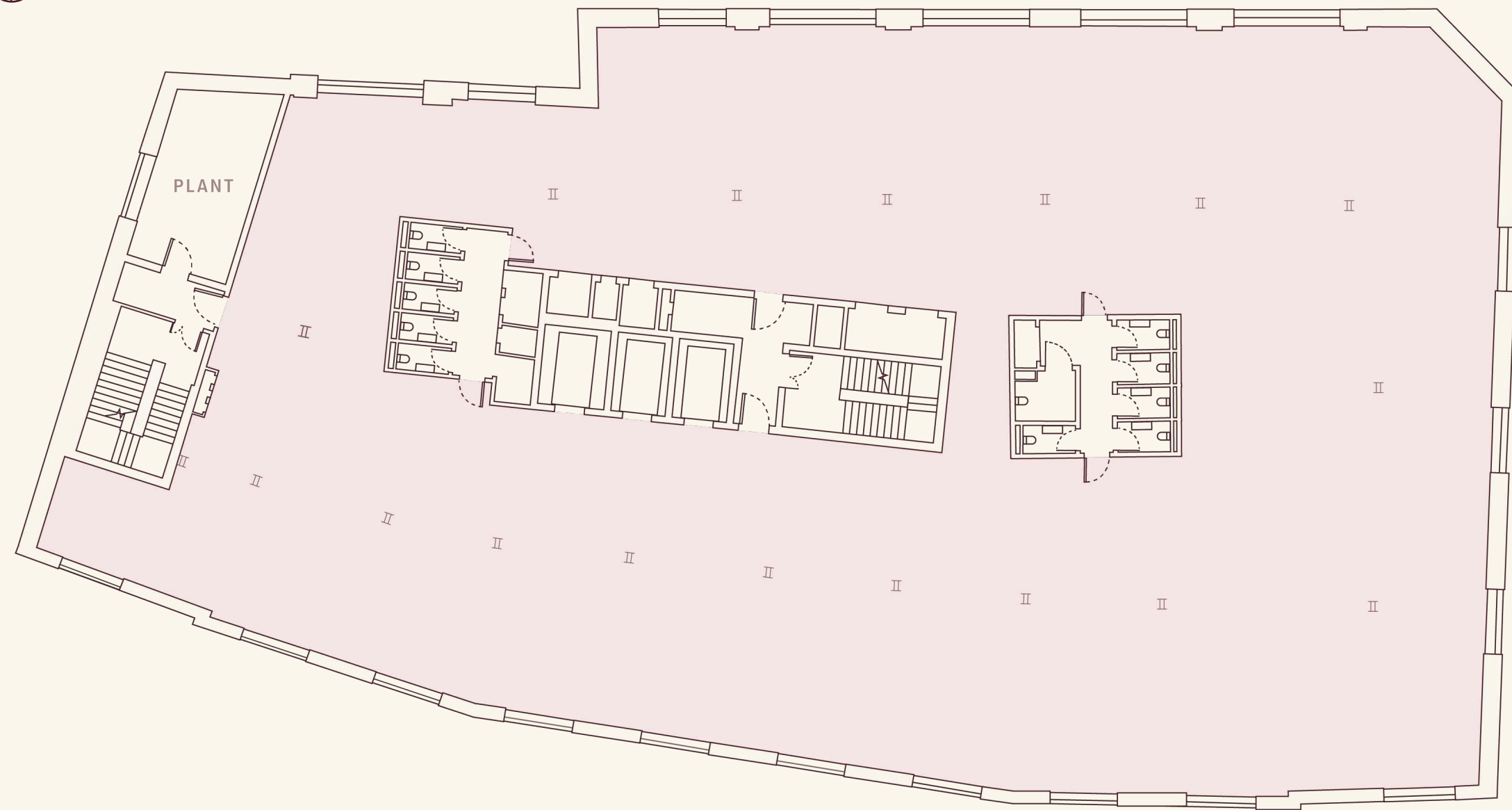


Retained steel columns



Third Floor

Fifth Floor



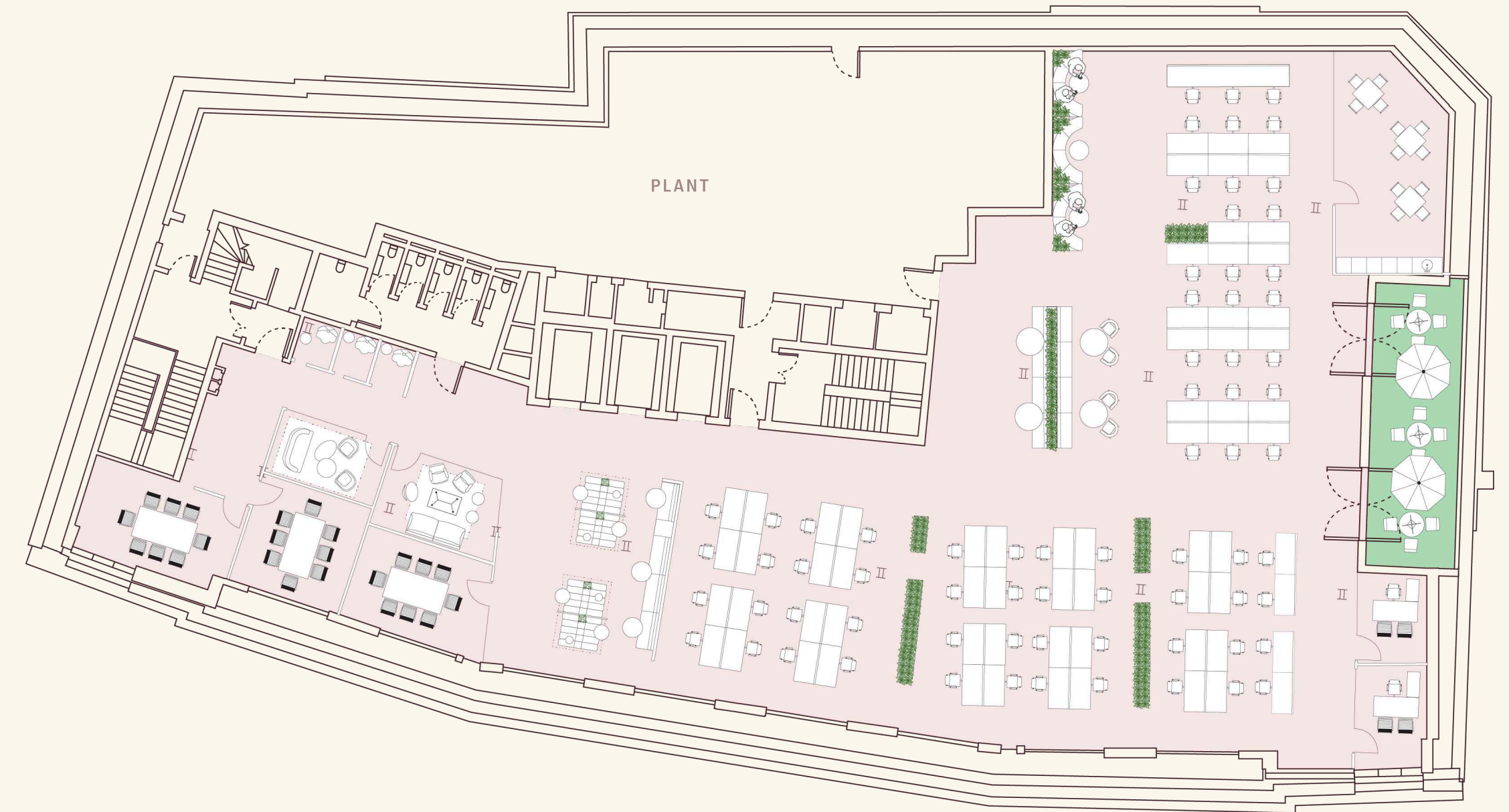
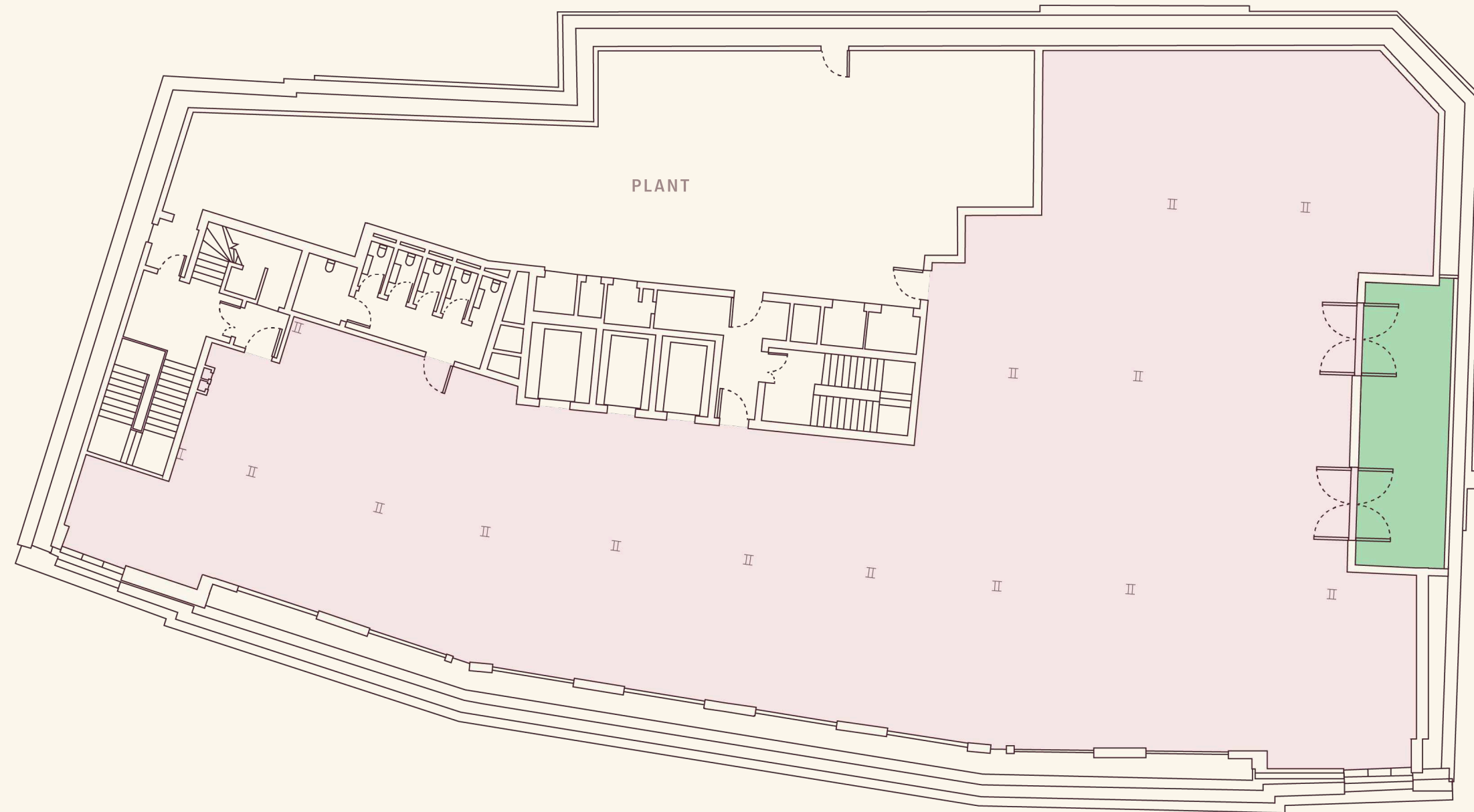
○ OFFICE SPACE 11,323 sq ft



Fifth Floor windows



Sixth Floor



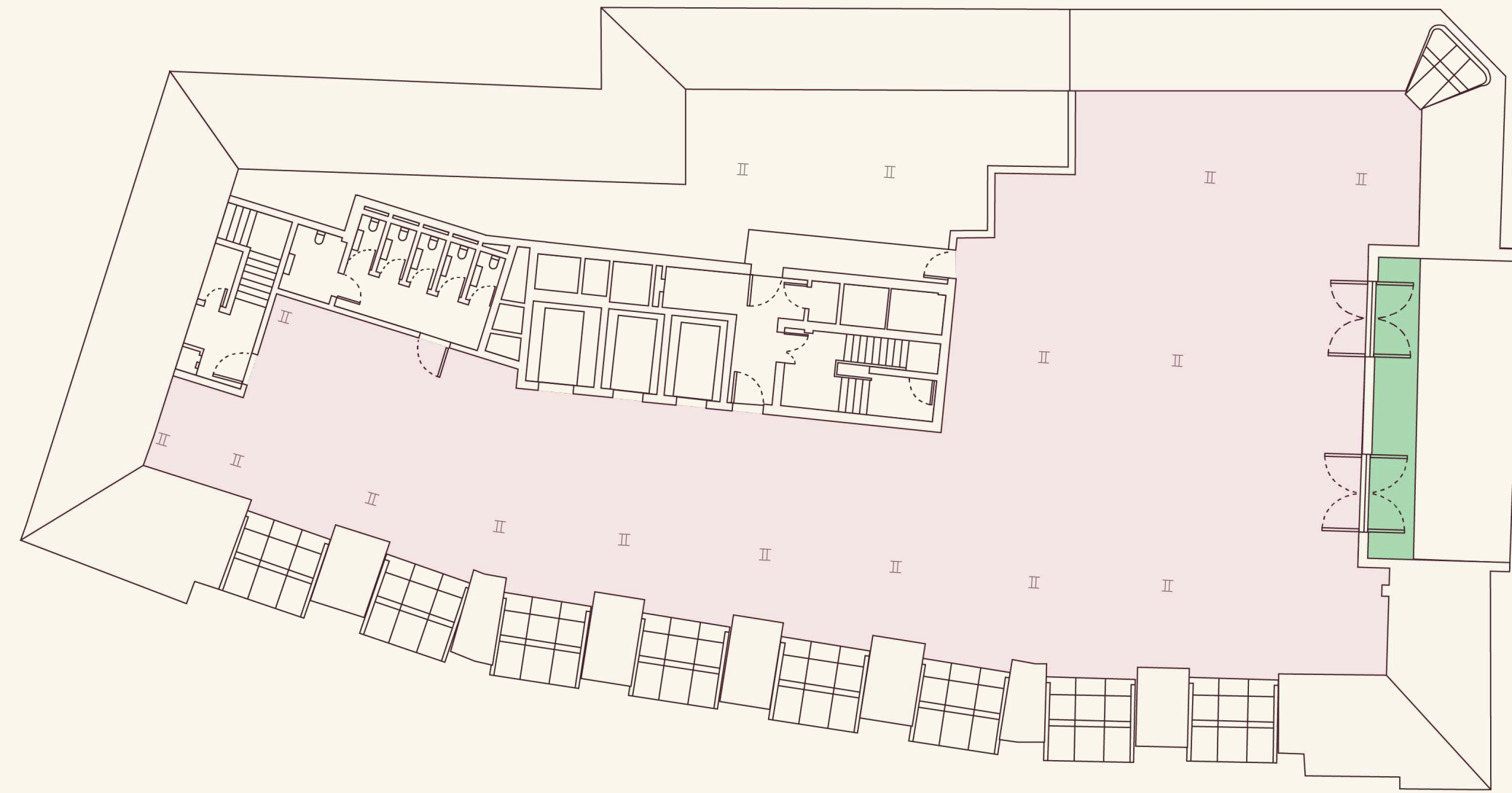
- OFFICE SPACE 7,782 sq ft
- TERRACE 581 sq ft

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

Sixth & Seventh Floors

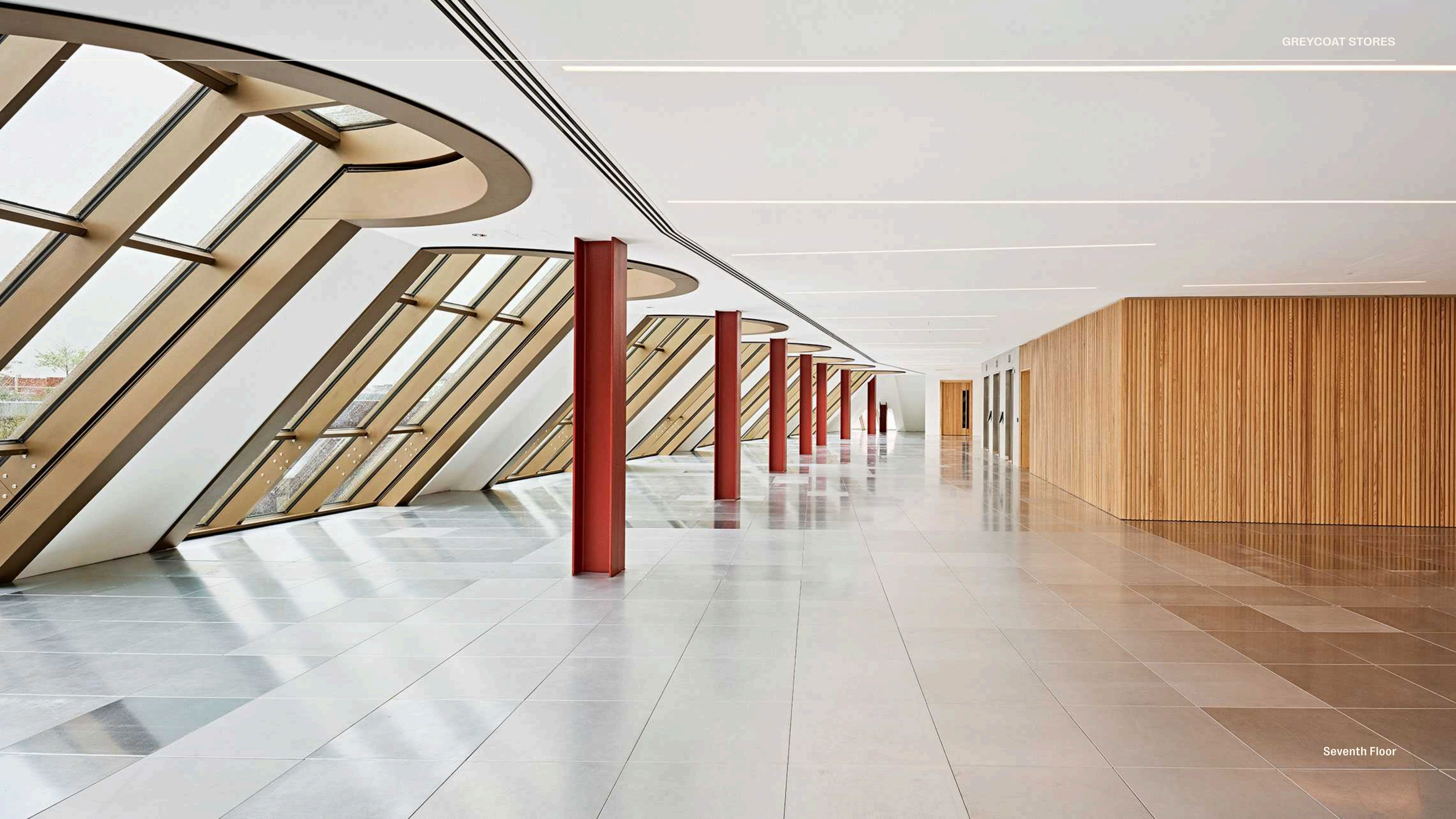
These two new floors have been sensitively designed to harmonise with the essence of the existing period building. Their expansive floorplates, high-quality finishes, generous ceiling heights, and an abundance of natural light create impressive penthouse workspaces.

Seventh Floor



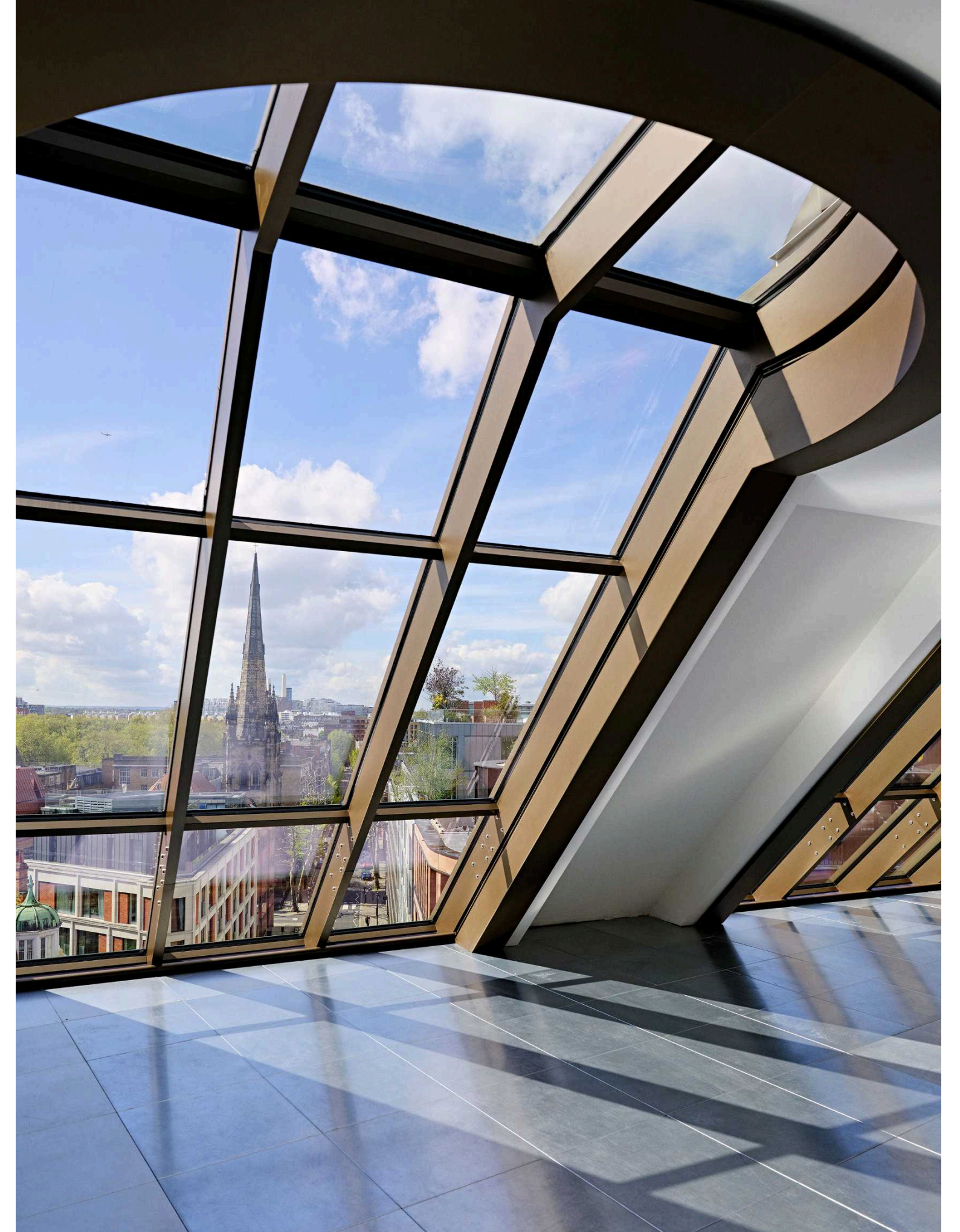
- OFFICE SPACE 5,086 sq ft
- TERRACE 194 sq ft

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



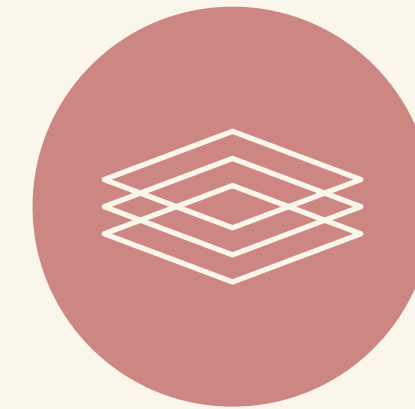
Design occupancy 1:8



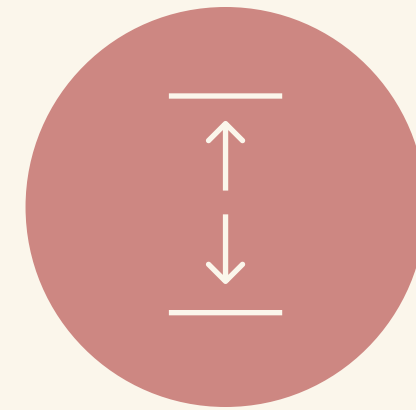
1,055 sq ft reception connecting to the café



Exposed services and industrial lighting (G-4)



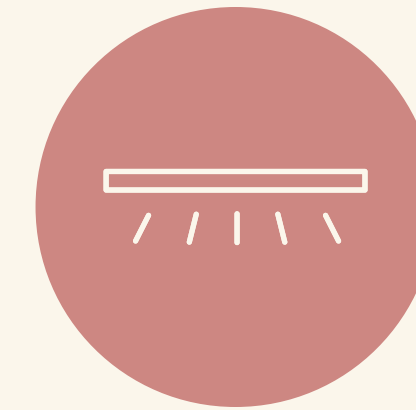
Metal raised floors tiles



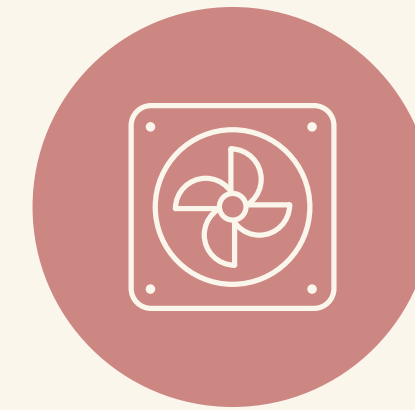
Floor to ceiling up to 3.3m (to underside of soffit)



3 passenger lifts (G - 7)



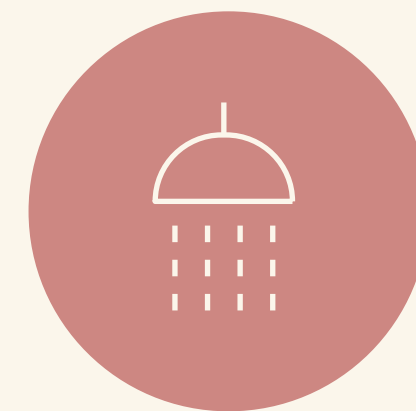
Concealed services with integrated lighting (5-7)



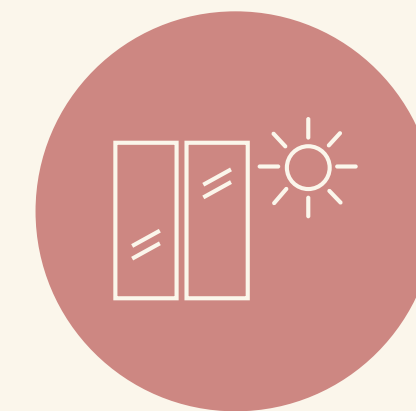
Heating and cooling via Fan Coil Units



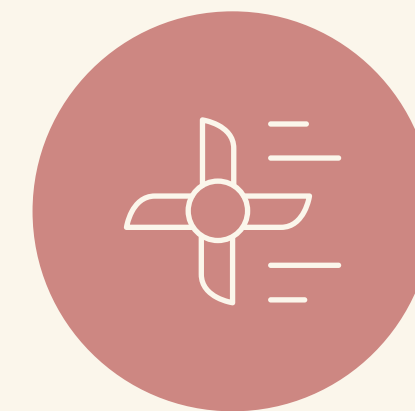
190 cycle spaces



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



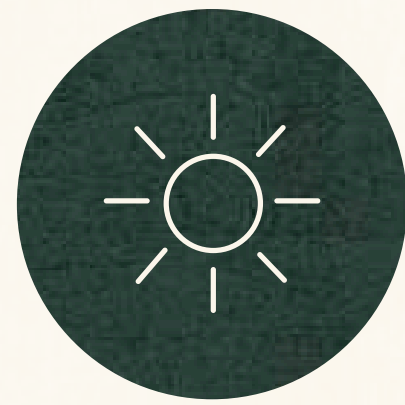
Reusing materials to minimise waste



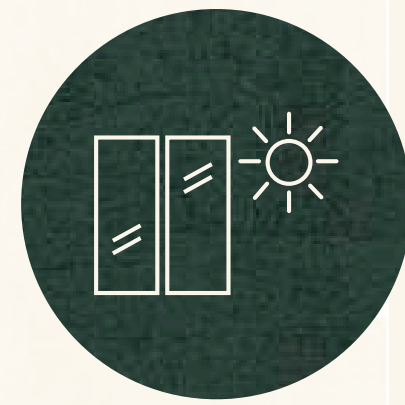
50% carbon reduction compared to a rebuild



54.81% reduction in operational carbon



Maximising natural light



High-performance glazing



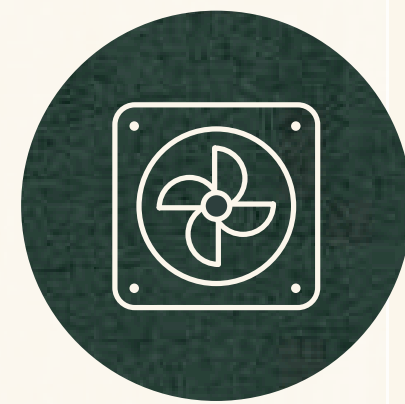
BREEAM Excellent



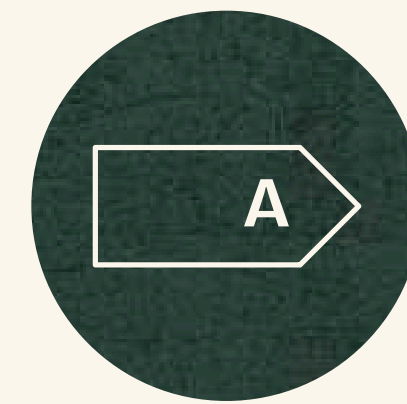
WiredScore Platinum



Energy efficient lighting



Hybrid VRF systems



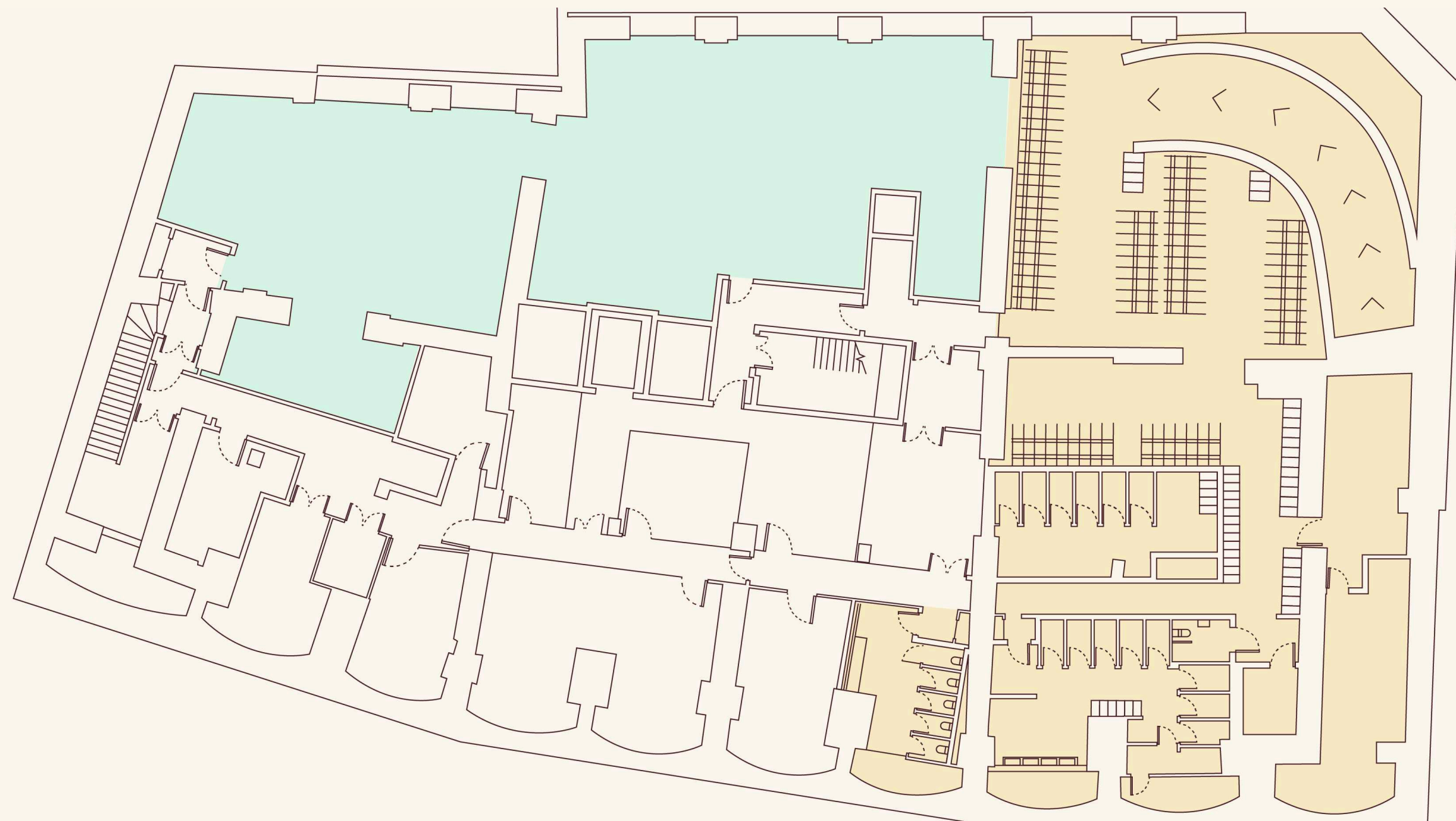
EPC A





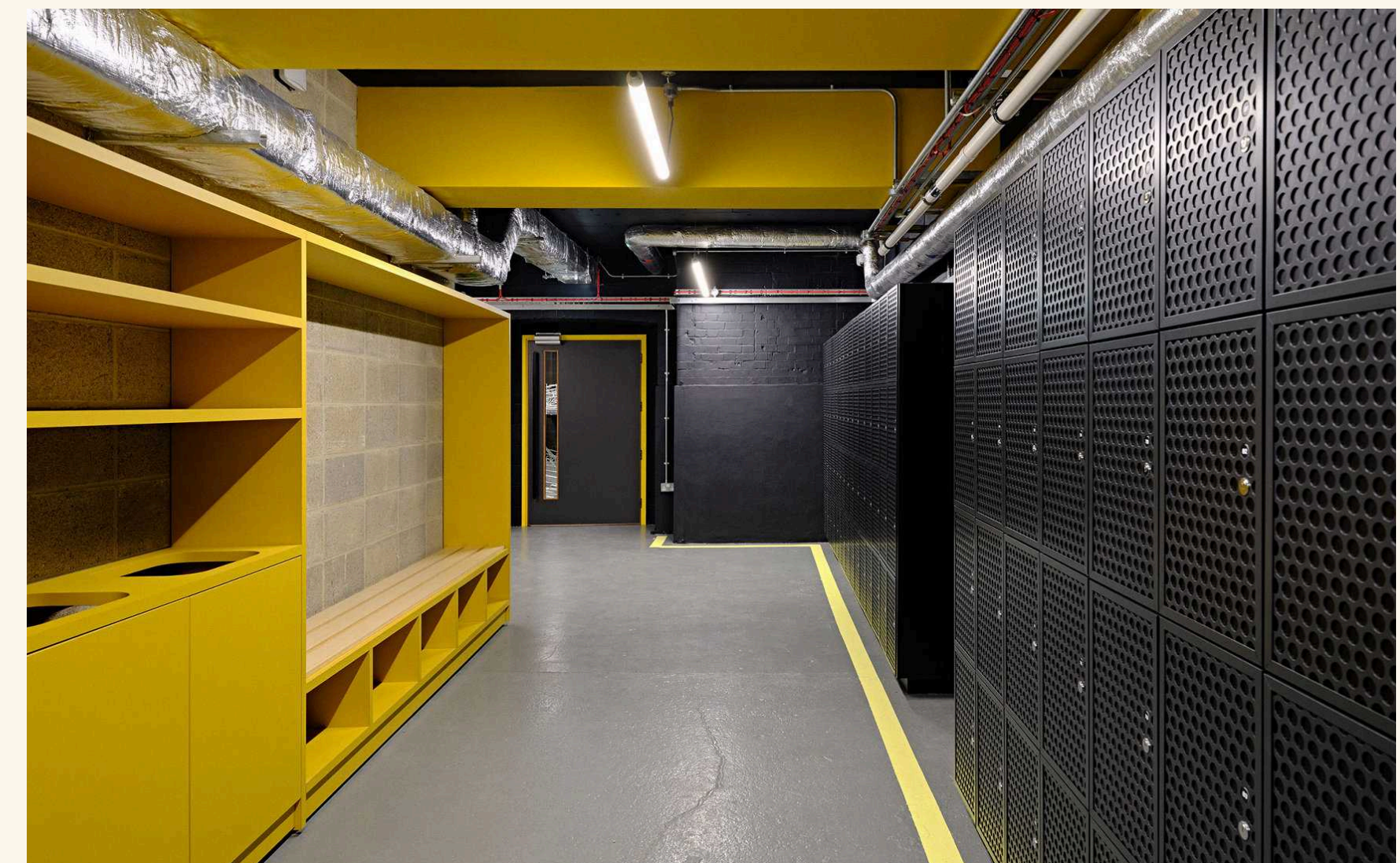
Well Pre-Certification

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



Neighbourhood

Amenities in a moment

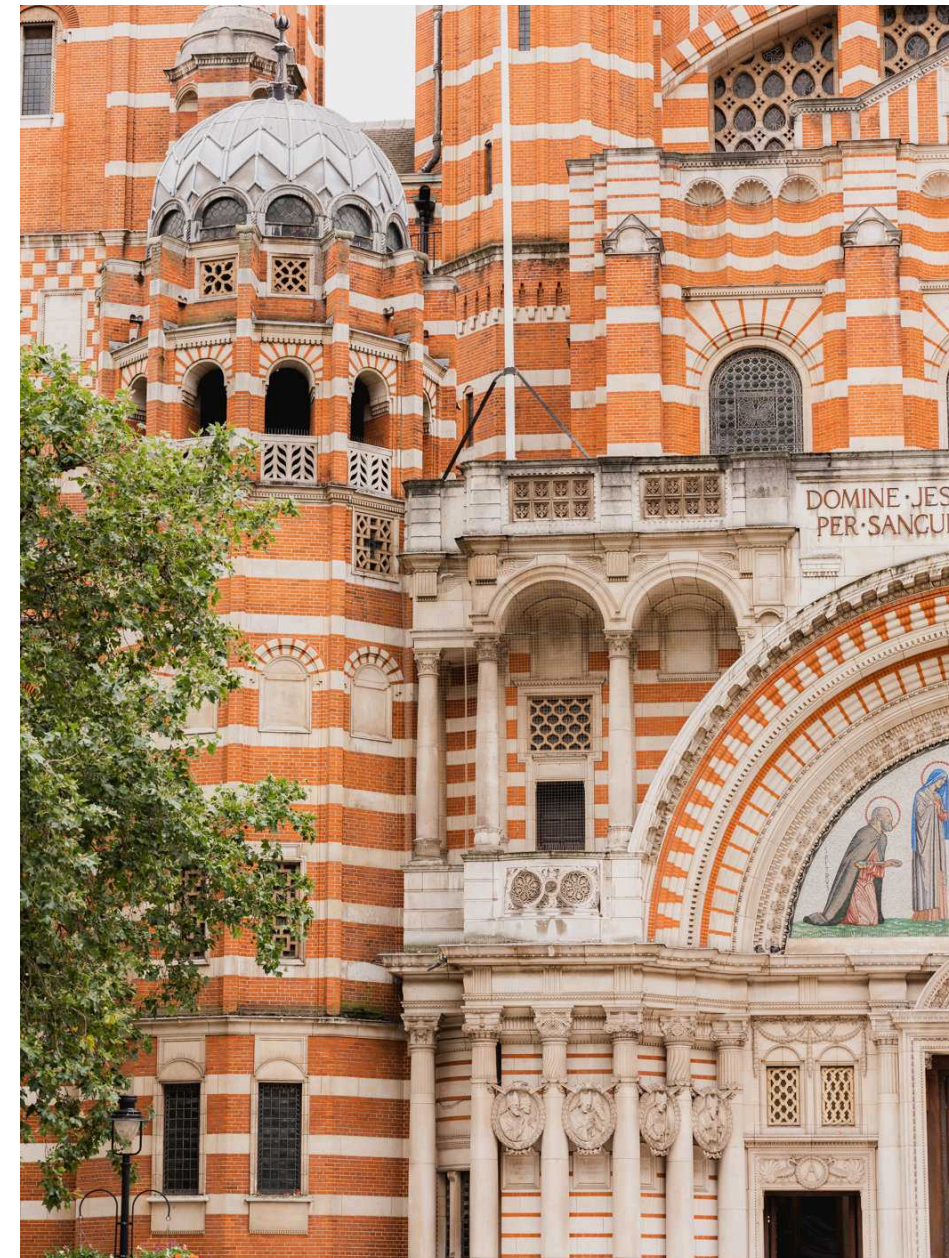


A cultured community. A leading global city.

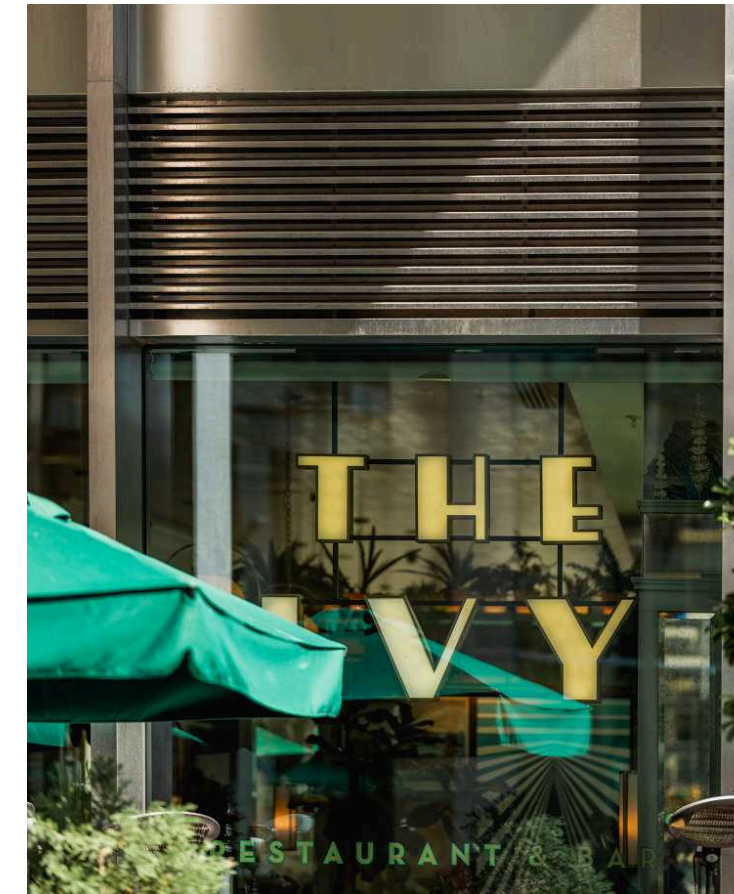
Here in the heart of the capital, you'll discover world-class landmarks alongside hidden gems, excellent local retail and impeccable transport connections. Just moments away, Howick Place is a micro community of major players in fashion and design. Whichever direction you stroll, you'll find yourself in good company.



Victoria Street (2 min walk)



Westminster Cathedral (5 min walk)



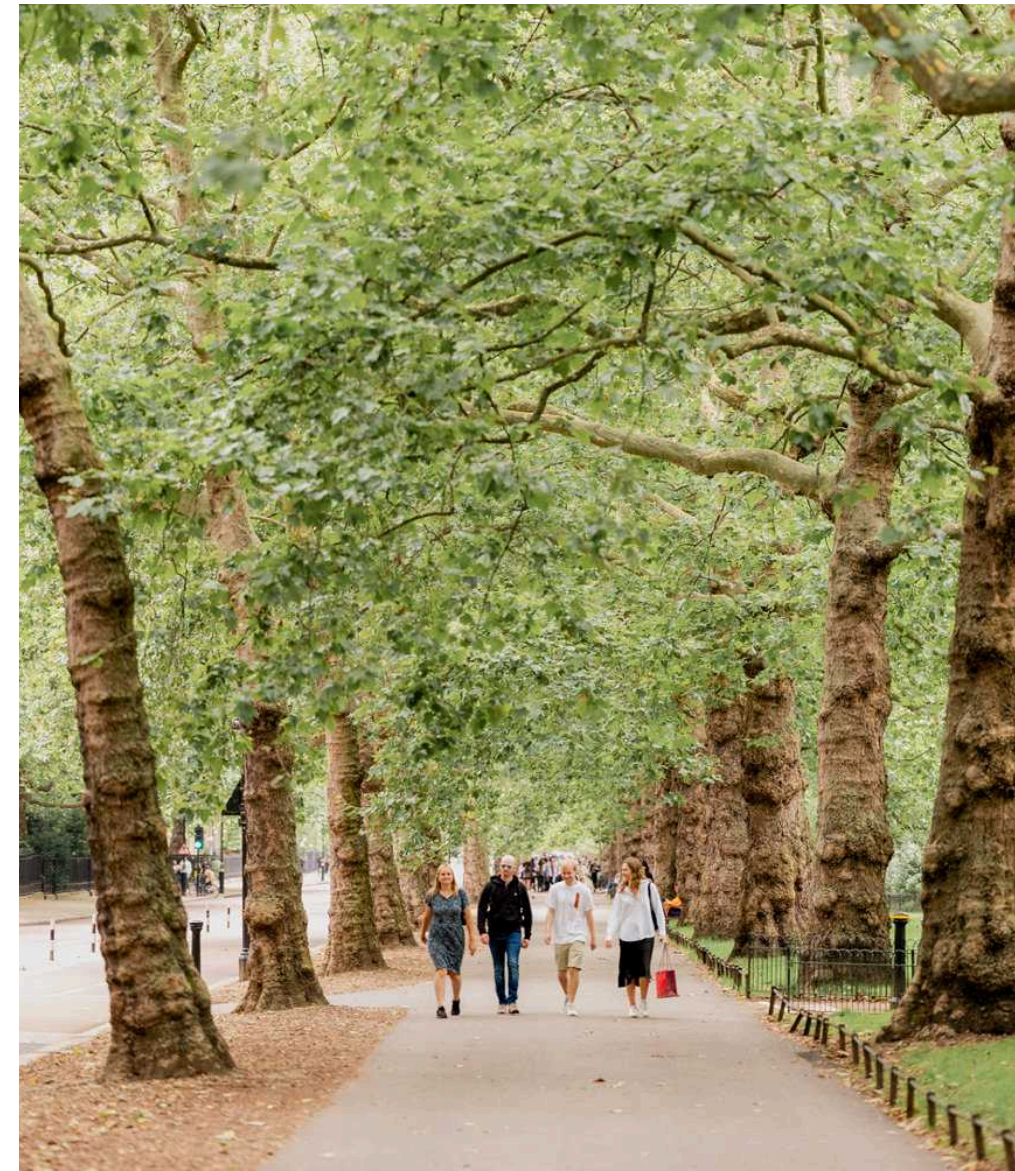
The Ivy (4 min walk)



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)



Farmer J (5 min walk)



Strutton Ground Market (2 min walk)

NEIGHBOURHOOD

● RESTAURANTS AND CAFES

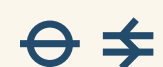
- 01. Munich Cricket Club
- 02. Chez Antoinette
- 03. Noble Palace
- 04. The Ivy Cafe
- 05. Iberica
- 06. Iris & June
- 07. Yaatra
- 08. Bone Daddies
- 09. Timmy Green
- 10. Flat Cap Coffee
- 11. Farmer J
- 12. Urban Greens
- 13. Formative Coffee
- 14. Black Sheep Coffee
- 15. Hermanos Coffee
- 16. Coffee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

● OCCUPIERS

- 01. Rolls Royce
- 02. Scumberger
- 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

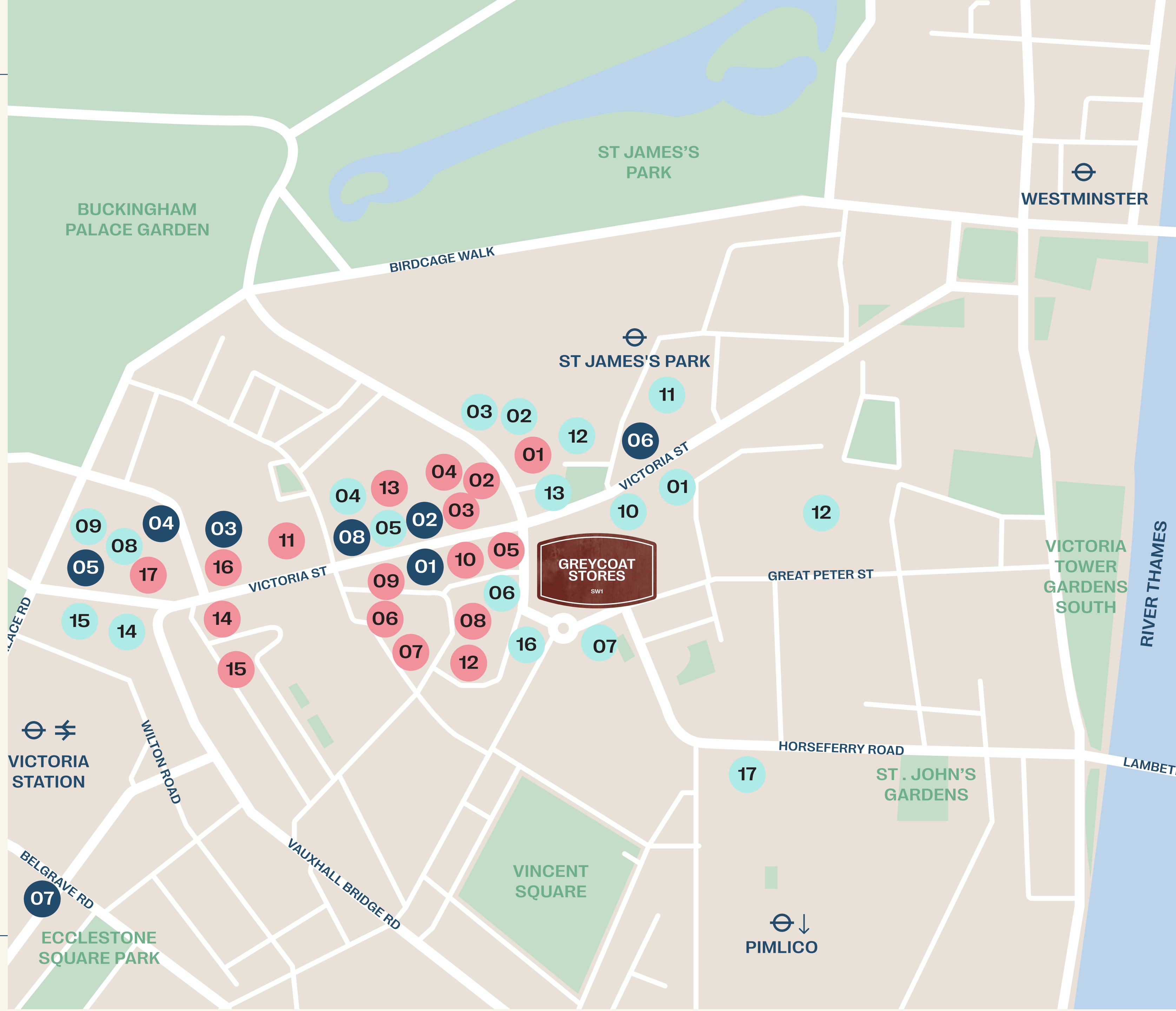
● LEISURE

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



TRANSPORT

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



GREYCOAT STORES



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