

**GREYCOAT  
STORES**

SW1

**Fully fitted Fourth Floor**  
of 10,818 sq ft

**Ready to occupy workspace**  
**Now available**

# An inspired regeneration of a standout Victorian warehouse

Greycoat Stores is a sensitive re-imagination of a Victorian warehouse into a cutting-edge modern workspace. The Fourth Floor provides new, fully fitted workspace, ready for occupancy, with high-quality finishes designed for optimum productivity.



**Contemporary reception and impressive arrival experience.**



**Cafe, restaurant and gym facilities on site.**

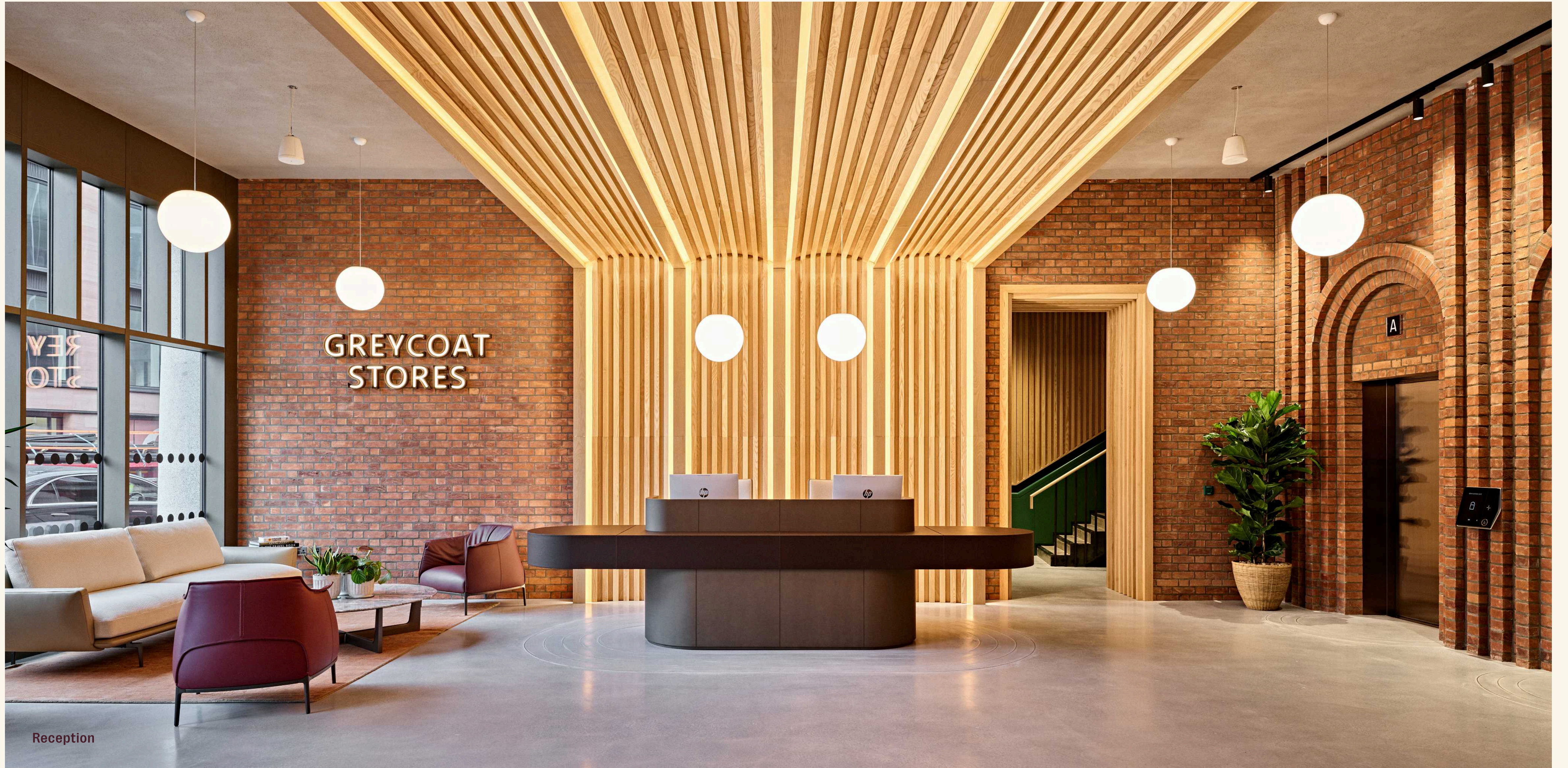


**Commuter facilities with 190 cycle spaces and 15 showers.**



**Near Victoria and Westminster, with excellent transport links and amenities.**





Reception



# Fourth Floor

Fully fitted floor

- 10,818 sq ft workspace.
- Ready to occupy.
- Exceptional ready-to-go fibre connectivity and power.
- Exposed services and industrial lighting.
- Well-considered design, with reception, breakout spaces, Crittall glazed meeting rooms and fully-fitted kitchen.





# Fourth Floor

10,818 SQ FT / 1,005 SQ M

DESKS (1400 x 800 mm, inc x24 sit/stand)	72*
OFFICES	1
MEETING ROOMS	05
ALT. WORK SETTINGS	24
INFORMAL MEETING SPACE	08
COPY/PRINT AREAS	01
LOCKERS	50
TEAPOINTS	02
COMMS ROOM	01
CALL ROOMS/BOOTHS	04



\*Ability to increase to 94 desks











# 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 kgCO<sub>2</sub>/m<sup>2</sup> and a 50% carbon reduction compared to a rebuild.



All electric building



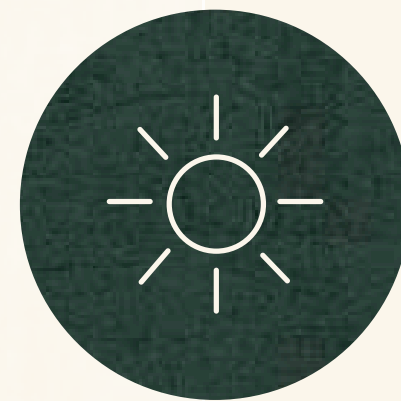
Reusing materials to minimise waste



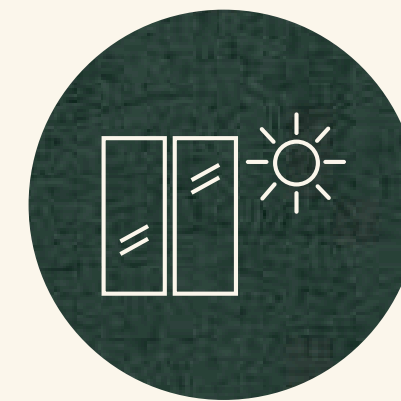
50% carbon reduction compared to a rebuild



54.81% reduction in operational carbon



Maximising natural light



High performance glazing



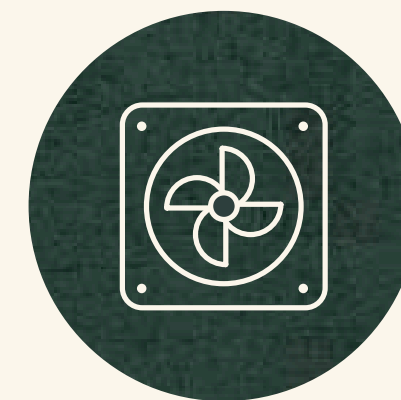
BREEAM Excellent



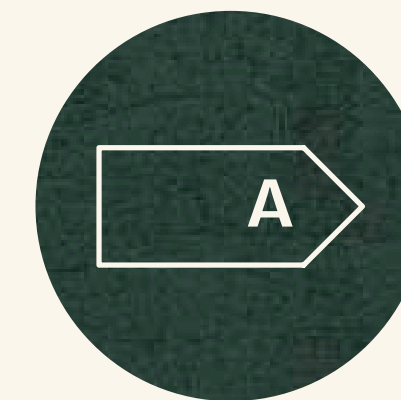
WiredScore Platinum



Energy efficient lighting



Hybrid VRF systems



EPC A



Well Pre-Certification

# GREYCOAT STORES



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

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

Serena Harwood  
07790 344 116  
serena.harwood@knightfrank.com



Mark Fisher  
07899 895 710  
mfisher@tuckerman.co.uk

Jade Henson-Amphlett  
07921 452 727  
jhensona@tuckerman.co.uk

Jamie Christian  
07561 852 667  
jchristian@tuckerman.co.uk



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

Sophie Bartlett  
07802 338 295  
sophie.bartlett@rx.london

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 2026)

A development by RE Capital & LaSalle Investment Management