

GREYCOAT STORES

SW1

**A unique restaurant opportunity full of character
in a restored former Victorian warehouse**

Available from Q2 2024



ARMY & NAVY COOPERATIVE SOCIETY L^{td} GROCERY RESERVE WAREHOUSE

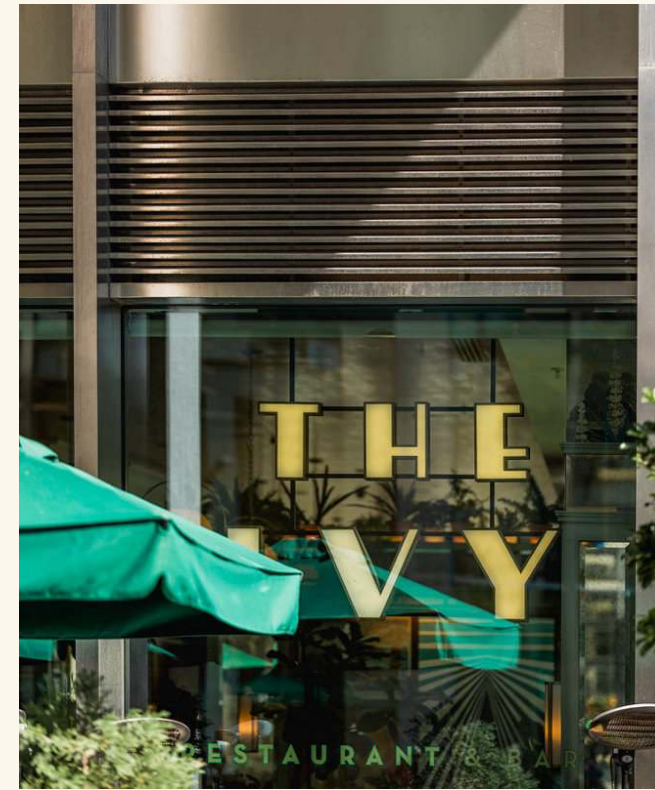
Where the past meets the present

A unique 4,344 sq ft restaurant
space in a restored, characterful
Victorian warehouse





Chez Antoinette (3 min walk)



The Ivy (4 min walk)



105 Victoria Street (3 mins walk)



Gymbox (4 min walk)



Iberica (4 mins walk)

Local community in a global city.

Surrounding Greycoat Stores, you'll discover world-class landmarks alongside hidden gems, excellent local retail and impeccable transport connections. Just moments away, Howick Place, Buckingham Green and Orchard Place boast micro-communities with global businesses and major players in fashion and design.



Victoria Street (2 min walk)



Strutton Ground Market (1 min walk)

RESTAURANTS

- 1. Munich Cricket Club
- 2. Chez Antoinette
- 3. Noble Palace
- 4. The Ivy Cafe
- 5. Iberica
- 6. Nakanojo
- 7. Iris & June
- 8. Yaatra
- 9. Bone Daddies
- 10. Rail House
- 11. Timmy Green
- 12. Cinnamon Club

CAFE'S AND COFFEE

- 1. Flat Cap Coffee
- 2. Farmer J
- 3. Urban Greens
- 4. Formative Coffee
- 5. Black Sheep Coffee
- 6. Hermanos Colombian Coffee Roasters
- 7. GAIL'S Pimlico
- 8. Coffee Republic
- 9. Ravello Coffee Co.

LEISURE

- 1. Gymbox
- 2. Lane7
- 3. Cardinal Place
- 4. The Other Palace Theatre
- 5. Flight Club
- 6. 1Rebel
- 7. Victoria Palace Theatre
- 8. Apollo Victoria Theatre
- 9. Westminster Cathedral
- 10. Westminster Abbey
- 11. Big Ben
- 12. Orchard Place shopping
- 13. Barry's SW1
- 14. BAM Karaoke



GREYCOAT STORES
SW1

VICTORIA STATION

PIMLICO

GREYCOAT STORES

WESTMINSTER

WESTMINSTER BRIDGE

RIVER THAMES

VICTORIA TOWER GARDENS SOUTH

ST JAMES'S PARK

ST JAMES'S PARK

BUCKINGHAM PALACE GARDEN

ST. JOHN'S GARDENS

VINCENT SQUARE

ECCLESTONE SQUARE PARK

BUCKINGHAM PALACE RD

WILTON ROAD

VAUXHALL BRIDGE RD

HORSEFERRY ROAD

LAMBETH BRIDGE

BIRDCAGE WALK

VICTORIA ST

VICTORIA ST

GREAT PETER ST

Revealing the history...



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.

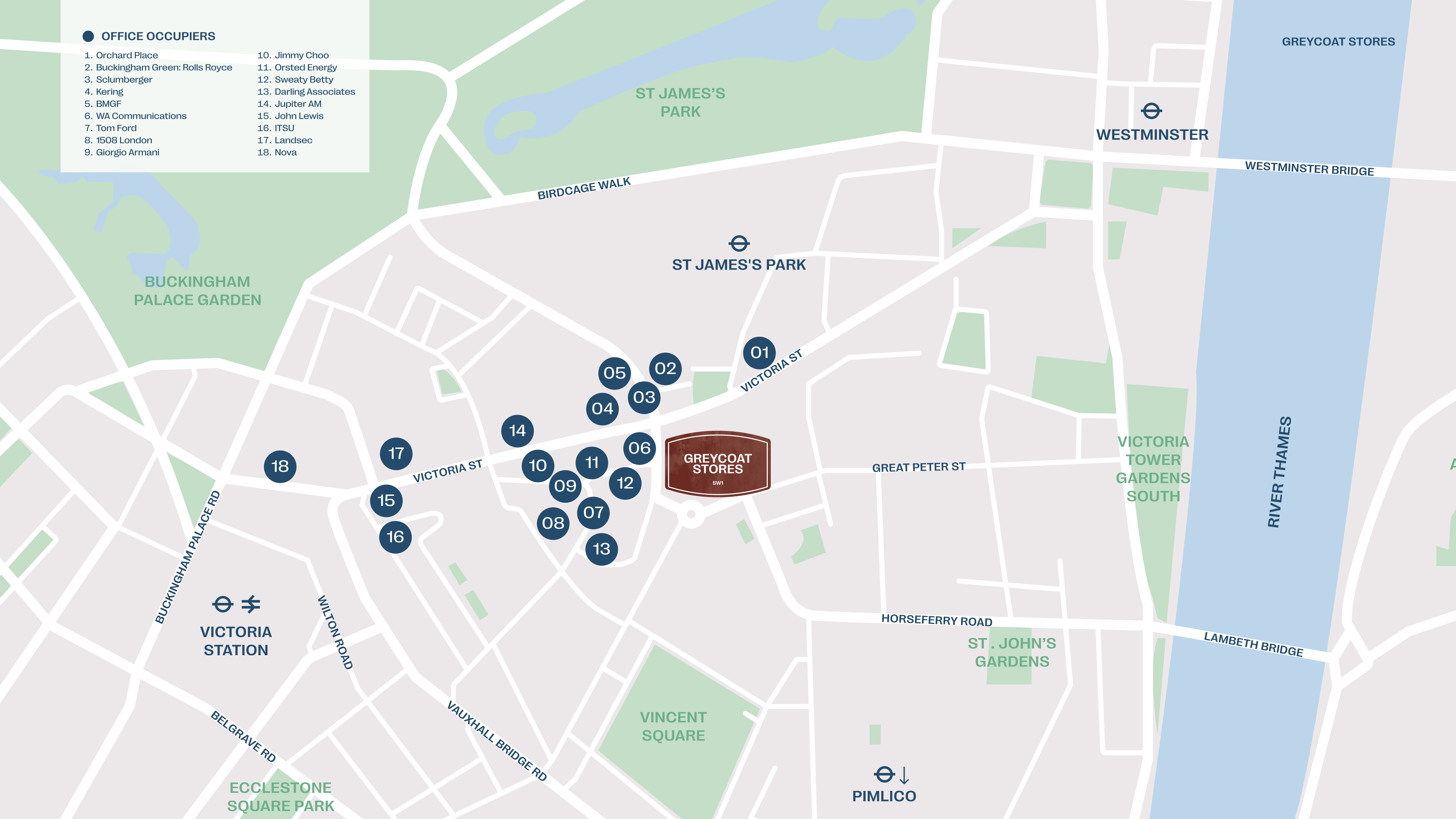


Rewriting the future.

The remodelling of the existing building has been sensitively reimagined by SPPARC architects to reinstate the original facade and see the Victorian warehouse celebrated and restored.

● OFFICE OCCUPIERS

- | | |
|----------------------------------|------------------------|
| 1. Orchard Place | 10. Jimmy Choo |
| 2. Buckingham Green: Rolls Royce | 11. Orsted Energy |
| 3. Scumberger | 12. Sweaty Betty |
| 4. Kering | 13. Darling Associates |
| 5. BMGF | 14. Jupiter AM |
| 6. WA Communications | 15. John Lewis |
| 7. Tom Ford | 16. ITSU |
| 8. 1508 London | 17. Landsec |
| 9. Giorgio Armani | 18. Nova |



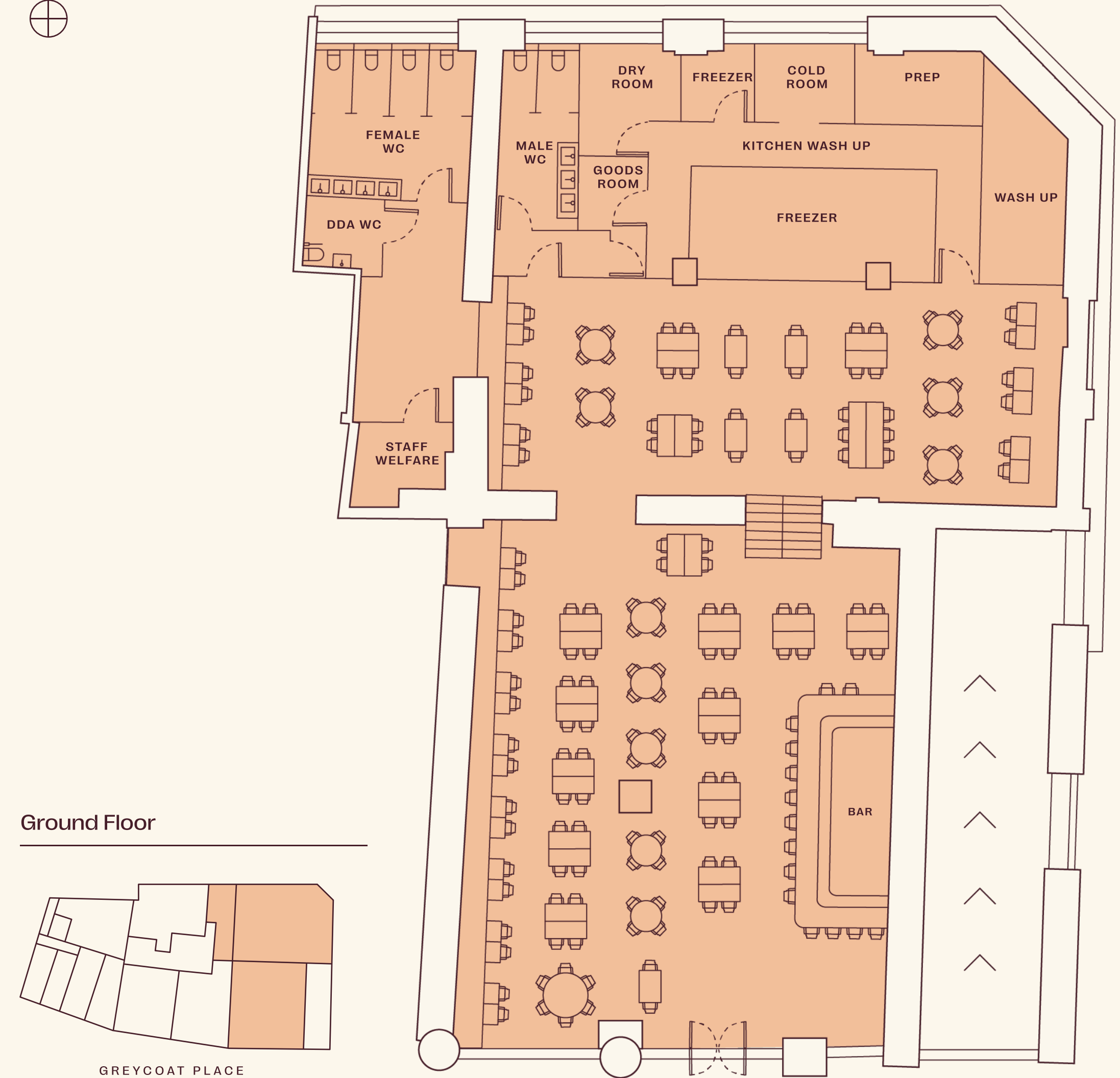
Restaurant

● 4,344 sq ft / 404 sq m

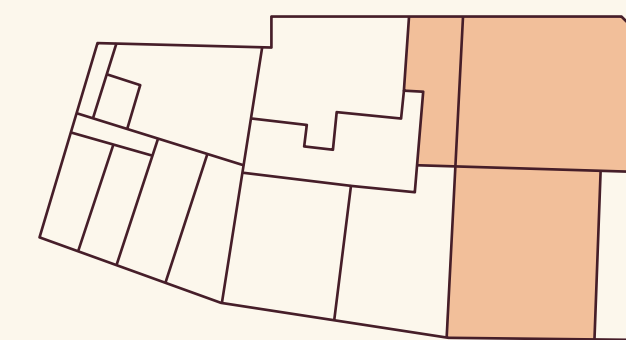
LEASE	The premises are available by way of a new lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.
RENT	Upon Application
BUSINESS RATES	To be determined.
EPC	Available on request
LEGAL COSTS	Each party to be responsible for its own legal and professional costs incurred in this transaction.

Specification

HANDOVER CONDITION	Shell and core with capped services
CEILING HEIGHT	Maximum 4.63m floor to ceiling height
POWER	Three-phase 200A supply. Upgrade to 400amp three-phase supply possible, if required.
DRAINAGE	7no. 100mm dia sub stacks + 100mm dia vent pipe
EXTRACTION	900 x 800 mm extract duct installed
WATER	Capped 42mm connection to provided from landlord system, to be extended by tenant within demise and tenant to provide meter. 0.8l/s, 50 loading units (lop) provision
CAPACITY	204 persons (as per fire strategy)



Ground Floor



GREYCOAT PLACE

GREYCOAT STORES

Get in touch



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Architects – SPPARC

Project Management – Meridian Project Management

Sustainability & Well Consultancy – Norman Disney Young

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A development by RE Capital & LaSalle Investment Management