

THE LOOM, 14 GOWER'S WALK, LONDON E1

1,053 - 27,085 SQ FT



DESCRIPTION

The Loom is housed in a revitalised Victorian wool warehouse and provides 110,000 sq.ft. of unique modern workspace for creative minds in the heart of Whitechapel.

CAT A, Fully Fitted / Plug & Play and Managed solutions available.

LOCATION

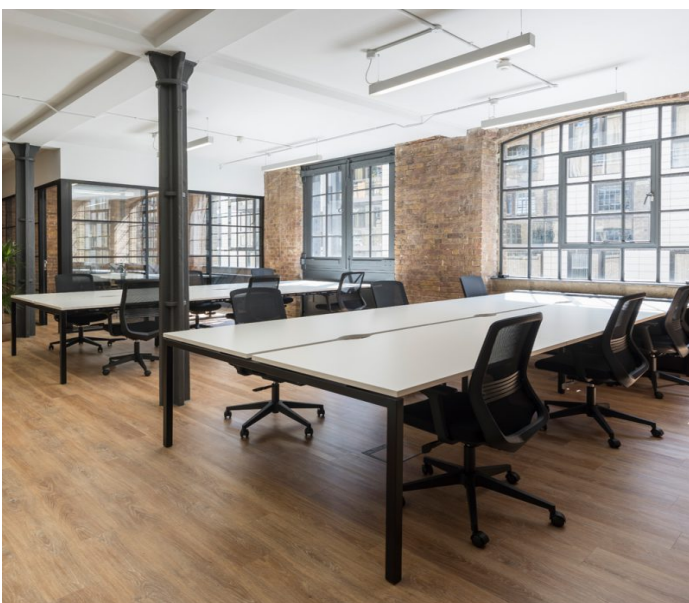
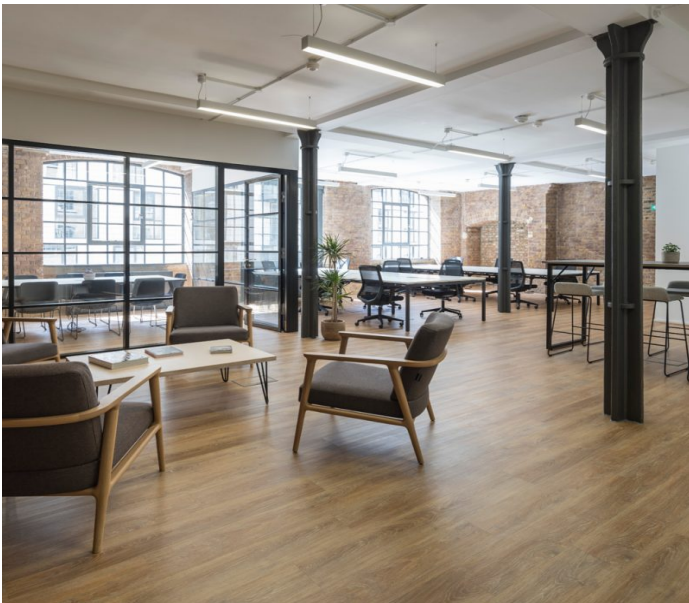
The closest underground stations are Aldgate (Circle and Metropolitan lines) and Aldgate East (District and Hammersmith & City Lines). Fenchurch Street, Tower Hill, Tower Gateway, Shadwell, Whitechapel and Liverpool Street are also all within walking distance. On completion connectivity to Crossrail will be via Whitechapel and Liverpool Street stations.

SPECIFICATION

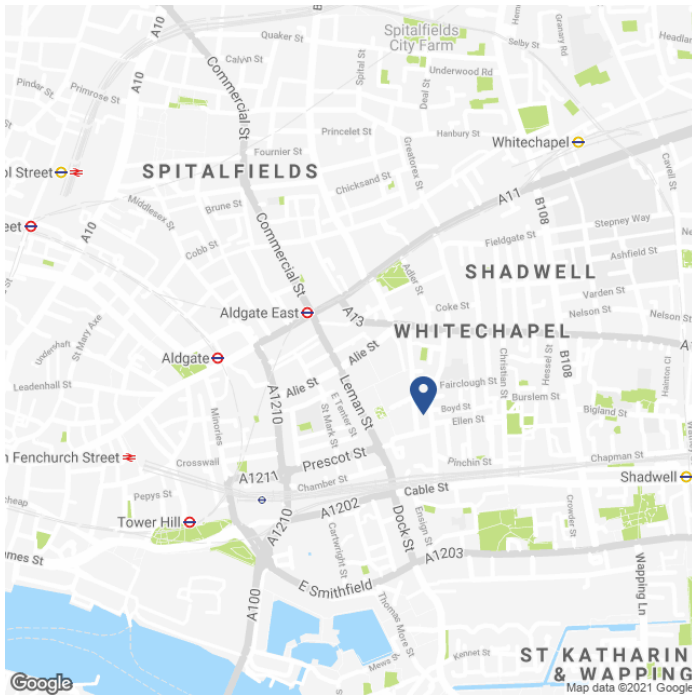
- New reception/building entrance with commissionaire.
- Onsite cafe by Hermanos Colombian Coffee Roasters.
- CAT A, Fully Fitted / Plug & Play and Managed solutions available.
- Exposed brickwork and cruciform columns.
- New Daikin VRV air conditioning.
- New suspended linear LED Stira light fittings.
- New metal raised floors.
- Self-contained WC's and tea points.
- Five high speed fibre providers.
- Communal bike store, showers and lockers.
- Onsite art gallery.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
UNIT 5.8 (PARTIALLY-FITTED)	2,194	204
UNIT 3.6 (CAT A / PLUG & PLAY)	1,378	128
UNIT 3.2 (PLUG & PLAY) - UNDER OFFER	1,053	98
3RD FLOOR (CAT A / PLUG & PLAY)	10,479	974
UNIT 2.5 (PLUG & PLAY)	3,495	325
UNIT G5 (PLUG & PLAY)	5,691	529
UNIT LG3 (CAT A / PLUG & PLAY)	2,795	260
TOTAL	27,085	2,516

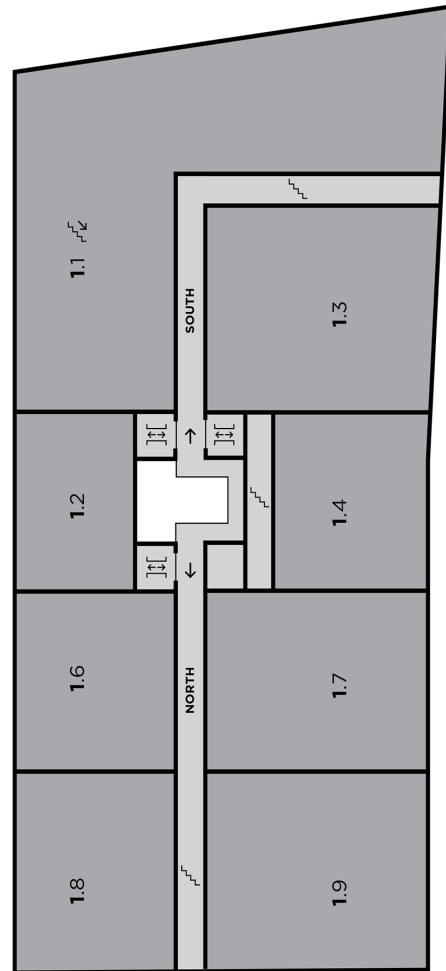


MAP



TYPICAL FLOOR PLAN

All work spaces contain kitchenette and WC.



TENURE

Lease:	New Lease on flexible Lease terms from 12 months upwards direct from the landlord.
Rent:	£57.50 per sq ft - CAT A £52.50 per sq ft (G5) £45.00 per sq ft (LG3) £125.00 per sq ft - Managed
Rates:	£11.33 per sq ft.
Service Charge:	£6.48 per sq ft.
VAT:	Elected.

CONTACT

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FURTHER INFORMATION

