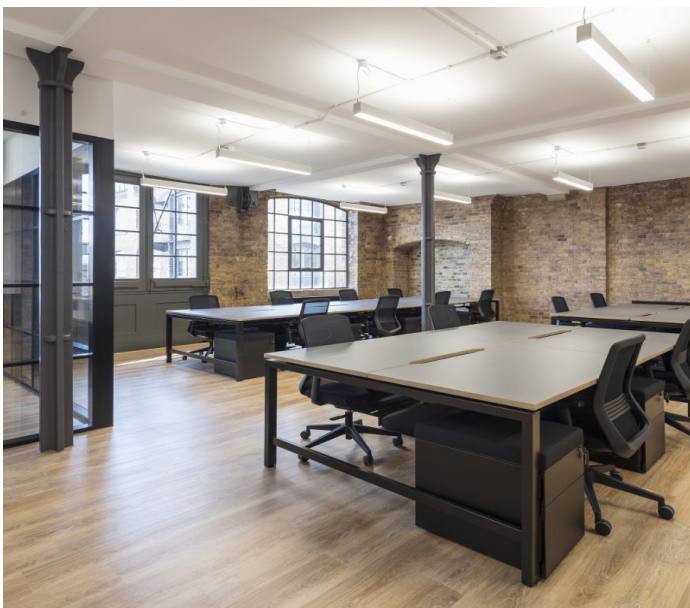


THE LOOM, 14 GOWER'S WALK, LONDON E1

1,053 - 8,220 SQ FT



DESCRIPTION

The Loom is housed in a revitalised Victorian wool warehouse and provides 100,000 sq.ft. of unique workspace for creative minds in the heart of Whitechapel.

Unit 3.1 offers fully fitted and furnished office space with 16 desks, 1 meeting room, kitchenette, breakfast bench and break out area.

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. From Autumn 2019 connectivity to Crossrail will be via Whitechapel and Liverpool Street stations.

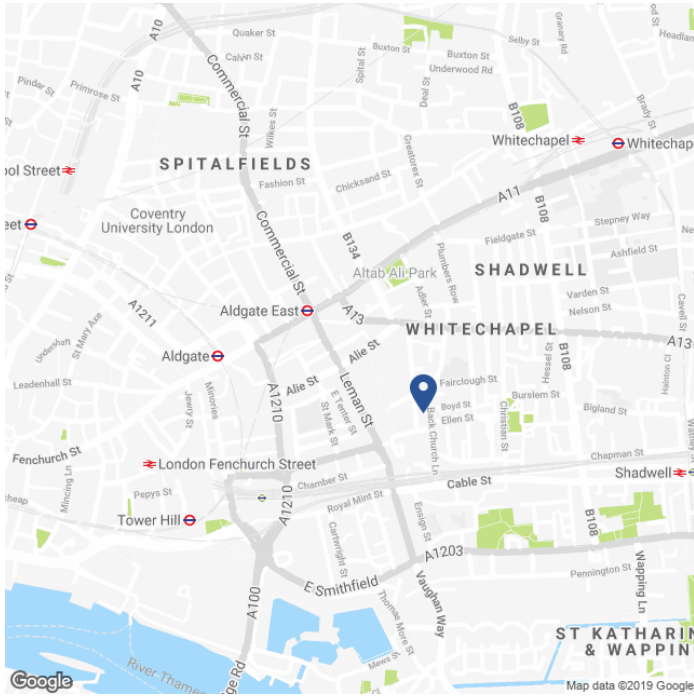
SPECIFICATION

- New reception/building entrance with commissionaire.
- Onsite cafe by 'Look Mum No Hands'.
- 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.
- High speed data connectivity.
- Communal bike store, showers and lockers.
- Onsite art gallery.

AVAILABLE ACCOMMODATION

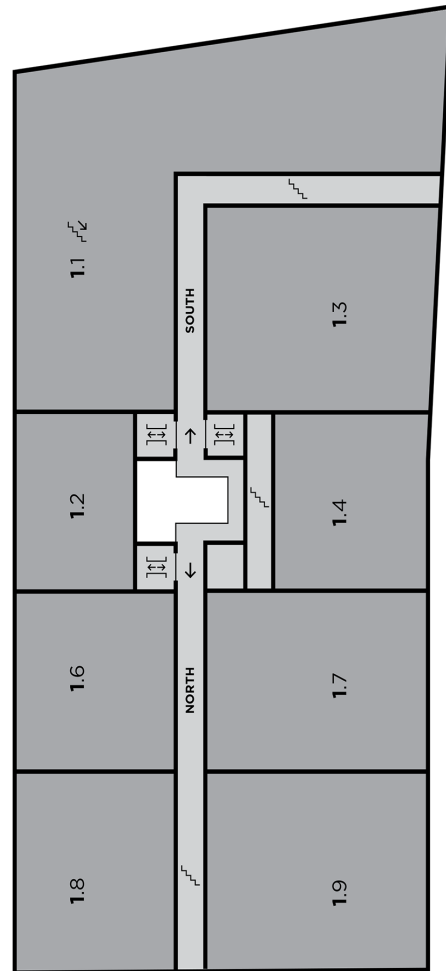
FLOOR	SQ FT	SQ M
UNIT 3.8 (AUGUST)	1,327	123
UNIT 3.3 & 3.4 (AUGUST) - U/O	3,059	284
UNIT 3.2	1,053	98
UNIT 3.1 - PLUG & PLAY - U/O	1,414	131
UNIT 1.9 - CAT A - LET	1,706	158
UNIT 1.6	1,367	127
TOTAL	8,220	764

MAP



TYPICAL FLOOR PLAN

All work spaces contain kitchenette and WC.



TENURE

Unit 3.1 Lease:	New Lease on flexible lease terms from 12 months upwards direct from the landlord.
Unit 3.1 Rent:	£9,950 pcm or £119,400 pa (inclusive of rent, s/c, rates & building insurance). Rent is subject to 3% annual uplifts.
Lease:	New Lease for a term by arrangement direct from the landlord.
Rent:	£55.00 per sq ft.
Rates:	£11.31 per sq ft.
Service Charge:	£5.30 per sq ft.

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FURTHER INFORMATION

