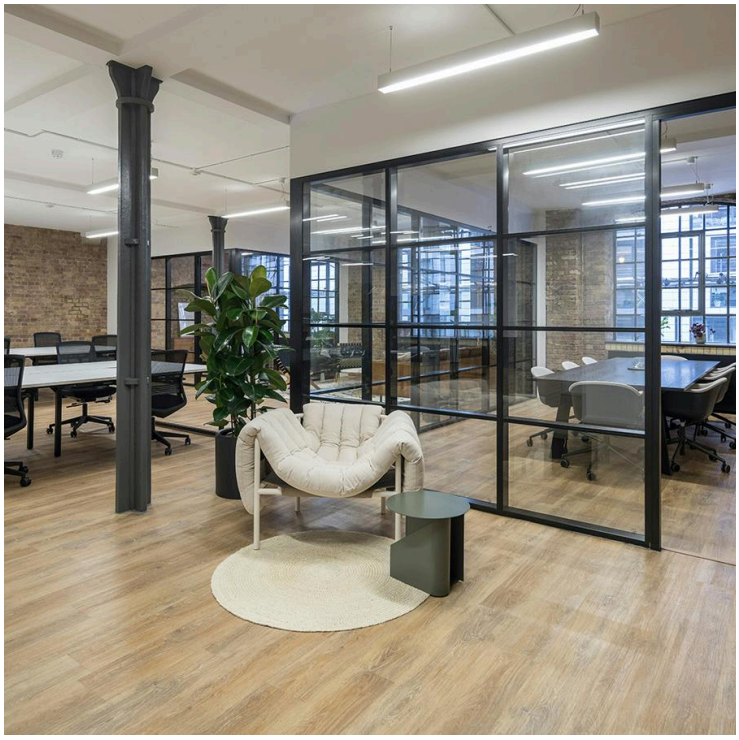
THE LOOM, 14 GOWER'S WALK
LONDON E1 8PY

1,053 - 28,112 SQ FT





DESCRIPTION

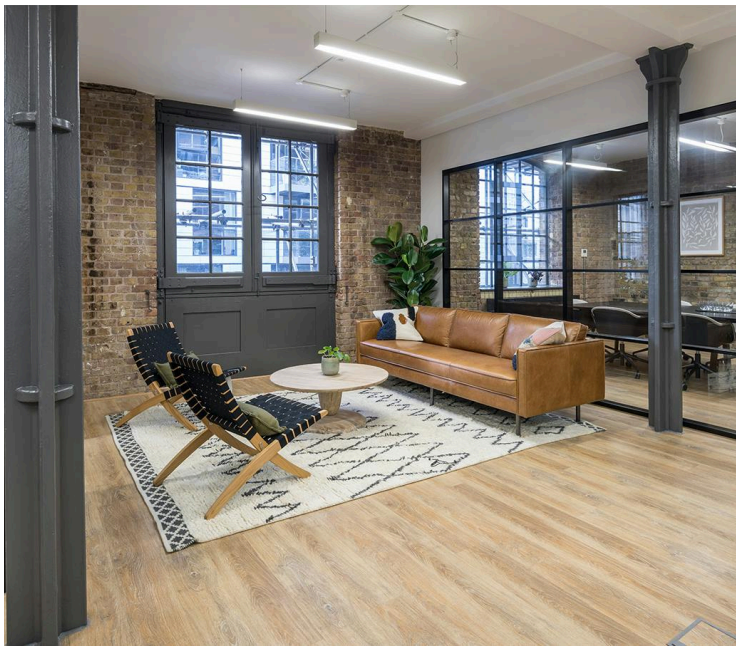
The Loom is housed in a revitalised Victorian wool warehouse and provides 110,000 sq.ft. of unique workspace for creative minds in the heart of Whitechapel. CAT A, Fully Fitted / Plug & Play and Managed solutions available.

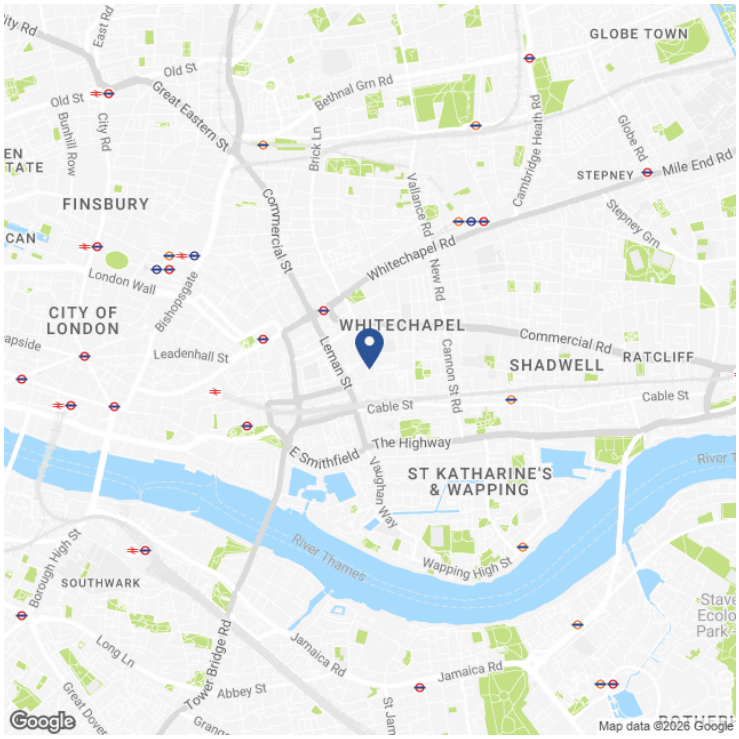
Units on the 5th floor can be merged to create contiguous space of up to 11,204 sq ft.

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.

The Elizabeth line can be accessed via Whitechapel and Liverpool Street stations.





SPECIFICATION

- Units on the 5th floor can be merged to create contiguous space of up to 13,800 sq ft.
- New reception/building entrance with commissionaire and bookable meeting room
- 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.
- 7 high speed fibre providers.
- Communal bike store, showers and lockers.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH UNIT 5.8 - UNDER OFFER	2,194	204
5TH UNIT 5.5 (CAT A OR FULLY FITTED) - AVAILABLE	5,705	530
5TH UNIT 5.4 (CAT A OR FULLY FITTED) - AVAILABLE	2,049	190
5TH UNIT 5.3 (CAT A OR FULLY FITTED) - AVAILABLE	3,450	321
5TH UNIT 5.2 (FULLY FITTED) - AVAILABLE	1,829	170
4TH UNIT 4.4 - AVAILABLE	1,174	109
4TH 4.2 & 4.6 (FULLY FITTED) - AVAILABLE	2,456	228
3RD UNIT 3.9 (FITTED) - AVAILABLE	1,763	164
3RD UNIT 3.4 (CAT A OR FULLY FITTED) - AVAILABLE	1,169	109
2ND UNIT 2.9 (PART FITTED) - AVAILABLE	1,751	163
2ND UNIT 2.8 - AVAILABLE	1,314	122
2ND UNIT 2.4 (CAT A OR FULLY FITTED) - UNDER OFFER	1,181	110
2ND UNIT 2.2 - UNDER OFFER	1,053	98
2ND UNIT 2.1 (CAT A OR FULLY FITTED) - UNDER OFFER	1,410	131
1ST UNIT 1.4 - FULLY FITTED - AVAILABLE	1,138	106
GROUND G6 - AVAILABLE	1,290	120
LOWER GROUND UNIT LG3 (CAT A OR FULLY FITTED) - AVAILABLE	2,795	260
TOTAL	33,721	3,133

TENURE

Lease: New lease on flexible lease terms from 12 months upwards direct from the landlord.

Guide Rent: £32.50 - £55 per sq ft £32.50 (LG), From £45.00 (Cat A), £55.00 (Fully Fitted), £125 per sq ft (Managed).

Rates Estimate: £14.58 per sq ft

Service Charge: £10.48 per sq ft

VAT: Elected.

CONTACT

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FURTHER INFORMATION

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