

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

1,169 - 28,375 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 15,600 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.





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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 - AVAILABLE | 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 5.1 (FULLY FITTED) - AVAILABLE | 2,593 | 241 |
| 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 2.4 (CAT A OR FULLY FITTED) - AVAILABLE | 1,181 | 110 |
| 2ND UNIT 2.1 (CAT A OR FULLY FITTED) - AVAILABLE | 1,410 | 131 |
| 1ST UNIT 1.3 (FULLY FITTED) - COMING SOON | 1,862 | 173 |
| GROUND G6 - AVAILABLE | 1,290 | 120 |

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).

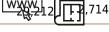
Rates Estimate: £14.58 per sq ft Service Charge: £9.92 per sq ft

VAT: Elected.

©WFAGROUND UNIT LG3 (CAT ALDRIFHERYINFOR 外种可ON 260 FITTED) - AVAILABLE

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