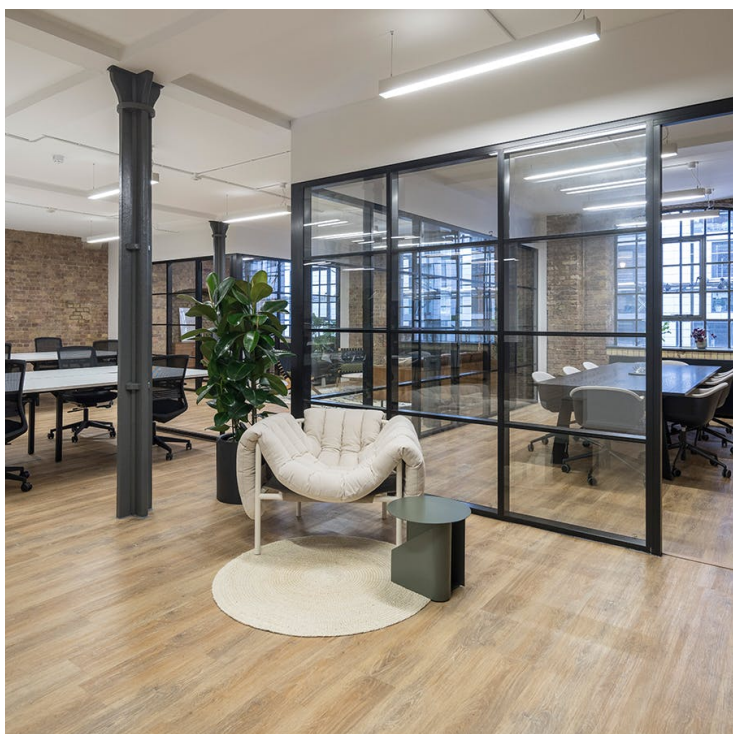


THE LOOM, 14 GOWER'S WALK  
LONDON E1 8PY

1,028 - 31,929 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.



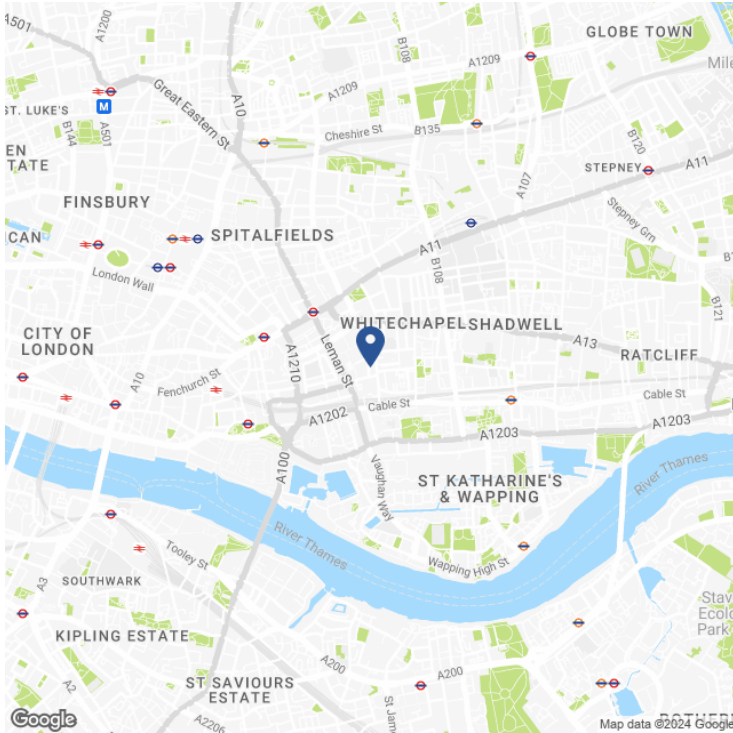


## SPECIFICATION

- Units on the 5th floor can be merged to create contiguous space of up to 15,600 sq ft.
- 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.
- 7 high speed fibre providers.
- Communal bike store, showers and lockers.

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH UNIT 5.5 (CAT A OR FULLY FITTED)	5,705	530
5TH UNIT 5.4 (CAT A OR FULLY FITTED)	2,049	190
5TH UNIT 5.3 (CAT A OR FULLY FITTED)	3,450	321
5TH UNIT 5.2 (CAT A OR FULLY FITTED)	1,829	170
5TH UNIT 5.1 (CAT A OR FULLY FITTED)	2,593	241
4TH UNIT 4.3 (CAT A OR FULLY FITTED)	1,899	176
4TH UNIT 4.1 (CAT A OR FULLY FITTED)	1,409	131
3RD UNIT 3.4 (CAT A OR FULLY FITTED)	1,169	109
3RD UNIT 3.1 (FULLY FITTED)	1,407	131
2ND UNIT 2.9 (PART FITTED)	1,751	163
2ND UNIT 2.6 (CAT A OR FULLY FITTED)	1,365	127
2ND UNIT 2.4 (CAT A OR FULLY FITTED)	1,181	110
1ST UNIT 1.2 (CAT A OR FULLY FITTED)	1,028	96
GROUND UNIT G2 (CAT A OR FULLY FITTED)	2,299	214
LOWER GROUND UNIT LG3 (CAT A OR FULLY FITTED)	2,795	260



## TENURE

<b>Lease:</b>	New lease on flexible lease terms from 12 months upwards direct from the landlord.
<b>Guide Rent:</b>	£32.50 - £55 per sq ft £32.50 (LG), £42.50 (G2), £49.50 (Cat A), £55.00 (Fully Fitted), £120 per sq ft (Managed).
<b>Rates Estimate:</b>	£14.58 per sq ft
<b>Service Charge:</b>	£9.39 per sq ft
<b>VAT:</b>	Elected.

## CONTACT

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## FURTHER INFORMATION

