

Compton

For Rent
**14 Gowers Walk
Whitechapel E1**



Newly refurbished former Victorian
Wool Warehouse for rent located a
short walk from Aldgate and
Aldgate East Stations

For Rent

Size

1,028 - 34,787 Ft²

Rent

£32.50 - £55 per sq ft

£120 per sq ft (on a managed basis)

Fitout

Fitted. Various units are being offered fully fitted. All other refurbished units can be offered fully-fitted, subject to terms.

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The Loom

14 Gowers Walk
Whitechapel E1

Description

The property is a former Victorian wool factory, which has since been converted into high quality office accommodation to provide a place to work and a place to come together. The Loom provides 110,000 Sq Ft of unique workspace for creative minds in the heart of Whitechapel. Upon entering the building, one is greeted with an impressive reception as you enter through the old loading bay on Gower's Walk. The available office accommodation is located on the LG - 5th (and mezz) floors and has been brilliantly refurbished to provide new metal tile raised flooring, brand new floor mounted air-conditioning, modern suspended lighting, new WC's & shower facilities. Original factory style windows with a generous floor to ceiling height provide an abundance of natural daylight and volume throughout



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Click to Play



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Unit 5.1

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Unit 5.5

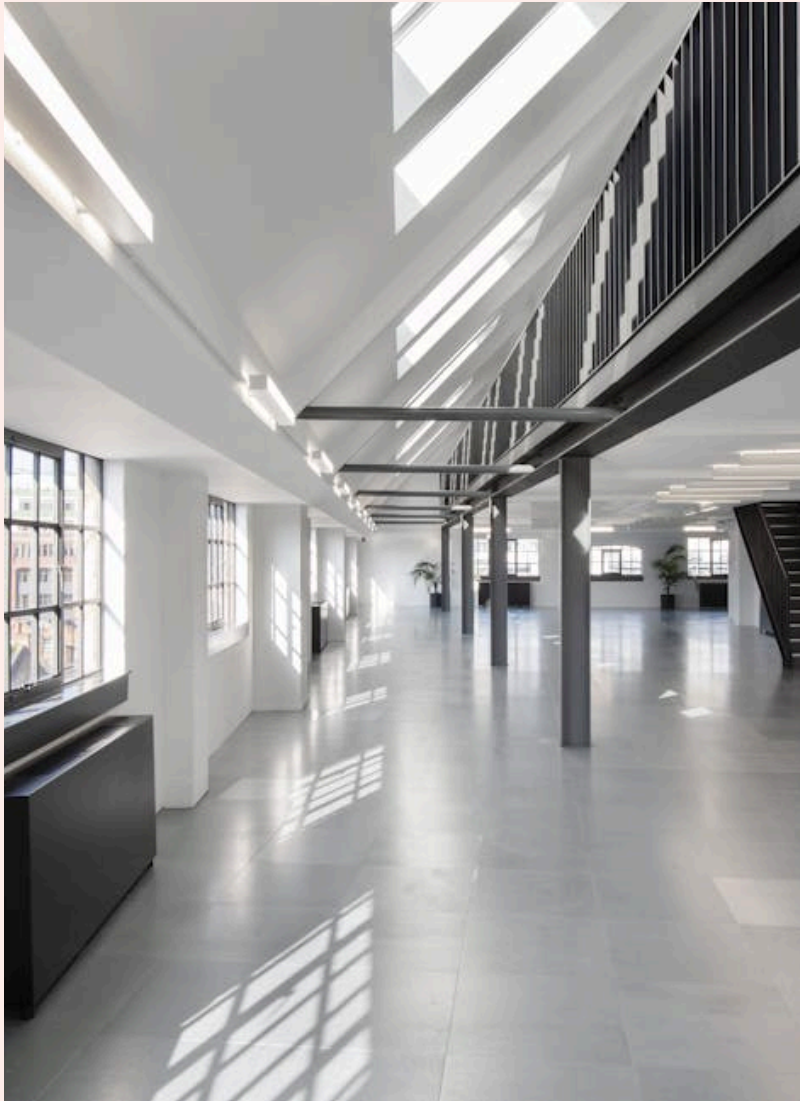
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8 — 15

For Rent

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Bookable Meeting Room



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Location

Packed with iconic landmarks and a stone's throw from the City, Whitechapel's unique blend of history, culture and creativity makes it one of London's most vibrant neighbourhoods. It's no wonder so many innovative companies and blue-chip corporates have chosen to make this area their home. Whitechapel is full of world class cultural institutions including old favourites, such as the Whitechapel Gallery and Wilton Hall, as well as exciting newcomers.



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Cafe



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Amenities

- Units on the 5th floor can be merged to create contiguous space of up to 15,600 sq ft
- Cat A (refurbished) and Cat A+ (fully fitted) units available
- From £32.50 per sq ft or £125.00 per sq ft (on a managed basis)
- Newly refurbished warehouse conversion
- Warehouse/critical style windows
- Excellent natural light
- Modern lighting
- Air conditioning
- Exposed brickwork
- Bike storage and shower facilities
- Can offer space ranging from 10-70 desks, as well as meeting rooms and breakout areas

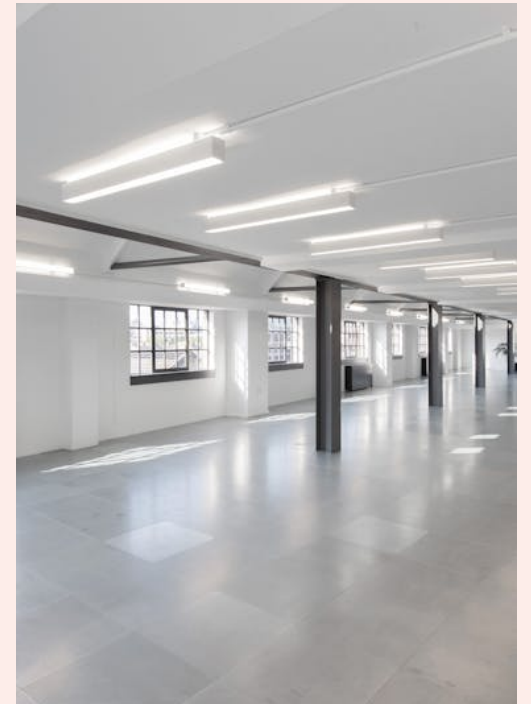
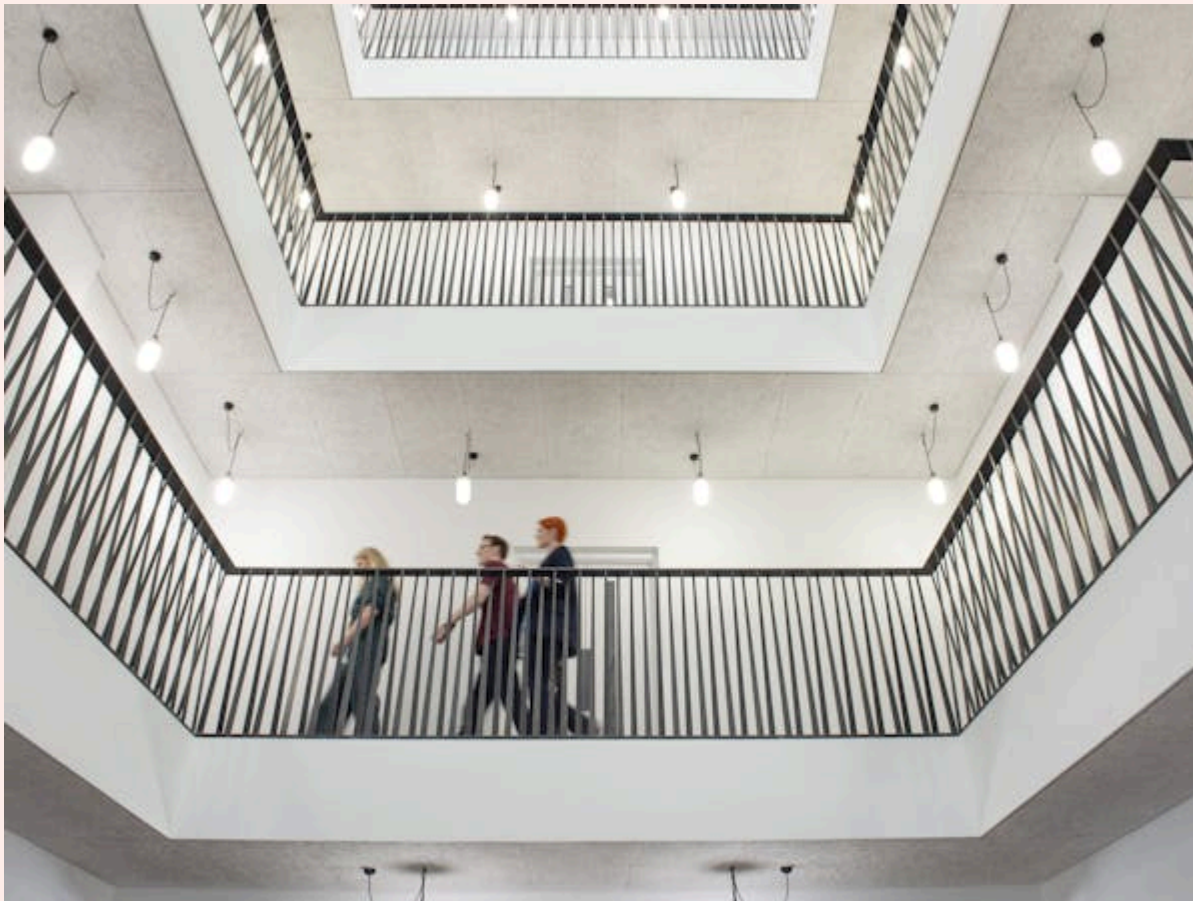
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Unit 5.5



Atrium

For Rent

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Whitechapel E1

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
5th - 5.5 (Cat A / Fully Fitted)	5,705	£49.50	£14.36	£9.92	£35,076.24	£420,914.90	Available
5th - 5.4 (Cat A / Fully Fitted)	2,049	£49.50	£14.24	£9.92	£12,577.45	£150,929.34	Available
5th - 5.3 (Cat A / Fully Fitted)	3,450	£49.50	£14.47	£9.92	£21,243.38	£254,920.50	Available
5th - 5.2 (Cat A / Fully Fitted)	1,829	£49.50	£13.44	£9.92	£11,105.08	£133,260.94	Let
5th - 5.1 (Cat A / Fully Fitted)	2,593	£55	£14.51	£9.92	£17,163.50	£205,961.99	Under Offer
3rd - 3.4 (CAT A / Fully Fitted)	1,169	£49.50	£14.19	£9.92	£7,170.84	£86,050.09	Available
2nd - 2.9 (Part Fitted)	1,751	£49.50	£13.47	£9.92	£10,635.87	£127,630.39	Available
2nd - 2.6 (CAT A / Fully Fitted)	1,365	£49.50	£15.17	£9.39	£8,424.33	£101,091.90	Under Offer
2nd - 2.4 (Cat A / Fully Fitted)	1,181	£49.50	£14.05	£9.92	£7,230.67	£86,768.07	Available
2nd - 2.1 (Cat A / Fully Fitted)	1,410	£55	£14.33	£9.92	£9,311.88	£111,742.50	Available
1st - 1.4 (Part Fitted)	1,138	£49.50	£14.58	£9.39	£6,967.41	£83,608.86	Let
Ground - G6	1,290	£42.50	£14.33	£9.92	£7,175.63	£86,107.50	Available
Ground - G2 (Cat A / Fully Fitted)	2,299	£42.50	£11.36	£9.39	£12,117.65	£145,411.75	Let

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Availability

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Lower Ground - LG3 (Cat A / Fully Fitted)	2,795	£32.50	£5.04	£9.39	£10,930.78	£131,169.35	Available
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Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder

VAT

The property is elected for VAT

Legal Costs

Each party is to bear its own costs

Local Authority

The London Borough of Tower Hamlets

Tenure

New Lease

Availability

Available Immediately

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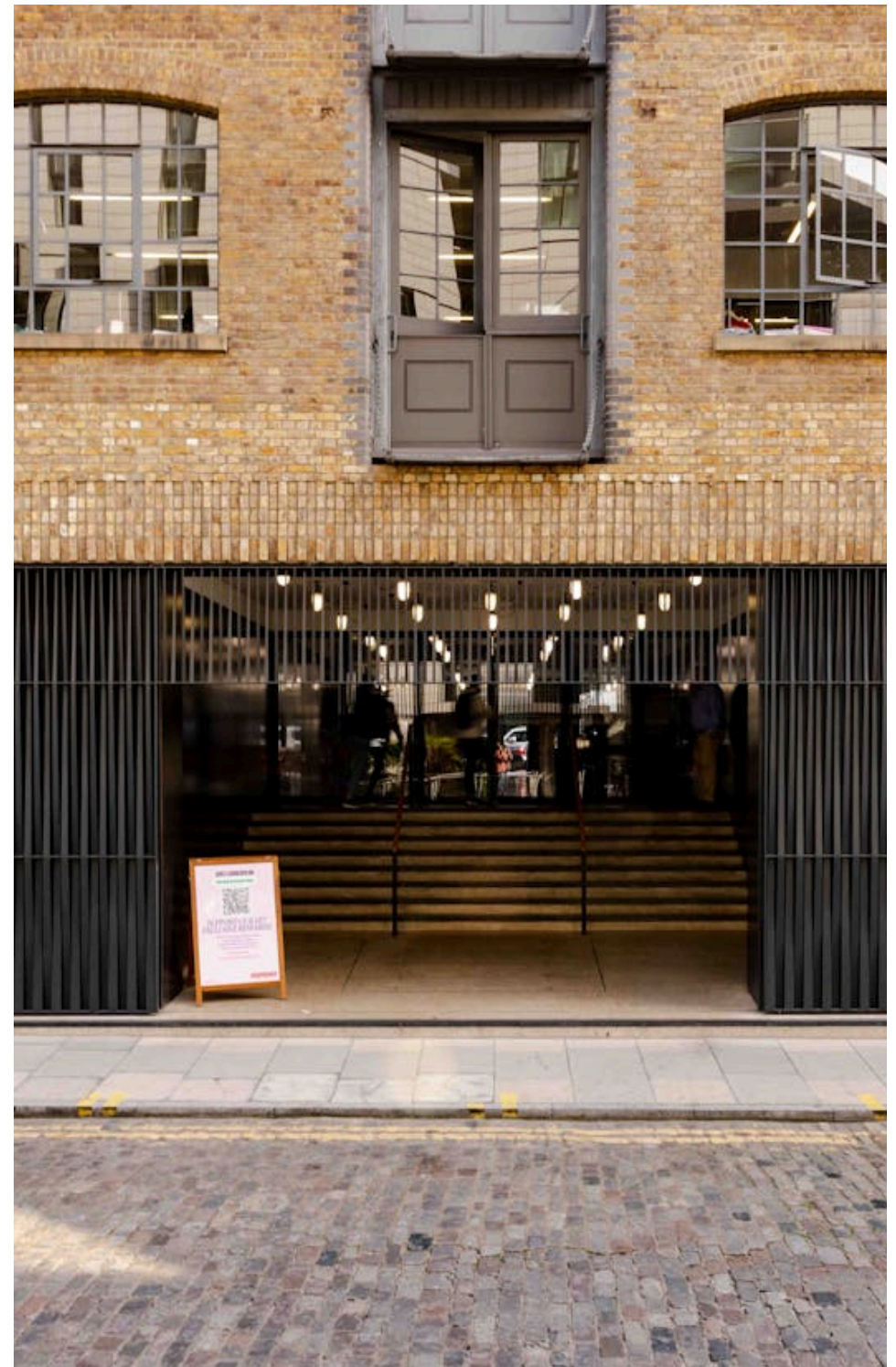
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