

# PLUG & PLAY

*A unique opportunity to acquire  
either fully fitted or managed  
workspace in a revitalized  
Victorian wool warehouse.*



**FULLY FITTED  
& FURNISHED**



*The Loom offers  
characterful work  
spaces for creative  
businesses*

# TAKE A LOOK



TAKE A VIRTUAL  
TOUR OF THE  
OFFICE SPACE

# THE SPACES

Fully fitted  
and furnished  
office spaces



Units ranging from  
1,000–9,000 Sq ft

View our current  
availability at:  
[www.theloom-e1.com/  
work-space/available/](http://www.theloom-e1.com/work-space/available/)

## Office space specification

- Fully fitted and furnished office space.
- 1.4m desks.
- Double glazed meeting rooms for effective sound proofing.
- Kitchenette with integrated Bosch appliances.
- Soft seating/break out areas.
- Perimeter mounted air-conditioning.
- Fully cabled throughout.
- Self-contained WC facilities.

## Terms

- Private office space available on flexible lease terms from 12 months\*
- Rate inclusive of rent, service charge, business rates and building insurance.
- Managed options also available to include internet, daily cleaning, utilities, M&E maintenance and H&S testing.
- Short form lease to be contracted outside the Landlord & Tenant Act.



\*Subject to 3% annual uplifts to account for inflation, service charge, business rates and building insurance increases.



**Helical and Warnes  
Projects have a  
proven record of great  
fit out expertise.**

# THE TEAM

## **Experienced partners**

Helical plc are a leading UK based property investment and development company, focusing on design led London and Manchester schemes, and have owned the Loom since 2013. Over the last 20 years, Helical has undertaken over 10m sq ft of development, specialising in office and mixed use.

The fit out works are carried out by our trusted partners, Warnes Projects. Warnes create high quality, sustainable fit outs and have been involved in The Loom since 2014 so have an excellent understanding of the building and the requirements of its occupiers.

## **Bespoke Fit Outs**

We appreciate that one size does not fit all. If you require a more bespoke fit out, we can work with you to create the perfect solution for your business.



Unit 3.1, The Loom, E1



90 Bartholomew Close, EC1



55 Bartholomew Close, EC1

# Why choose The Loom over serviced or co-working offices?



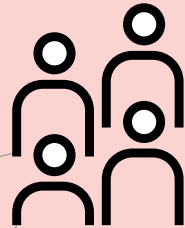
## **FLEXIBLE LEASES**

- Lease length and break provisions to suit your business plan and growth requirements.
- All inclusive fitted and managed options available.



## **CHOICE OF PROVIDERS**

- 6 high speed fibre providers serving the building, all with wayleaves in place.
- Manage your own contracts.
- No hidden costs or premiums being paid to landlord.
- Control your own IT infrastructure, without risking a security breach on a shared system.



## **COLLABORATIVE WORKING ENVIRONMENT**

- Hermanos provides a place for occupiers to collaborate.
- Networking events held for occupiers which can be found and booked through the dedicated Loom community app.
- Access to communal facilities (bike store, showers, lockers etc) at no extra cost.



## **IDENTITY**

- Your Company name displayed on occupier directory and The Loom website.
- Your own front door and name on entrance.



## **OFFICE DESIGN**

- Customise your own fit out bespoke to your business. Contribution from Landlord available (subject to terms).
- Choose the level of occupancy density to suit your working environment.
- Have your own meeting rooms without being dependant on shared facilities.
- Privacy of your own w/c and kitchenette facilities.



## **SECURITY**

- Secure your occupation via a lease, unlike a licence held at a serviced office where the providers have the ability to terminate and to move you around the building.



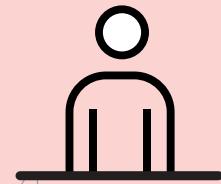
## **FLEXIBILITY ON SIZE**

- Ability to expand and contract within the building (subject to availability).



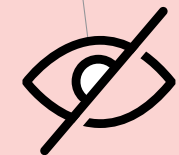
## **SUSTAINABLE BUILDING**

- All green energy contracts.
- Recycling based building waste policy.
- Sustainability reports sent to all occupiers.



## **ON-SITE STAFF**

- 24 hour on-site security.
- Responsive on site building manager to address any occupier issues.
- Building receptionist during office hours.



## **PRIVACY**

- Self-contained and secure offices.
- Each unit is soundproofed, preventing disruption and enhancing productivity.

Enacting change in the way buildings are built, managed and operated.

# NET ZERO COMMITMENT

As we move towards a net zero carbon world we are in a position where we can enact a change in the way buildings are built, managed and operated.

The Loom management team are committed to reducing the building's impact on the environment and have undertaken various initiatives to achieve this aim.

## Green Group

A Loom green group has been formed who meet quarterly to review and discuss new strategies.

## Cycle Facilities

Ample cycle, shower and changing facilities to encourage this ever more popular mode of transport.

## Fresh Air

Openable crittal windows reduce the need for mechanical fresh air ventilation (albeit both are provided in each unit).

## Green Energy

All energy contracts within the building have been moved to green tariffs.

## Waste Management

The waste management is run through Paper Round, a company specialising in recycling and reporting.

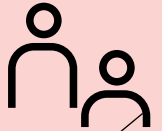
## Sustainability Updates

Bi-annual sustainability reports are sent to all occupiers.



## SUSTAINABILITY STRATEGIES

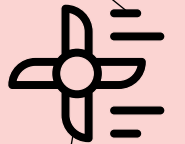
REVIEW AND DISCUSS



CYCLE CULTURE



FRESH AIR OPTIONS



GREEN ENERGY TARRIFS



WASTE MANAGEMENT & REPORTING



OCCUPIER SUSTAINABILITY UPDATES





*One of London's most exciting neighbourhoods*



# THE 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.

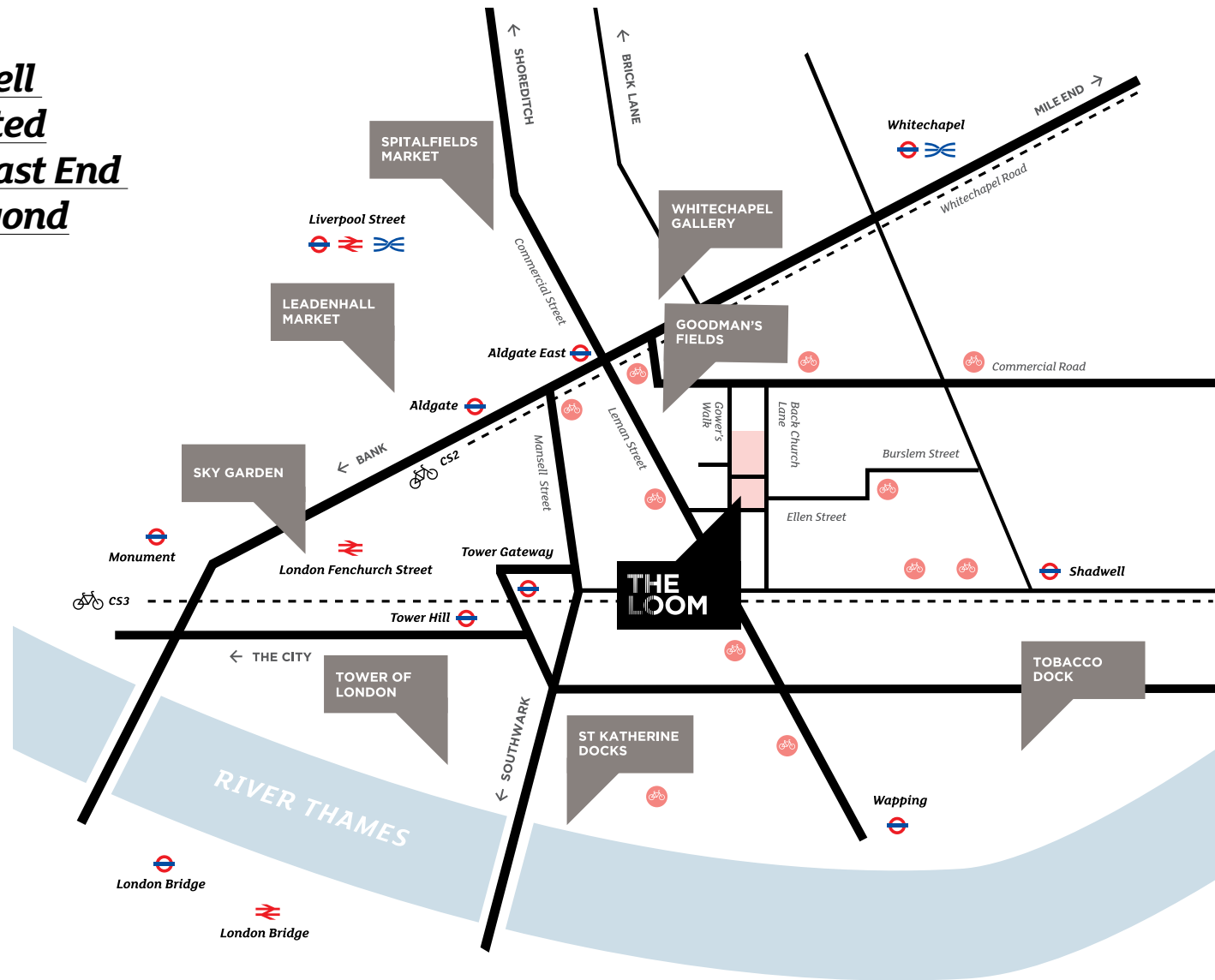
We're also just a skip and a jump away from some of London's greatest markets - Spitalfields, Brick Lane, Columbia Road Flower Market and Leadenhall Market.

Immediately opposite The Loom on Gower's Walk is two acres of landscaped gardens and public art to enjoy. It is nestled amongst independent coffee shops, cafés and restaurants.





**We're well connected in the East End and beyond**



**Get here**

Whitechapel is one of the best connected parts of the city. It's got links to the Central, Circle, Hammersmith & City, District and Metropolitan lines as well as a number of Overground stations. Better still, they're all within easy walking distance of The Loom.

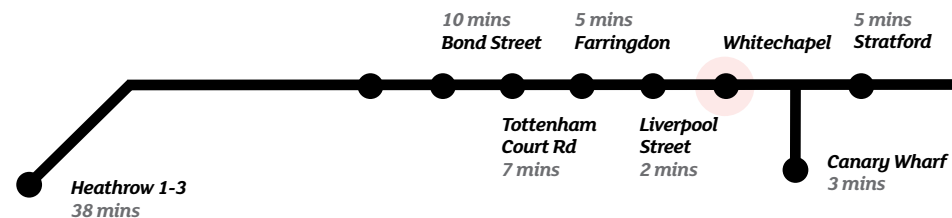
It's a five-minute stroll from Aldgate East and a short walk from Aldgate, Liverpool Street and Whitechapel station. Crossrail's recently launched Elizabeth Line will cut most journey times in half. It also provides a direct service to Heathrow with a travel time of just 38 minutes.

**On your bike**

It's easy for cyclists to get here with two Cycle Superhighways on our doorstep. CS2 runs from Aldgate to Bow along Whitechapel High Street, and CS3 links the nearby Tower of London to Green Park.

**Elizabeth line**

During peak times there will be 24 trains running every hour allowing passengers to travel all the way through to Paddington, Heathrow or Reading, and across to Shenfield and Abbey Wood in the east.



# GET IN TOUCH

## Contacts

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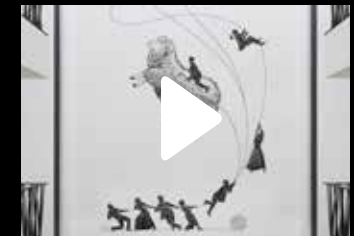
## Watch Film



*Edition 1:  
A new kind of place  
in Whitechapel*



*Edition 2:  
Weaving heritage,  
culture and community*



*Edition 3:  
Welcome to The Loom*

## For current availability see:

[www.theloom-e1.com/work-space/available/](http://www.theloom-e1.com/work-space/available/)

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A **HELICAL** BUILDING