

THE
LOOM
14 GOWER'S
WALK ET

theloom-e1.com

THE LOOM LOOKBOOK

14

14



**HOUSED IN A VICTORIAN
WOOL WAREHOUSE,
THE LOOM HAS BEEN
REIMAGINED AND
PROVIDES 110,000 SQ FT
OF MODERN WORK SPACE.**

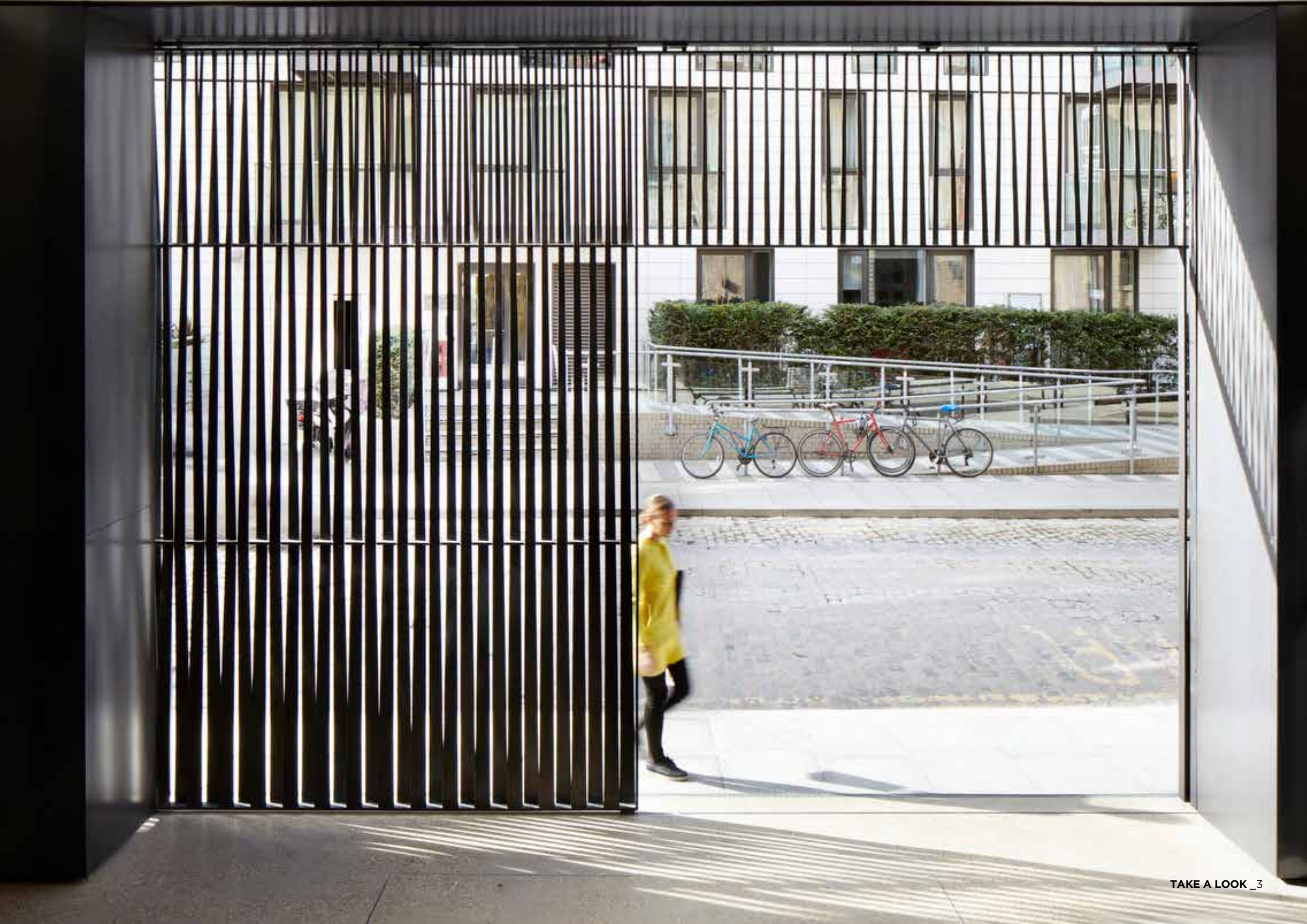
Units ranging from

1,000–9,000 SQ FT

*View our current availability at
www.theloom-e1.com/work-space/available/*



**TAKE A LOOK
AT A NEW
KIND OF PLACE**





South
G

THE
MOO







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.



*Acres of green
landscaped spaces
on the doorstep*



GREEN SPACES

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

In the gardens are six bronze horse statues by Hamish Mackie, a famous British wildlife sculptor. The horse sculptures are inspired by the history of Goodman's Fields as grazing for livery horses.



A new wave of social, cultural and culinary greats are taking root in E1



NEW OPENINGS

Alongside the established heroes of the East End scene, there's a new wave of bars, boutiques, coffee shops and galleries coming to the area. Here are some of our top picks:

- Long Shot Coffee
- Whitechapel Grind
- VQ Aldgate
- New Road Hotel with Mr White's English Chophouse
- The Stable
- Pizza Union
- The Running Horse
- Lemn Street Tavern
- Discount Suit Company
- Pastry Parlour
- 12 x 3 Boxing
- Curzon Cinema
- Amber
- Shaman at Lemn Locke
- Zia Lucia
- Emilia's Crafted Pasta
- Satyrio
- City Bouldering
- Boom Battle Bar



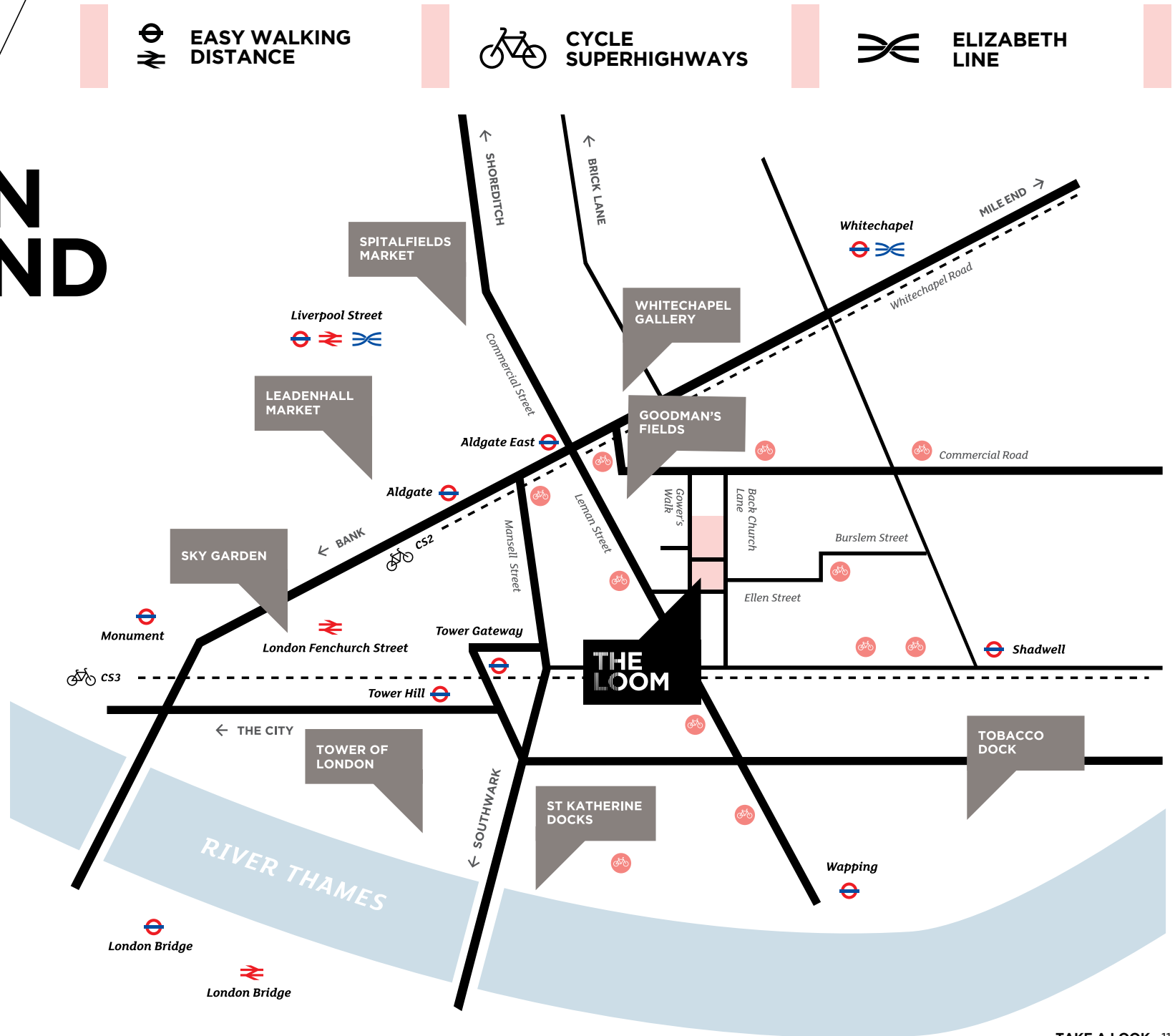
***We're well connected
in the East End***

LONDON & 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.



Making your journey even easier

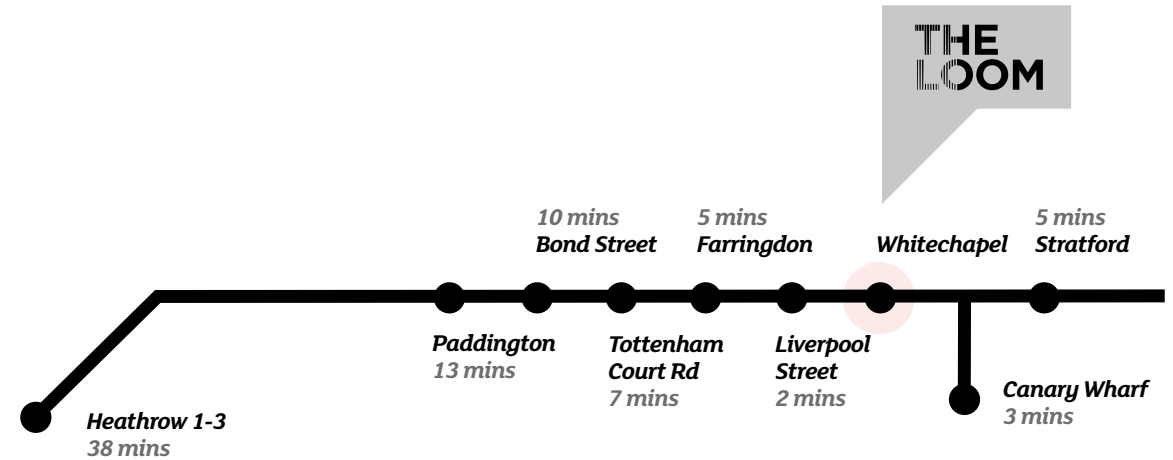
On your bike

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.



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 critical 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.



The Loom has achieved a Very Good BREEAM in Use certification for environmental performance.

SUSTAINABILITY STRATEGIES

REVIEW AND DISCUSS



CYCLE CULTURE



FRESH AIR OPTIONS



GREEN ENERGY TARRIFS



WASTE MANAGEMENT & REPORTING



OCCUPIER SUSTAINABILITY UPDATES



*The Loom entwines
past and present to
create a bright future*



THE HISTORY

Whitechapel during the 19th century was a place of industry, a place that sparked innovation and was rich with entrepreneurial spirit. Loom House played a vital part in Whitechapel's history.

Loom House was built as a wool storage warehouse for Browne & Eagle Limited in 1889. At the time wool was the chief import into the Port of London. Due to changing patterns of trade and the toll of two world wars, by 1954 tea and crude oil had replaced wool as the main imports into London.

No longer required as a wool warehouse, Loom House was used for paper storage and later by a wine distributor. In the 1980s the building was converted to provide office accommodation for Whitechapel's businesses, artists and craft workers. It became known as New Loom House.

In 2013 Helical acquired New Loom House and began the task of transforming the existing building to suit the needs of the modern day occupier. They commissioned the award-winning Duggan Morris Architects to help them realise their vision for The Loom.



THE BUILDING

The Loom weaves heritage, culture and community to create a new kind of place

Housed in one of London's few remaining Victorian wool warehouses, The Loom has been reimaged to provide 110,000 sq ft of modern workspace that befits one of London's most diverse and vibrant neighbourhoods. It's the perfect place for entrepreneurs, innovators and creative minds to come together, be inspired and do great things.

Bespoke woven metal gates frame the entrances to The Loom while polished concrete floors and beautiful raw metal walls draw you into the renewed building that interlaces past and present, and asks you to become part of its future.

The entrances on Gower's Walk and Back Church Lane, lead onto a generous open space known as The Walk. The Walk runs through The Loom, bringing to mind a modern gallery that invites you to come in, discover and explore our café, social spaces and meeting areas.

Awards

The Loom has won several prestigious and well-respected design and construction awards, including a RIBA National Award, the AJ Retrofit Award for Best Listed Building and a BRICK Award for Best Refurbishment Project.



SOCIAL SPACES



The Walk is full of moments waiting to happen and things to be happened upon

The Walk

The Walk that runs through The Loom's ground floor is a place to relax and enjoy. It's where informal meetings, coffee catch-ups and lunch breaks happen. It's also open to both members and the public so it's a place for the whole community.

The light-filled atrium features a modern-day tapestry – a mural that playfully conjures up The Loom's past life as a 19th century wool warehouse. Huge Merino sheep unravel through the atrium space, seeming to escape as farmers struggle to pull them back down to earth.



Drop in, hang out and discover our café and social spaces



Hermanos

At the heart of The Loom is Hermanos, the acclaimed Columbian based sustainable coffee shop serving up great coffee and food in inspiring surroundings.

There are plenty of spaces for eating, drinking and meeting at communal tables or in the lounge areas that spill out onto The Walk, creating the perfect setting for more intimate conversations.

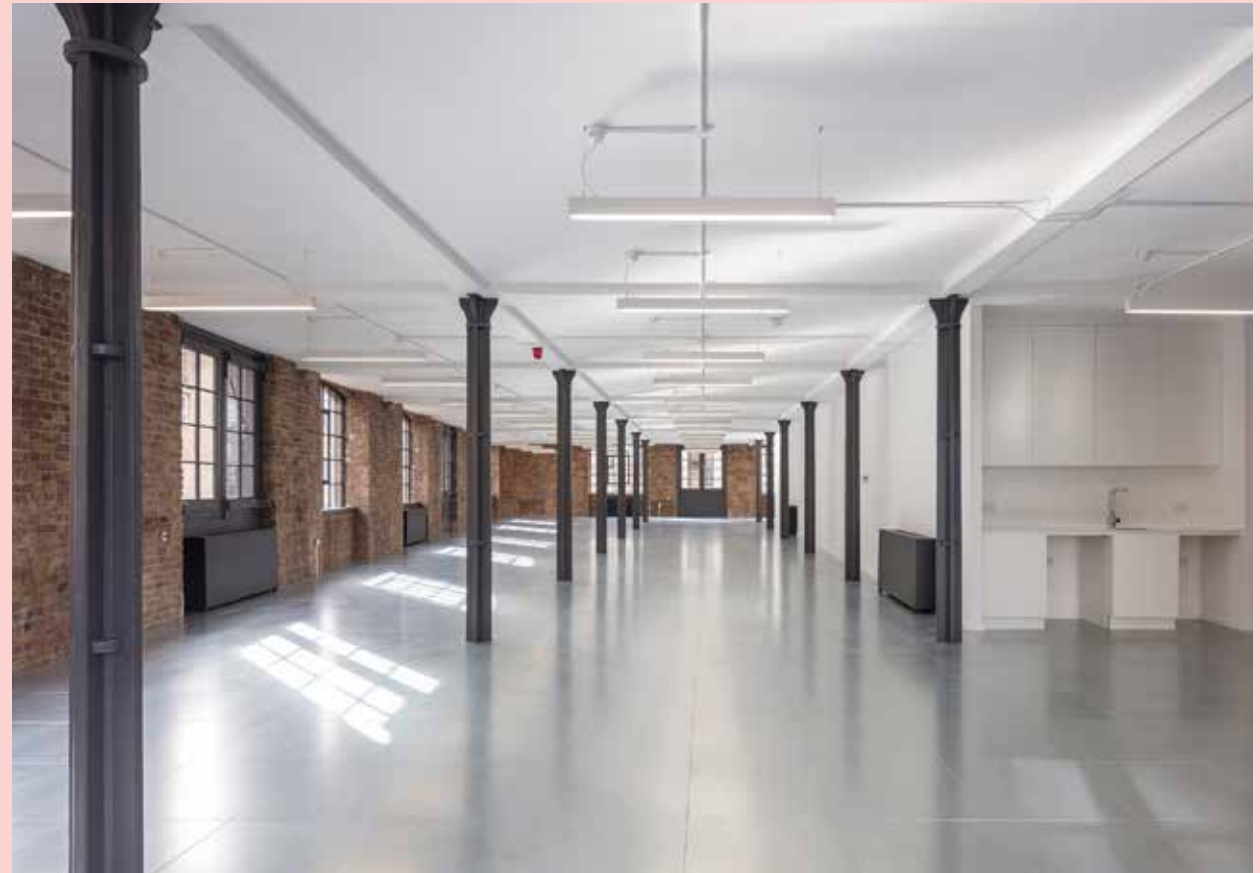
Events

Occupiers of The Loom benefit from a range of events, including yoga classes, wellness talks, food and retail pop ups, and networking drinks which can be found and booked through the dedicated Loom community app.



*Individually inspired
and creative workspaces*

WORK SPACES



Accommodation

The building has been transformed to provide exceptional, high-spec work space that embraces and celebrates the building's warehouse heritage.

Facilities

- Commissionaire and security
- Onsite café
- Communal bike store, showers and lockers
- Towel service
- 3 lifts
- Amazon delivery lockers
- Laundry service.

Connectivity

6 different highspeed wireline fibre providers on site.



TAKE A TOUR:
PLUG & PLAY
OFFICE



TAKE A TOUR:
CAT A OFFICE



TAKE A TOUR:
THE BUILDING



Offering flexible terms on unique work space for creative businesses to do great things

Specification

- Exposed brickwork fabric and painted cast iron cruciform columns
- Self-contained w/c's
- Self-contained kitchenette
- Metal tile raised access flooring
- Daikin VRV air conditioning system with floor mounted encased FCU's
- Suspended linear LED Momentum light fittings from Phi Lighting
- High-speed data connectivity
- Fresh air ventilation (mixture of natural and mechanical)
- Standalone entrance (select units)

Terms

The units are available on a new full repairing and insuring leases for a term to be agreed. All leases are to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

The leasing strategy at The Loom is highly flexible, accommodating long-term and short-term requirements from 12 months upwards. A standard form lease and all-inclusive fitted as well as managed options are available to enable quick delivery of space.

Rent

Available upon request.

Service charge

Current budget is circa £7.27 psf. Full details available on request.

Rates

Interested parties are advised to make enquiries with the London Borough of Tower Hamlets.

Energy Performance Rating B.



GET IN TOUCH

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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/

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A **HELICAL** BUILDING