

# Compton

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## Whitechapel

The Loom  
14 Gowers Walk  
E1 8PY

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

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## For Rent

1,028 to 34,787 ft<sup>2</sup>

020 7101 2020  
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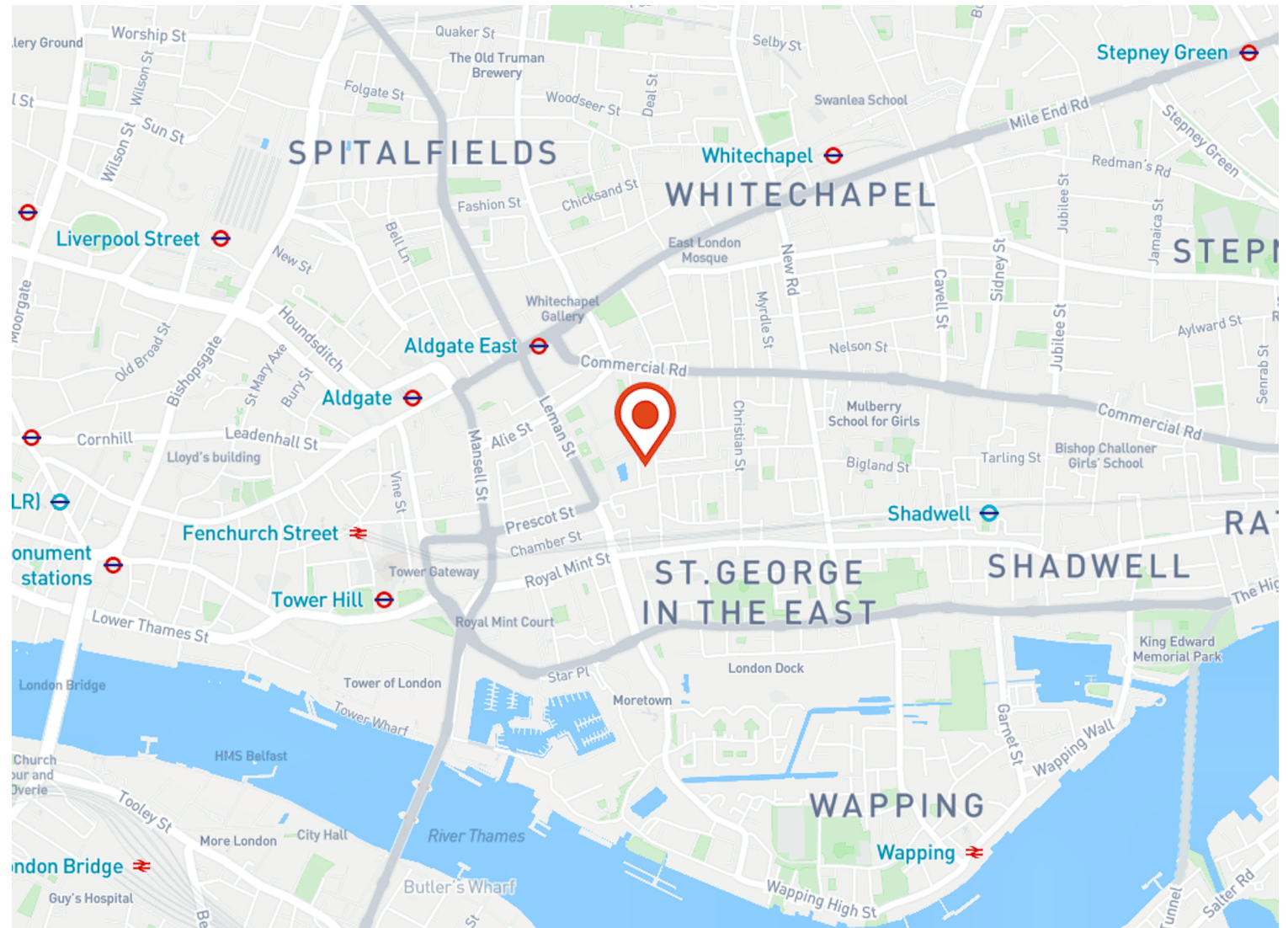
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## Location

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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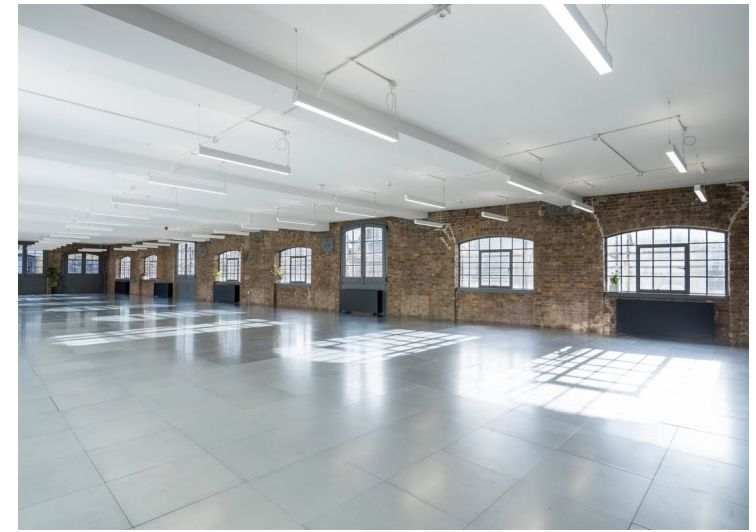
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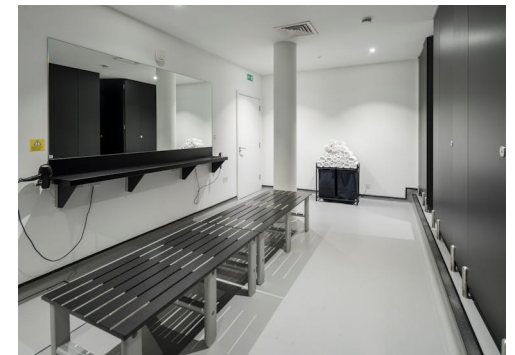
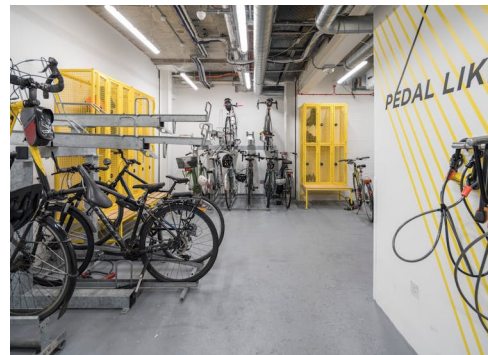
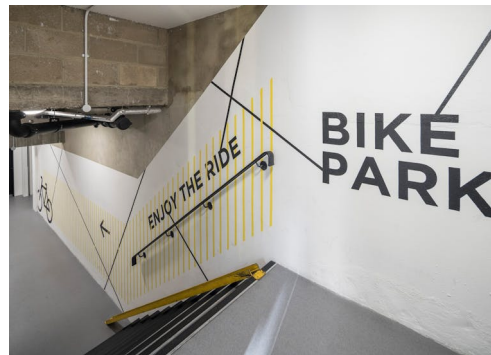
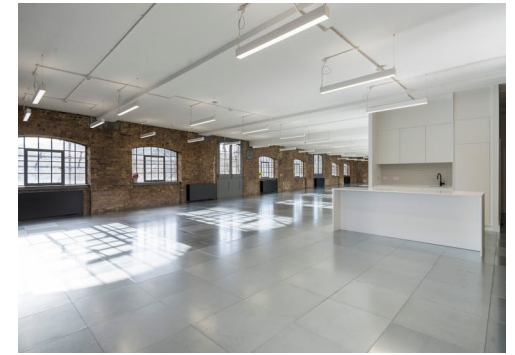
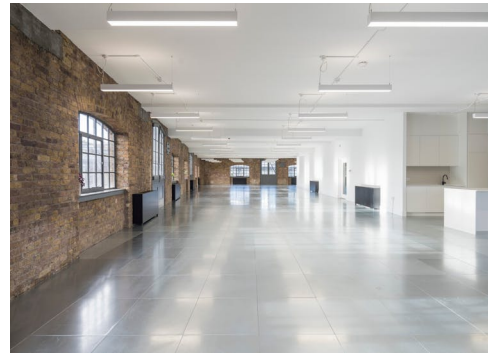
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## Amenities

- 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 £120.00 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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## 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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## 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



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## Floor Areas & Outgoings

The accommodation comprises of the following:

| 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                | £9.39                  | £34,824.27  | £417,891.25 | Available    |
| 5th - 5.4 (Cat A / Fully Fitted)     | 2,049 | £49.50       | £14.24                | £9.39                  | £12,486.95  | £149,843.37 | Available    |
| 5th - 5.3 (Cat A / Fully Fitted)     | 3,450 | £49.50       | £14.47                | £9.39                  | £21,091     | £253,092    | Available    |
| 5th - 5.2 (Cat A / Fully Fitted)     | 1,829 | £49.50       | £13.44                | £9.39                  | £11,024.30  | £132,291.57 | Under Offer  |
| 5th - 5.1 (Cat A / Fully Fitted)     | 2,593 | £49.50       | £14.51                | £9.39                  | £15,860.52  | £190,326.20 | Available    |
| 4th - 4.5                            | 3,529 | £49.50       | On Application        | £9.39                  | £17,318.57  | £207,822.81 | Let          |
| 4th - 4.3 (Cat A / Fully Fitted)     | 1,899 | £49.50       | £13.01                | £9.39                  | £11,378.18  | £136,538.10 | Let          |
| 4th - 4.1 (Cat A / Fully Fitted)     | 1,409 | £49.50       | £13.10                | £9.39                  | £8,452.83   | £101,433.91 | Let          |
| 3rd - 3.9 (Part Fitted)              | 1,720 | £49.50       | £14.36                | £9.39                  | £10,499.17  | £125,990    | Let          |
| 3rd - 3.6/3.8 (Cat A / Fully Fitted) | 2,704 | £49.50       | £14.19                | £9.39                  | £16,467.36  | £197,608.32 | Let          |

| Name                                      | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year  | Availability |
|---|-------|--------------|-----------------------|------------------------|-------------|-------------|--------------|
| 3rd - 3.4 (CAT A / Fully Fitted)          | 1,169 | £49.50       | £14.19                | £9.39                  | £7,119.21   | £85,430.52  | Available    |
| 3rd - 3.1 (Fully Fitted)                  | 1,407 | £55          | £13.74                | £9.39                  | £9,160.74   | £109,928.91 | Under Offer  |
| 2nd - 2.9 (Part Fitted)                   | 1,751 | £49.50       | £13.47                | £9.39                  | £10,558.53  | £126,702.36 | Available    |
| 2nd - 2.6 (CAT A / Fully Fitted)          | 1,365 | £49.50       | £15.17                | £9.39                  | £8,424.33   | £101,091.90 | Available    |
| 2nd - 2.4 (Cat A / Fully Fitted)          | 1,181 | £49.50       | £14.05                | £9.39                  | £7,178.51   | £86,142.14  | Available    |
| 1st - 1.4 (Part Fitted)                   | 1,138 | £49.50       | £14.58                | £9.39                  | £6,967.41   | £83,608.86  | Let          |
| 1st - 1.3 (Fully Fitted)                  | 1,862 | £55          | £14.20                | £9.39                  | £12,194.55  | £146,334.58 | Let          |
| 1st - 1.2 (Cat A / Fully Fitted)          | 1,028 | £49.50       | £14.20                | £9.39                  | £6,261.38   | £75,136.52  | Available    |
| Ground - G2 (Cat A / Fully Fitted)        | 2,299 | £42.50       | £11.36                | £9.39                  | £12,117.65  | £145,411.75 | Under Offer  |
| 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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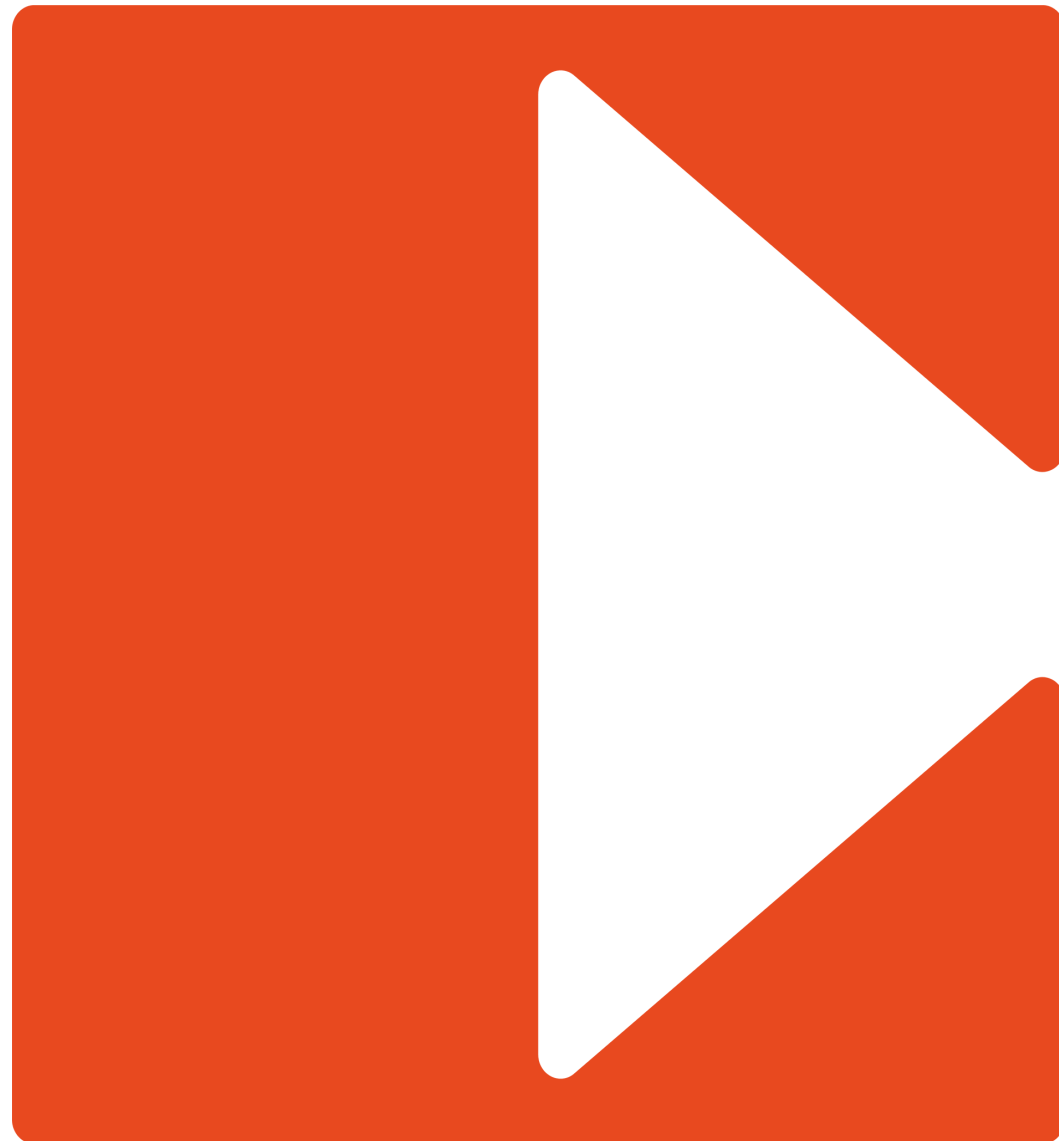
## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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