

T H E R O W E

60 WHITECHAPEL HIGH STREET, LONDON, E1 7PE

**A BRIGHTER
FUTURE AHEAD**

For Educational Institutions



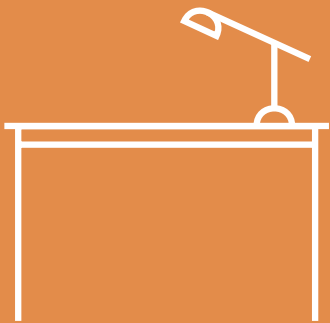
THE
ROWE

A NEW FORM OF INTELLIGENCE

Class is now in session. A former school of creativity with a rich history of learning, The Rowe has been transformed by Stirling Prize-winning architects into a vast, bright space ideal for London's brightest minds.

Previously occupied by London Metropolitan University (LMU) for higher educational use, 'The Aldgate Bauhaus' offers up to 43,778 sq ft of dual education and office use. Scoring top marks for both sustainability and connections, there are nine stations within a 10-minute walk and space for over 280 bikes. Complete with inspiring art installations and ample terraces, it's an inspiring space to learn and grow.

KEY FEATURES



158,352 sq ft of brand new workspace designed by AHMM architects



Up to 43,778 sq ft of dual education and office use



Awarded **London’s highest transport rating** with nine stations within a 10-minute walk



BREEAM ‘Excellent’ rating with **245 lockers** and **15 showers**



Targeting SmartScore **‘Platinum’ accreditation**



284 cycle spaces and adjacent to the **Cycle Superhighway 2**



Large scale public art installation by leading artist **Yinka Ilori**



WiredScore ‘Platinum’ rating for its exceptional connectivity



A CENTRE
FOR
EDUCATION



UNIVERSITIES / COLLEGES

- | | | |
|---|---|--|
| 1. Aldgate College | 9. General Assembly | 17. London Metropolitan University |
| 2. Birmingham College of Law and Management | 10. Global City of London College | 18. London Regal College |
| 3. BPP University London City | 11. Hotel Signal | 19. McQueens Education |
| 4. British School of Fashion | 12. Hult International Business School | 20. Middlesex Academy of Business and Management |
| 5. Business Innovation Institute | 13. ICON College of Technology | 21. Newcastle University |
| 6. City of London College | 14. Instituto Marangoni | 22. Northumbria University |
| 7. Coventry University | 15. London College of Management and Technology | 23. Queens Mary's University |
| 8. East End Computing and Business College | 16. London Corporate College | 24. SEG International College |

STUDENT ACCOMMODATION

	Beds
1. Chapter Aldgate	346
2. Chapter Spitalfields	1,204
3. Don Gratton House	219
4. iQ Student Accommodation Aldgate	432
5. iQ Student Accommodation Magenta House	192
6. Lilian Knowles House	386
7. Unite Students	617
8. Urbanest Tower Bridge	178
9. Queen Mary Residences	3,121*
10. The Curve London	350

*Queen Mary Residences has 3,121 beds in total - spread across Mile End and Stratford campuses

LONDON'S HIGHEST TRANSPORT RANKING

Nine stations within a 10-minute walk
and less than an hour from **three**
international airports.

AIRPORTS

✈ London City Airport	25 Mins
✈ Heathrow Airport	57 Mins
✈ Gatwick Airport	57 Mins

NATIONAL RAIL

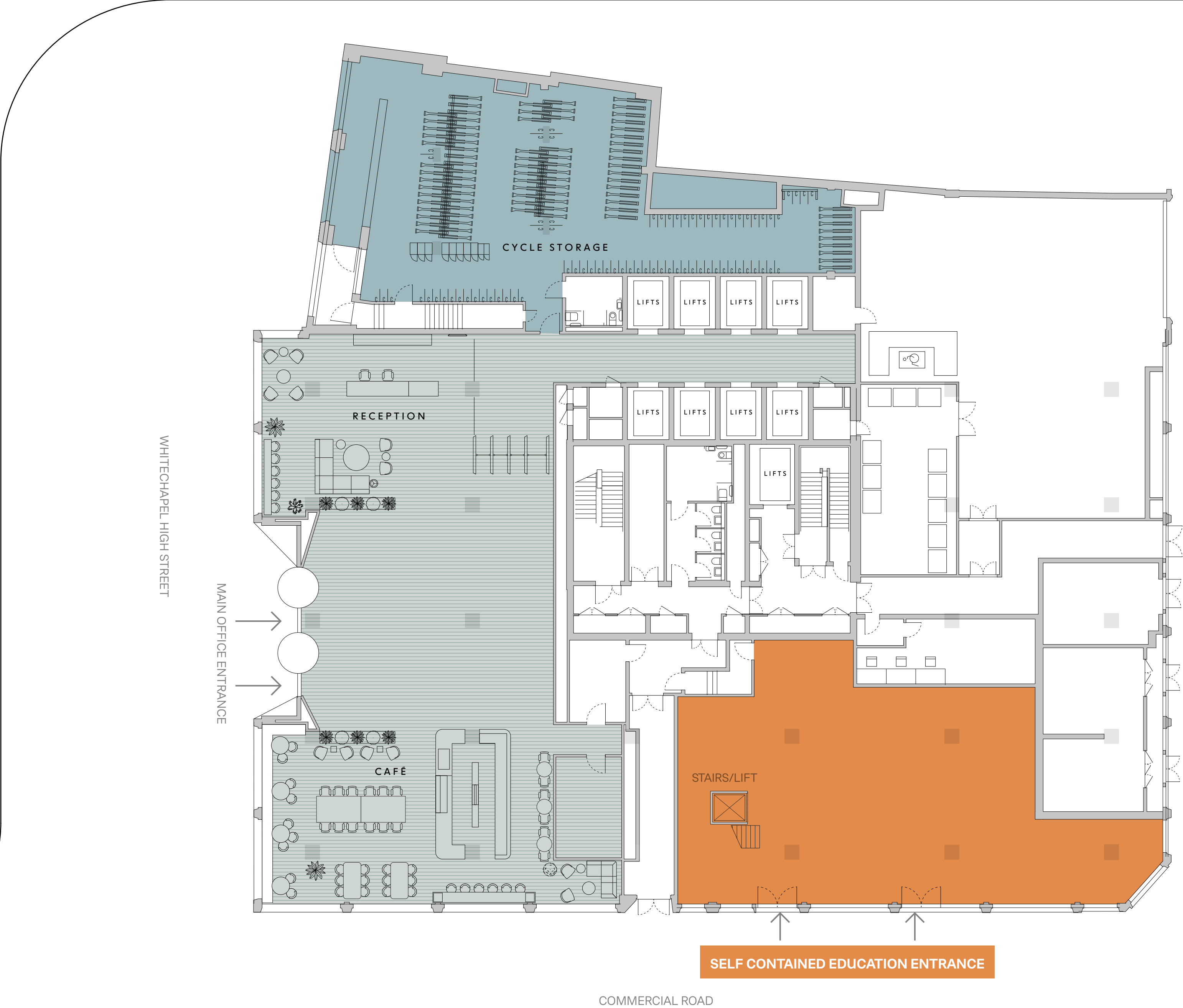
🚆 London Bridge	9 Mins
🚆 Kings Cross	13 Mins
🚆 Clapham Junction	32 Mins

9 STATIONS WITHIN A 10 MIN WALK



SELF CONTAINED ENTRANCE

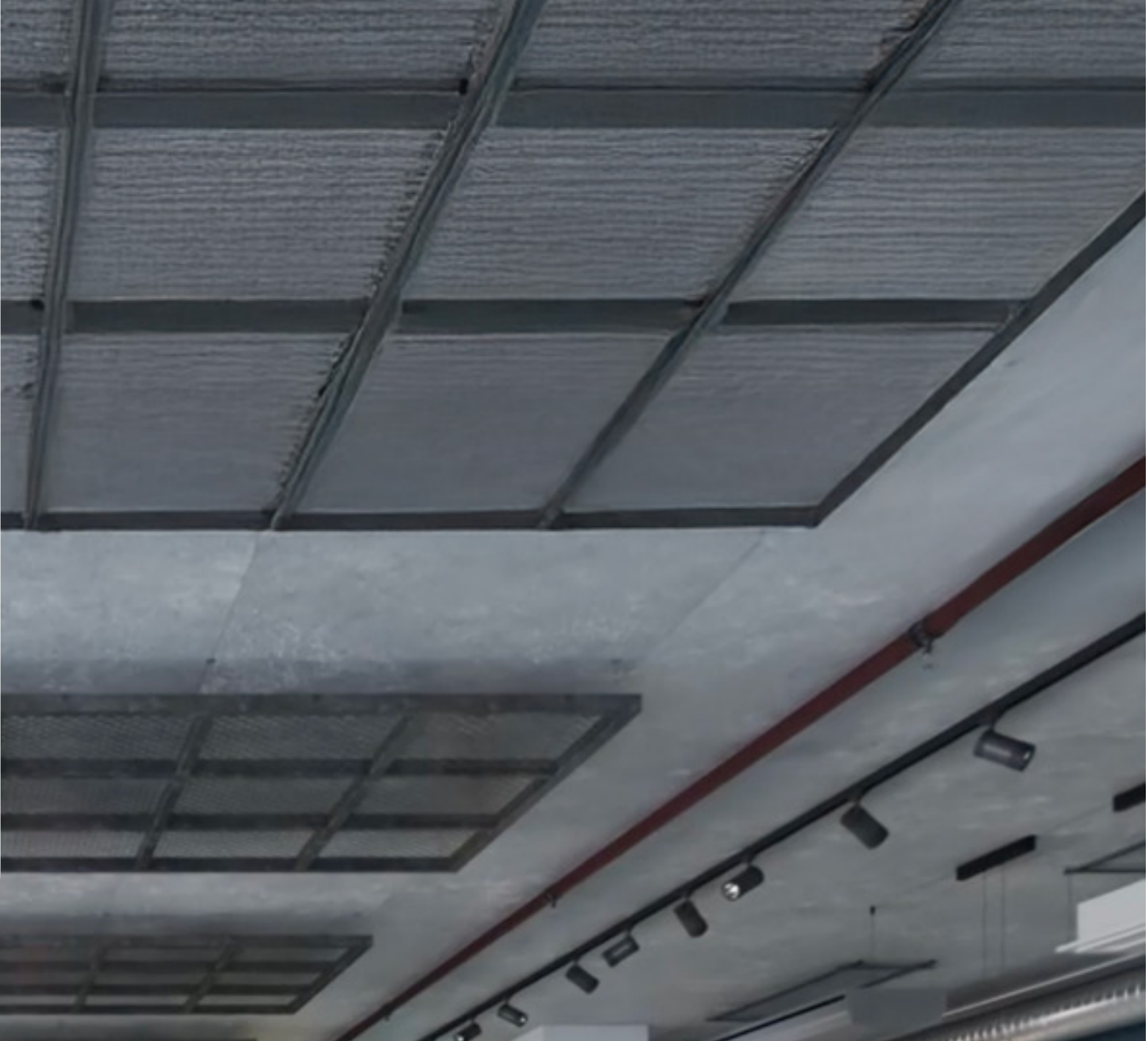
- Self contained entrance
- Cycle storage
- Shared services & building management
- Reception & café



TECHNICAL INFO

SELF CONTAINED **ENTRANCE**

Click below to see how our self-contained
entrance can be brought to life.



Computer generated image



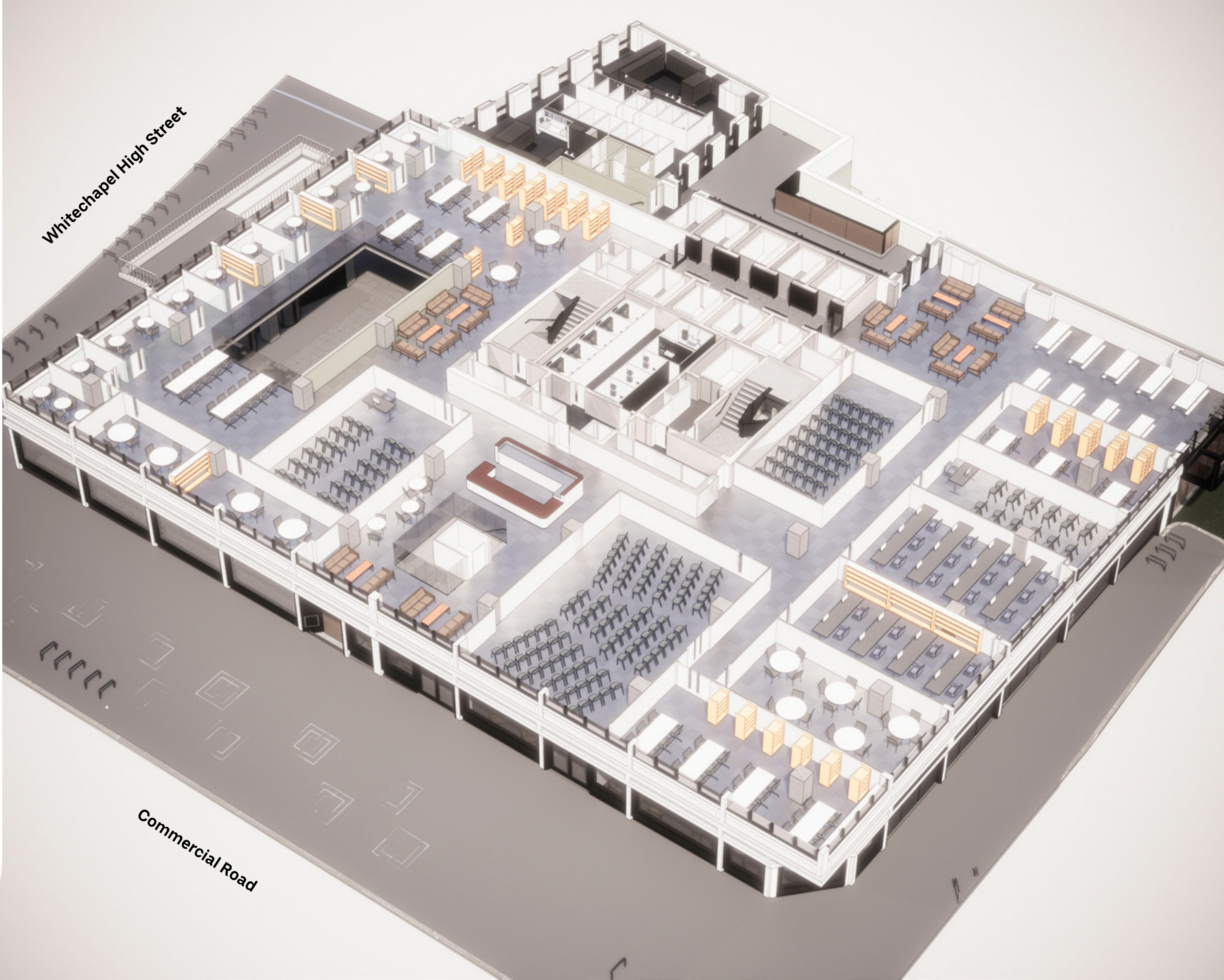
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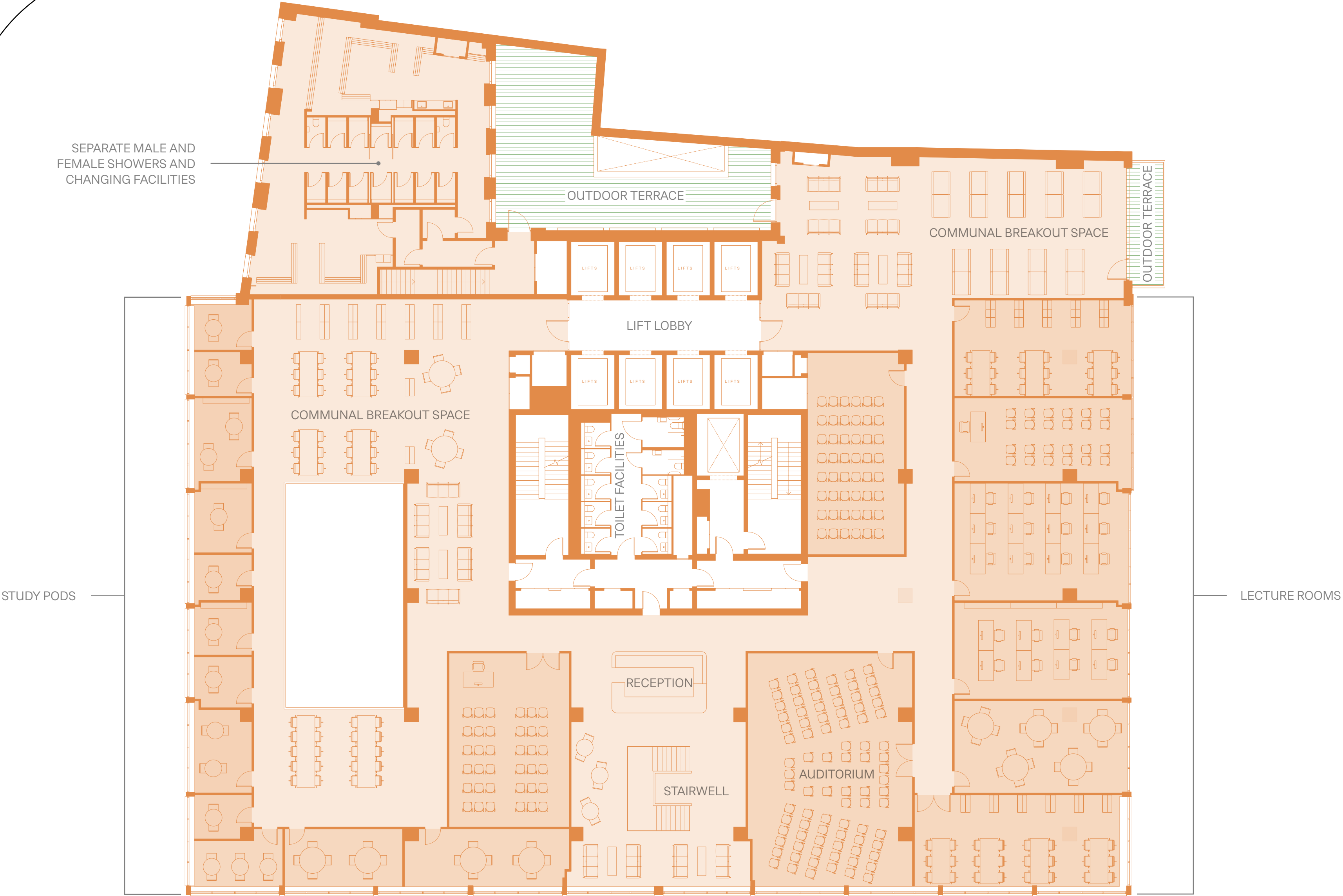
INDICATIVE EDUCATIONAL LAYOUT

Floor 1 - 3D Plan



INDICATIVE EDUCATIONAL LAYOUT

Floor 1 - 2D Plan



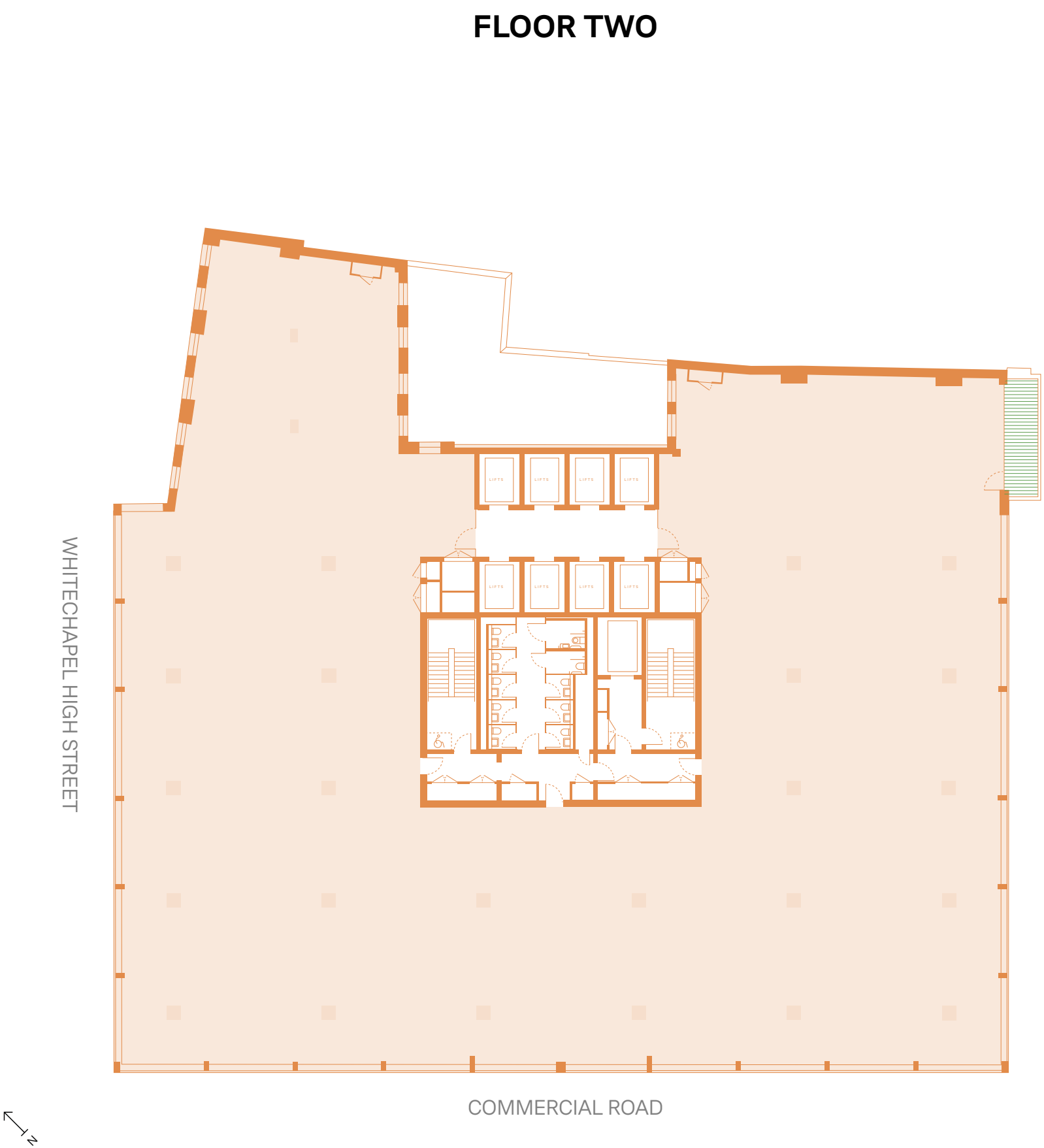
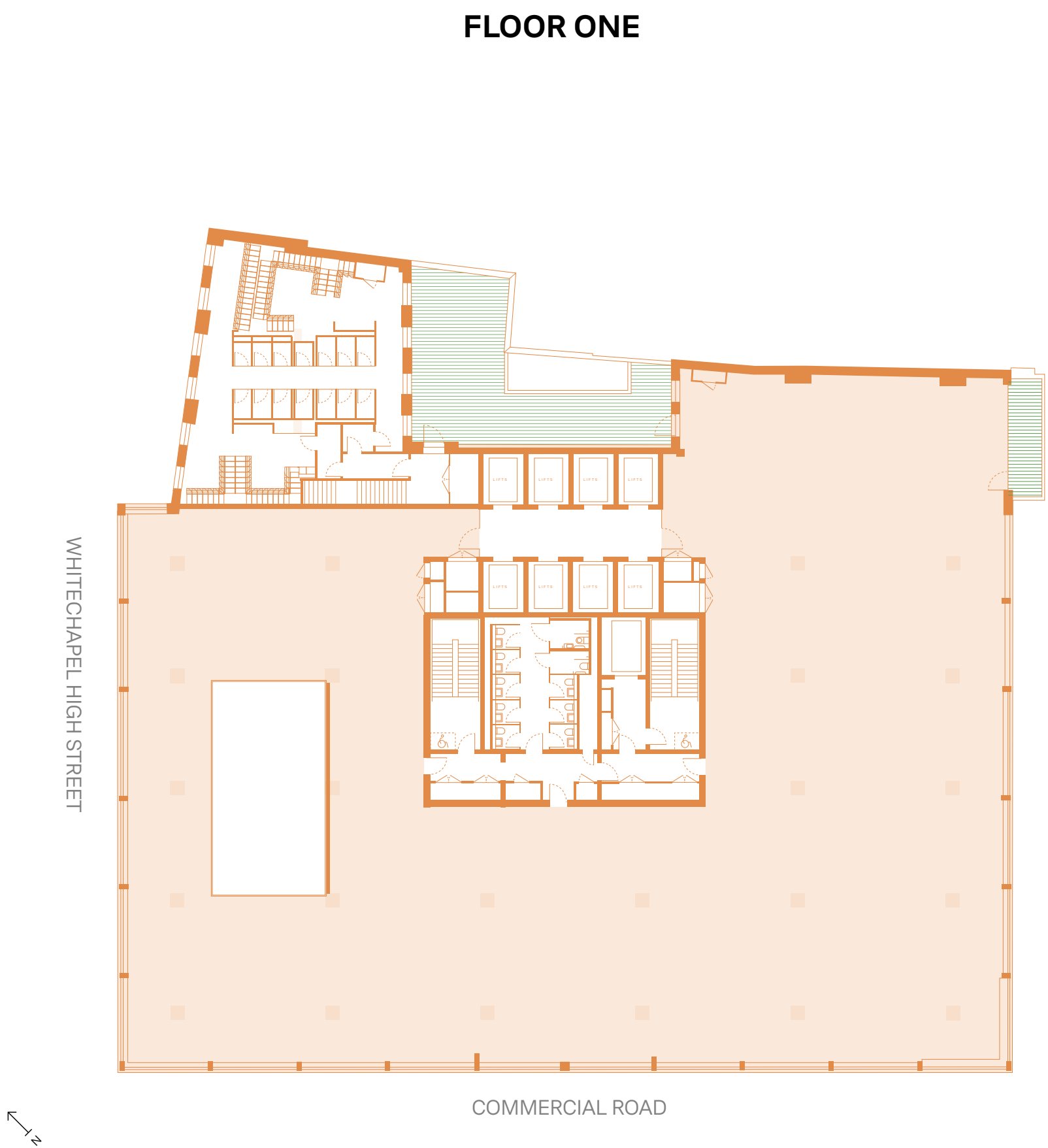
Floor plan is not to scale, for illustrative purposes only. May be subject to change

FLOOR ONE

WORKSPACE - 14,248 SQ FT
TERRACE - 994 SQ FT

FLOOR TWO

WORKSPACE - 17,178 SQ FT
TERRACE - 127 SQ FT



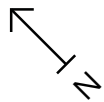
FLOOR THREE

WORKSPACE - 9,660 SQ FT
TERRACE - 364 SQ FT

- New fitted space
- Let
- Shared services
- Terrace

WHITECHAPEL HIGH STREET

COMMERCIAL ROAD



Floor plan is not to scale, for illustrative purposes only. May be subject to change



SCHEDULE OF AREAS

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	TERRACE (SQ FT)
3	9,660	897	364
2	17,178	1,596	127
1	14,248	1,324	994
G (with self-contained entrance)	2,692	250	0
TOTAL	43,788	4,067	1,485

Up to 43,778 SQ FT available for educational use from ground floor to part third floor.

SPECIFICATION



OCCUPANCY

- Workspace: 1:8m² with the ability to enhance
- Means of escape: 1:6m²
- Unisex toilets: 1:8m² with the ability to enhance

PLAN DEPTH/GRID

- Window to window: Min 31m
- Window to core: 15/17m
- Column grid: 8.7m x 6.3m

RAISED ACCESS FLOOR

- Typical raised floor height: 100mm

AIR CONDITIONING /VENTILATION

- Active chilled beams with the flexibility to install new ones or relocate
- The option to install new two or four-port fan coil units or heating
- 47% of the windows are openable

POWER

- Two transformers, each capable of supplying 100% of electricity demand provide resilience and diversity
- Space in basement is provided for tenant battery backup systems
- Each floor has two separated tenant risers and distribution boards for small power

GOING GREEN



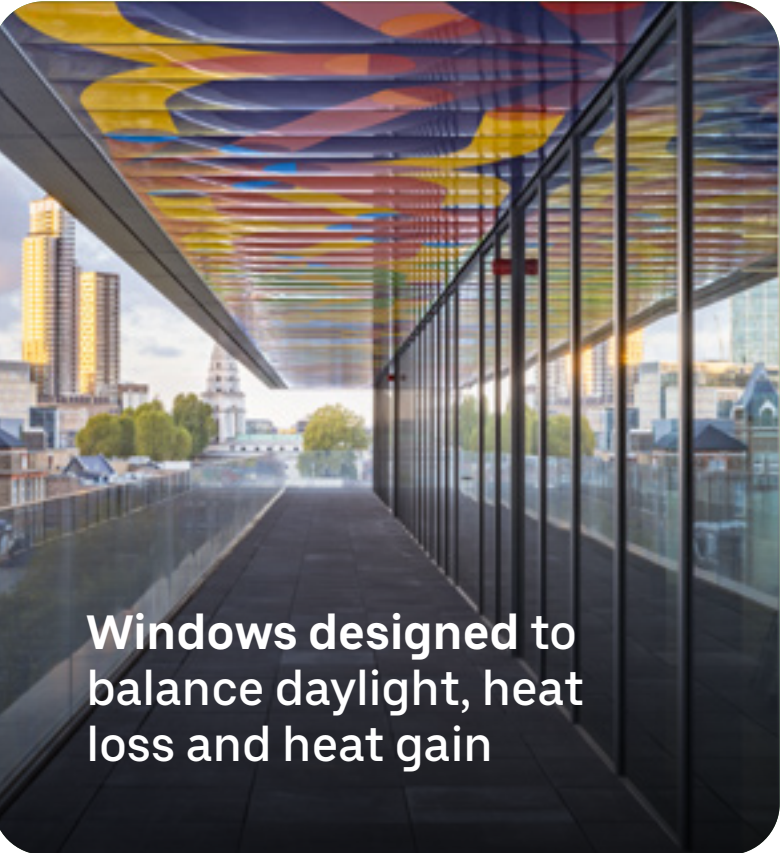
BREEAM ‘Excellent’ New Construction certification

100%

Run on **100% renewable electricity**

45%

Less carbon emissions than standard office buildings



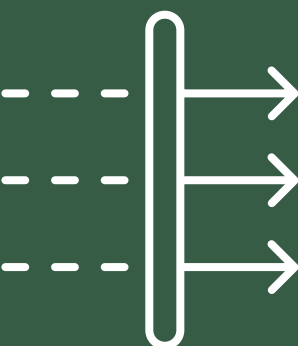
Windows designed to balance daylight, heat loss and heat gain



Targeting SmartScore ‘Platinum’ accreditation and rated **WiredScore ‘Platinum’** for its exceptional connectivity



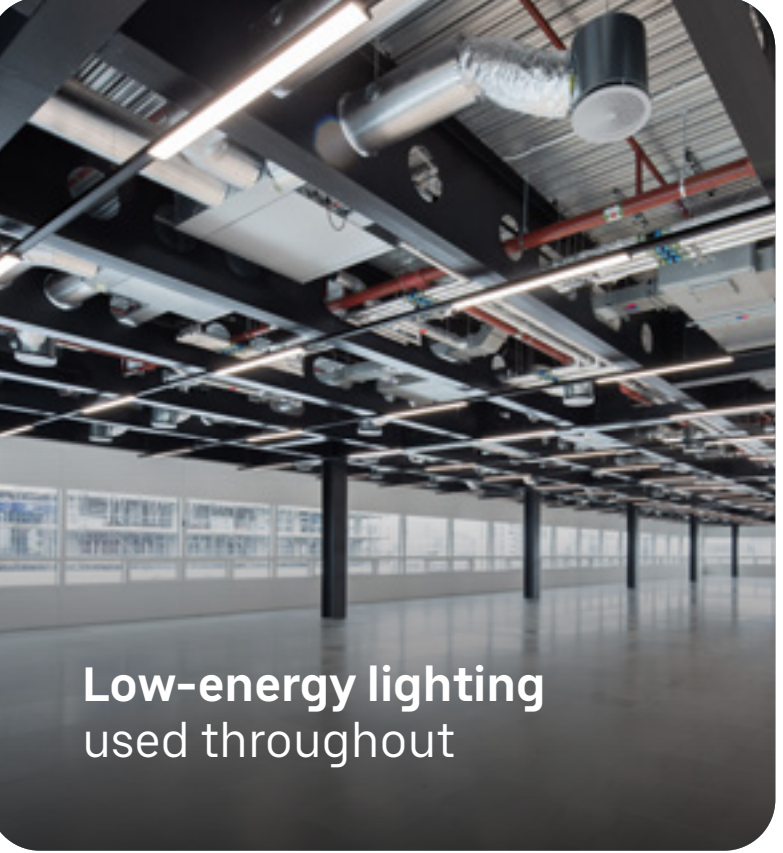
Enhanced biophilia and abundant outdoor space




Mechanical ventilation systems with heat recovery



Chilled beam system on lower floors




Low-energy lighting used throughout



Smart-sub metering enabling occupiers to monitor electricity usage



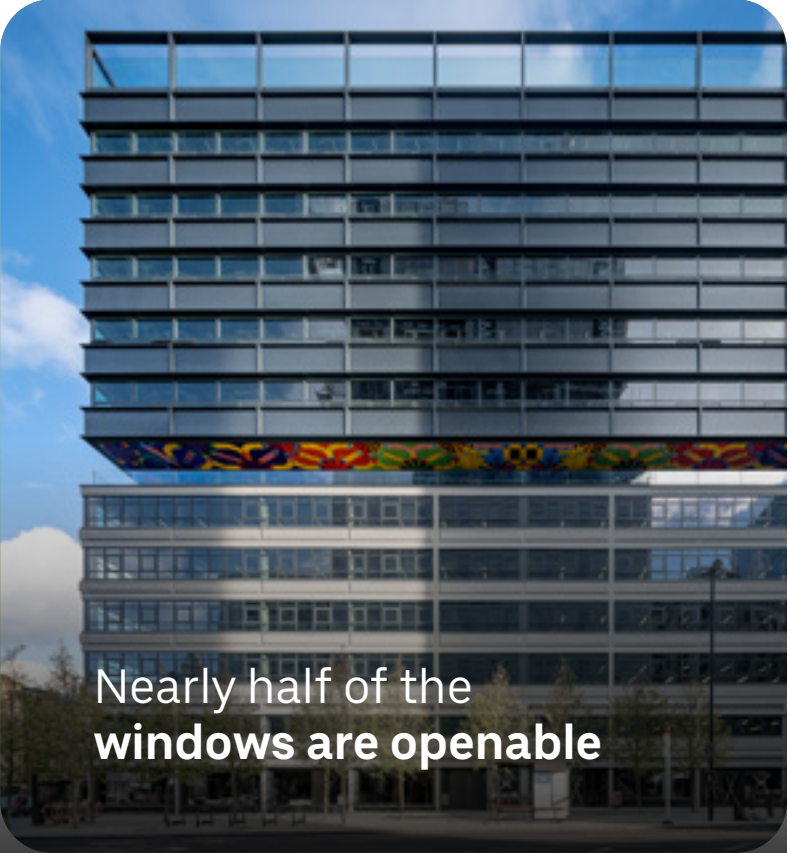
Sustainably sourced materials, prioritising low embodied carbon



Water efficient equipment and fixtures installed throughout




Smart-building features



Nearly half of the **windows are openable**

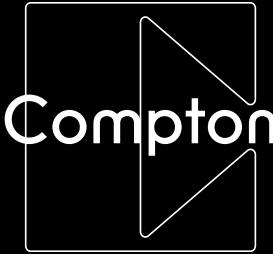


Highest efficiency energy equipment throughout to **reduce operational costs**



Sustainable drainage system (SuDS) on the roof

THEROWE.LONDON



Shaun Simons
 ss@compton.london
 +44 (0) 7788 423 131

Joshua Miller
 jm@compton.london
 +44 (0) 7917 725 365

Sonia Oberoi
 so@compton.london
 +44 (0) 7483 882 598

Oliver Jay
 oj@compton.london
 +44 (0) 7903 714 187



Sarah Shell
 sarah.shell@jll.com
 +44 (0) 7808 290 853

Jason Collier
 jason.collier@jll.com
 +44 (0) 7525 159 861

Katie Sommer
 katie.sommer@jll.com
 +44 (0) 7703 608 316

Claire Allen
 claire.allen@jll.com
 +44 (0) 7872 107 543



FRASERS
 PROPERTY