

THE ROWE

60 WHITECHAPEL HIGH STREET, LONDON, E1 7PE



**A BRIGHTER
FUTURE AHEAD**

For Educational Institutions



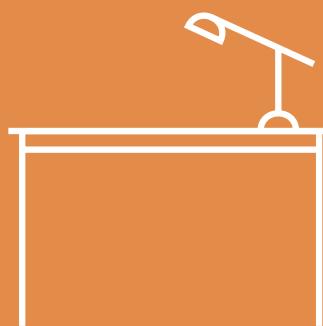
THE
ROWE

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



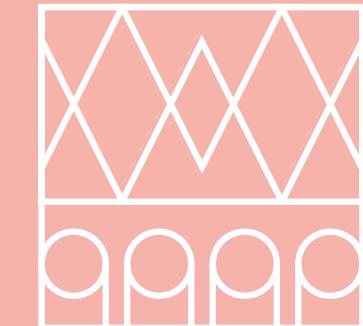
BREEAM 'Excellent' rating with **245 lockers** and **15 showers**



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

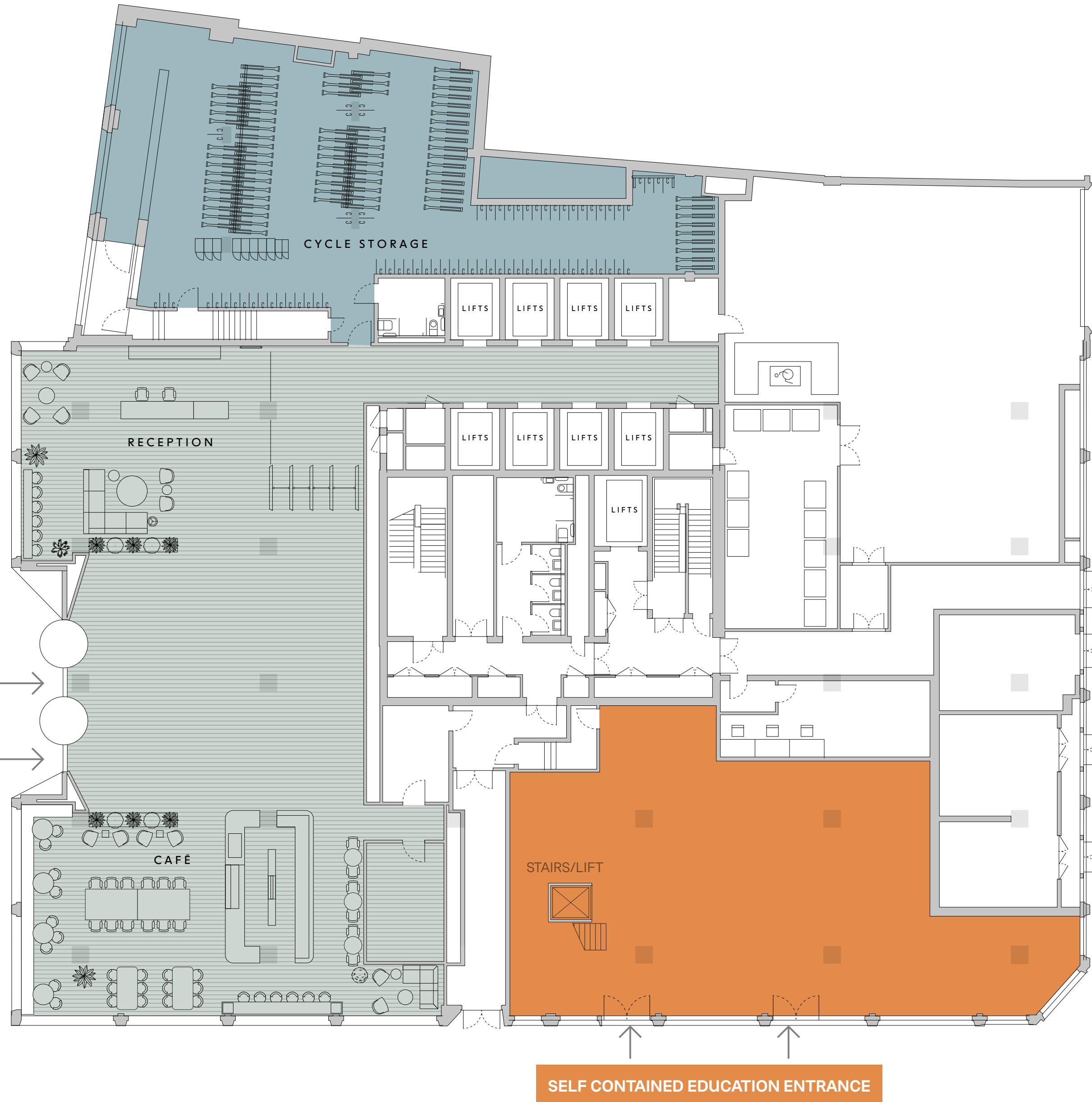


SELF CONTAINED ENTRANCE

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

WHITECHAPEL HIGH STREET

MAIN OFFICE ENTRANCE



SELF CONTAINED ENTRANCE

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



Computer generated image



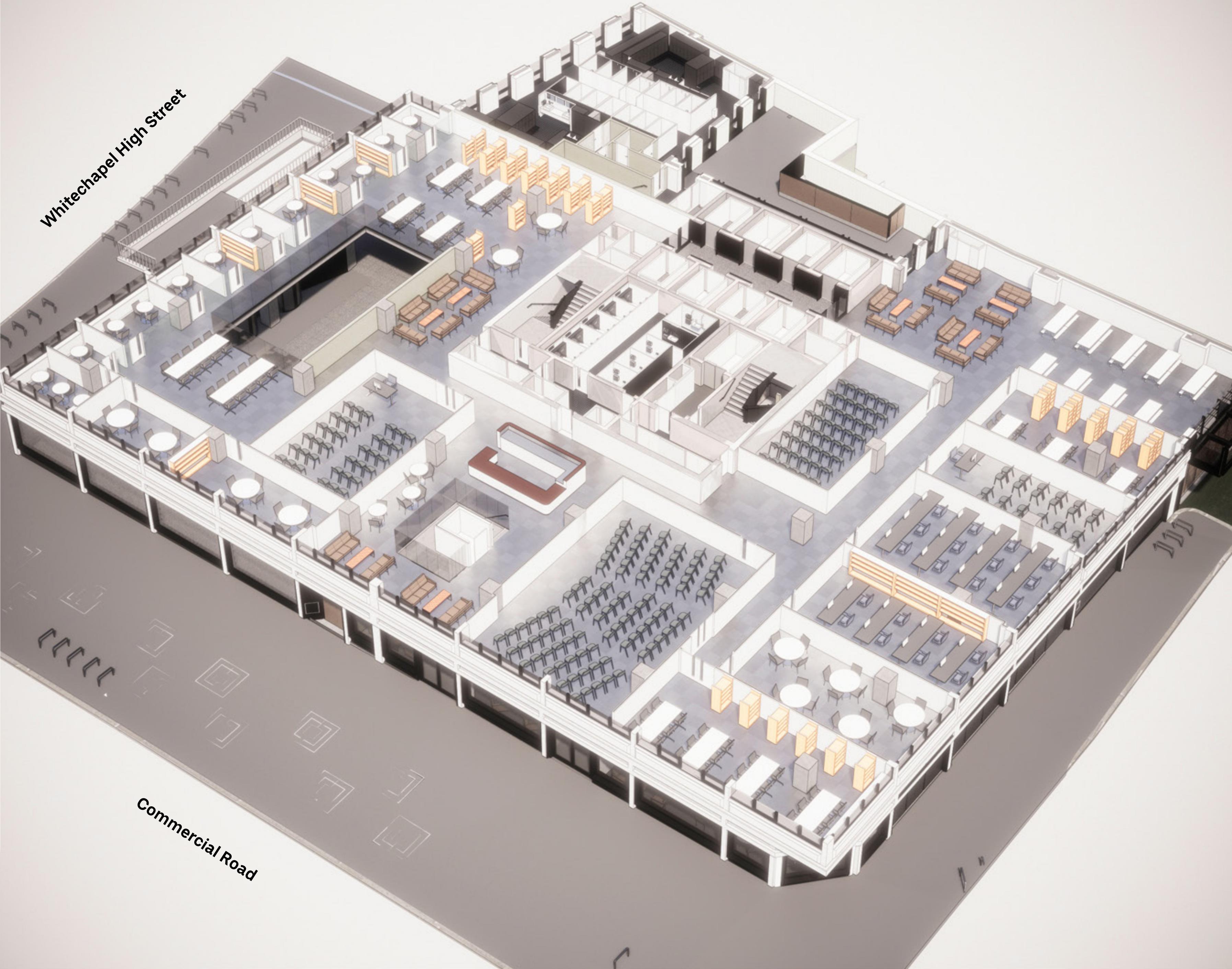
Computer generated image



Computer generated image

INDICATIVE EDUCATIONAL LAYOUT

Floor 1 - 3D Plan



INDICATIVE EDUCATIONAL LAYOUT

Floor 1 - 2D Plan



FLOOR **ONE**

WORKSPACE - 14,248 SQ FT

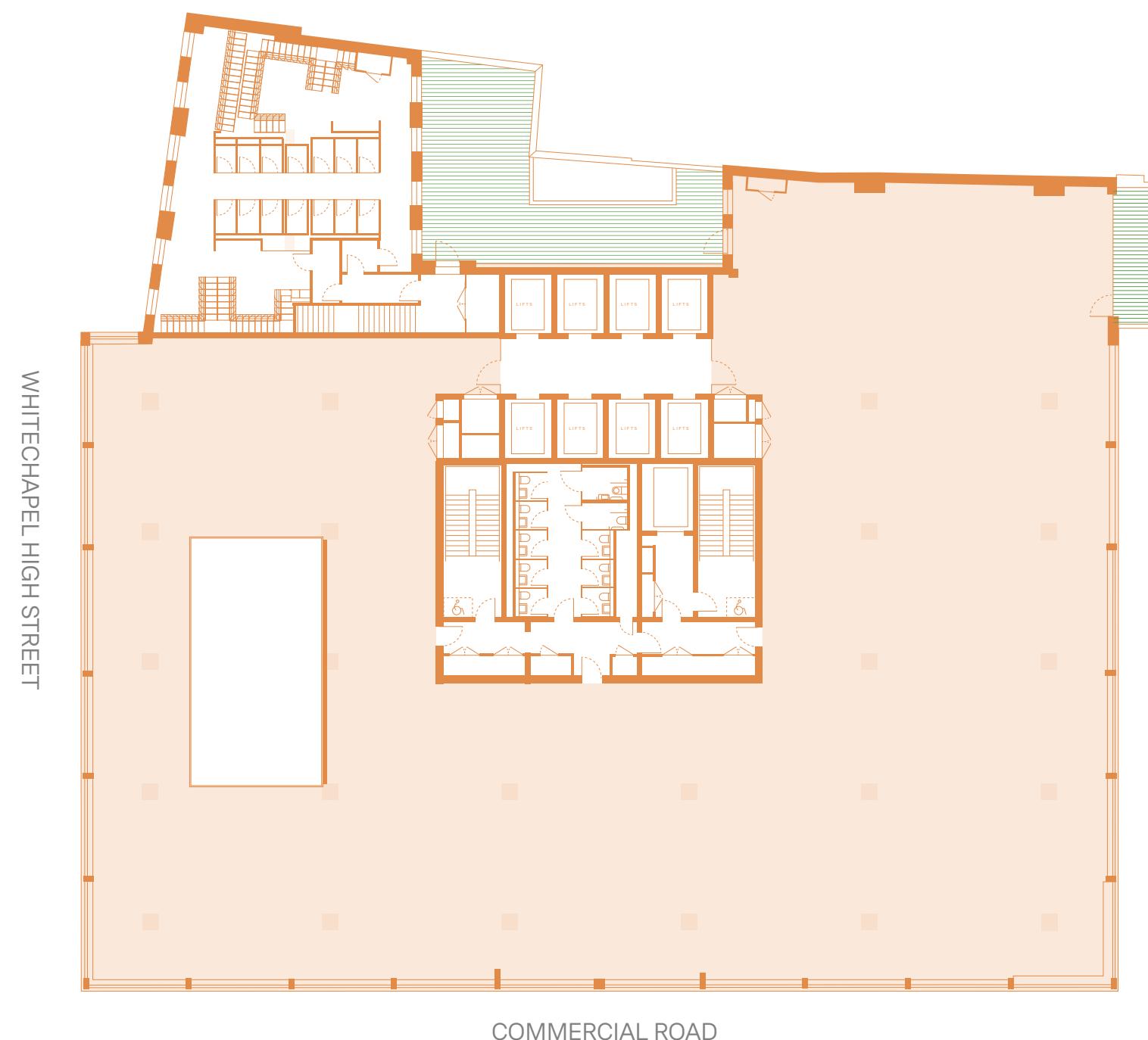
TERRACE - 994 SQ FT

FLOOR **TWO**

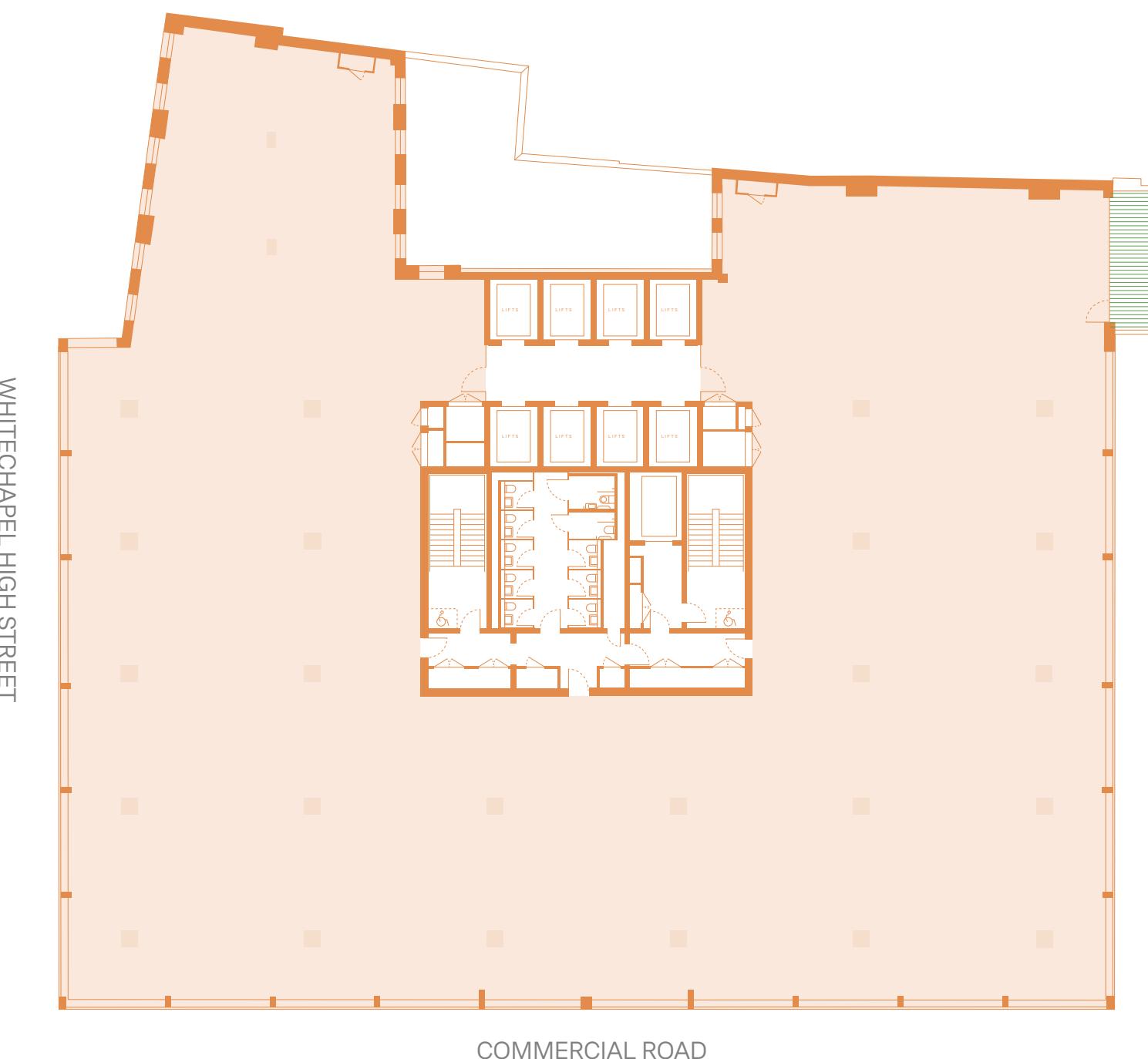
WORKSPACE - 17,178 SQ FT

TERRACE - 127 SQ FT

FLOOR ONE



FLOOR TWO



FLOOR **THREE**

WORKSPACE - 9,660 SQ FT

TERRACE - 364 SQ FT

- New fitted space
- Let
- Shared services
- Terrace



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



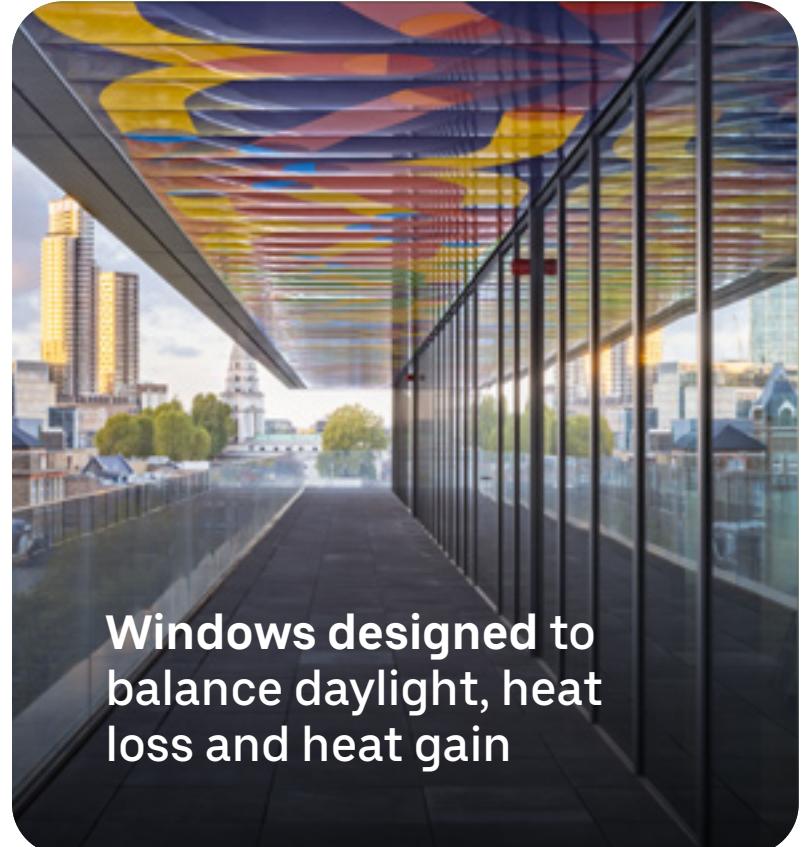
BREEAM 'Excellent' New Construction certification

100%

Run on **100%** renewable electricity

45%

Less carbon emissions than standard office buildings



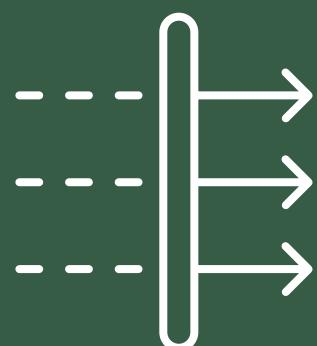
Windows designed to balance daylight, heat loss and heat gain



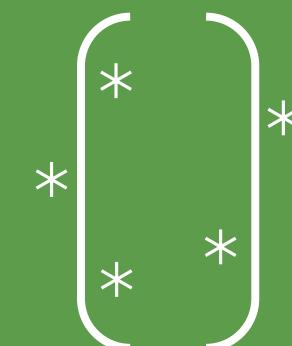
Targeting SmartScore 'Platinum' accreditation and rated **WiredScore 'Platinum'** for its exceptional connectivity



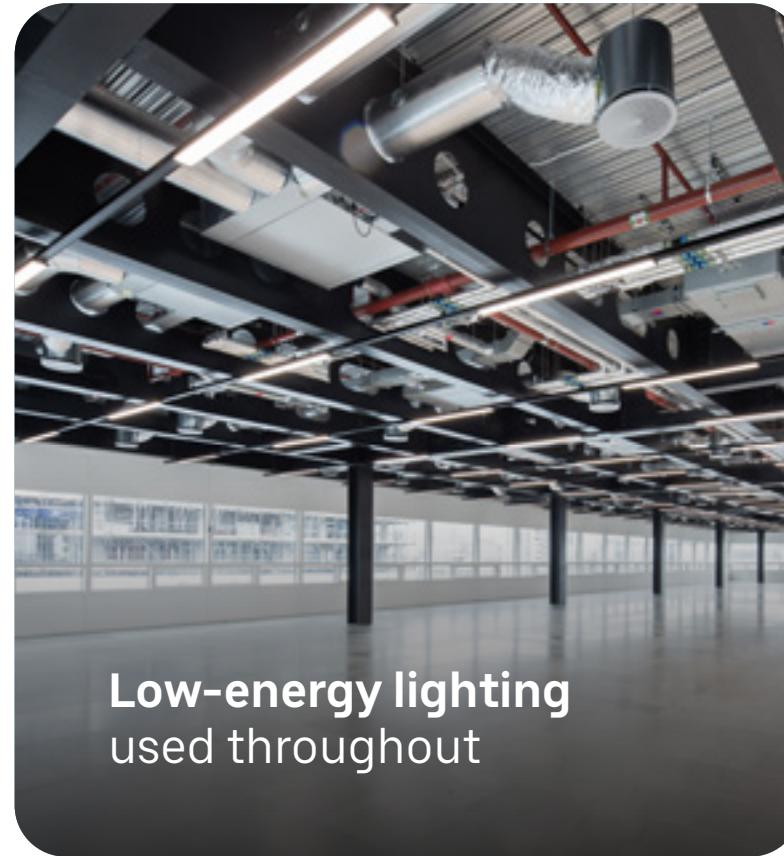
Enhanced biophilic and abundant outdoor space



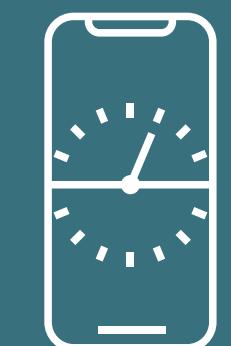
Mechanical ventilation systems with heat recovery



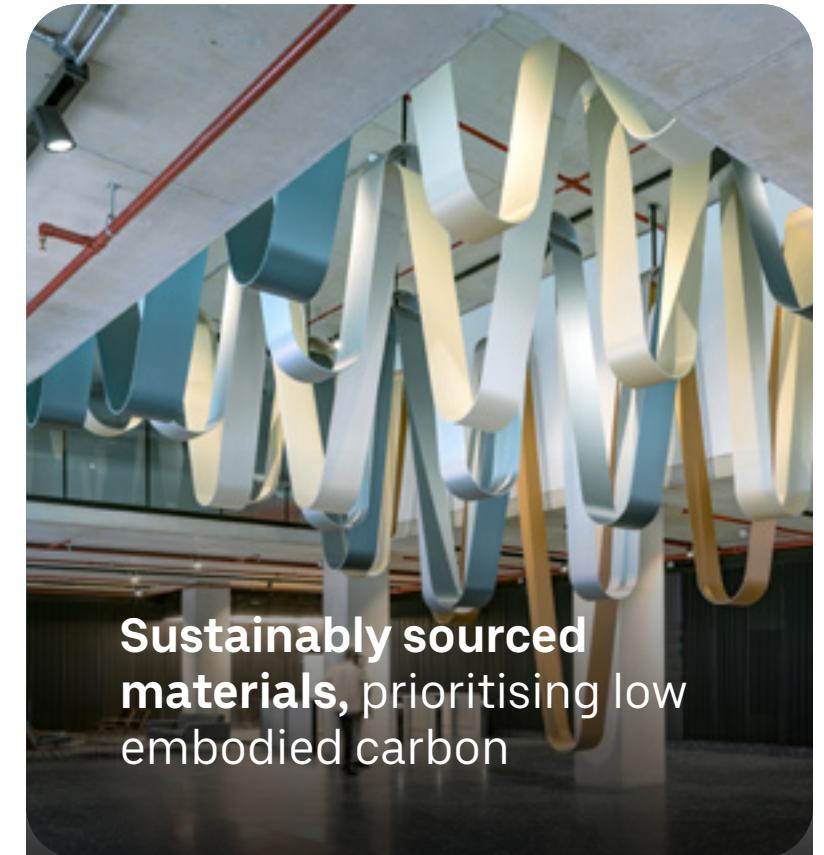
Chilled beam system on lower floors



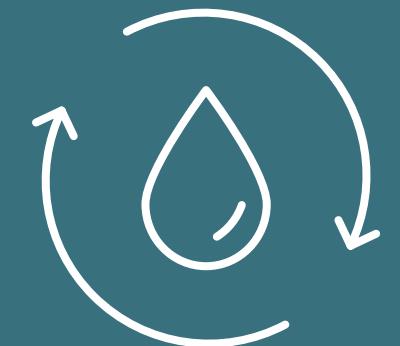
Low-energy lighting used throughout



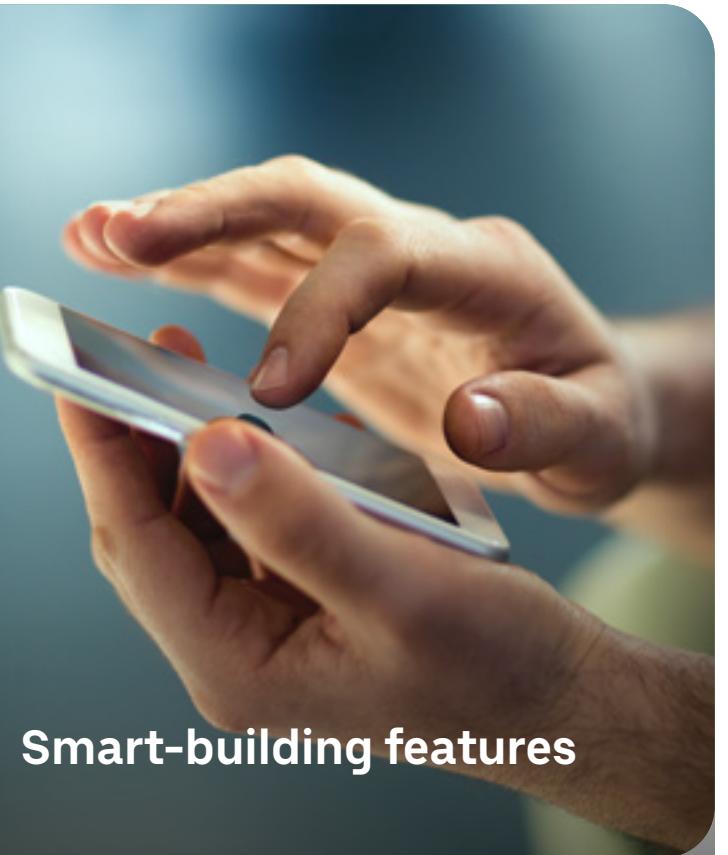
Smart-sub metering enabling occupiers to monitor electricity usage



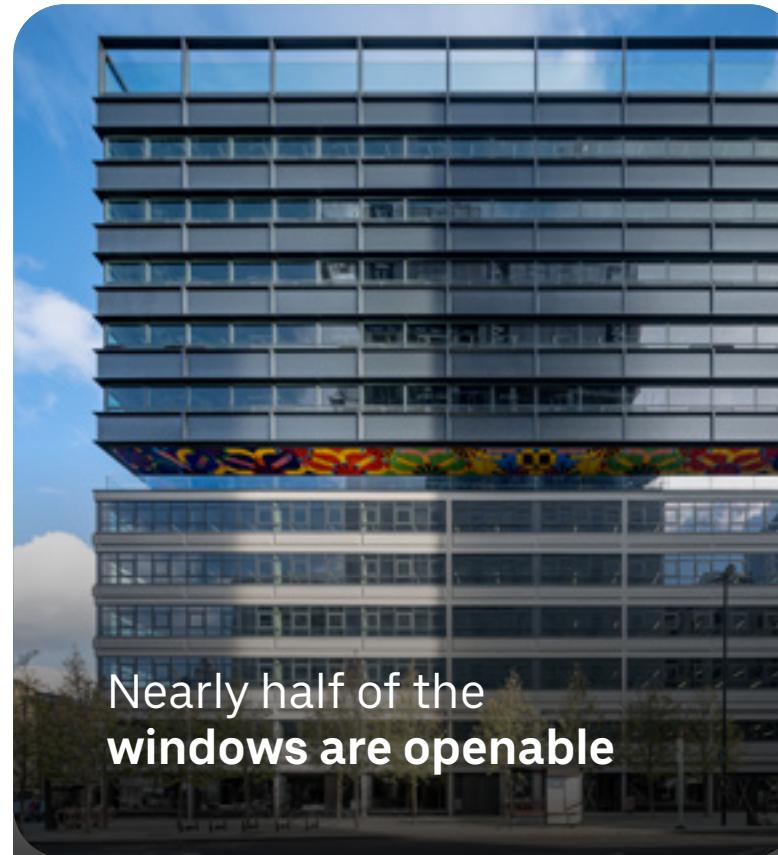
Sustainably sourced materials, prioritising low embodied carbon



Water efficient equipment and fixtures installed throughout



Smart-building features



Nearly half of the windows are **openable**

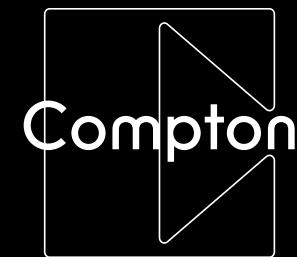


Highest efficiency energy equipment throughout to **reduce operational costs**



Sustainable drainage system (SuDS) on the roof

THE ROWE.LONDON



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