

## NEXT LEVEL WORKSPACE

In the heart of eclectic E1

# THE **FULL** **STACK**



THE  
ROWE

# STACKED WITH POSSIBILITY

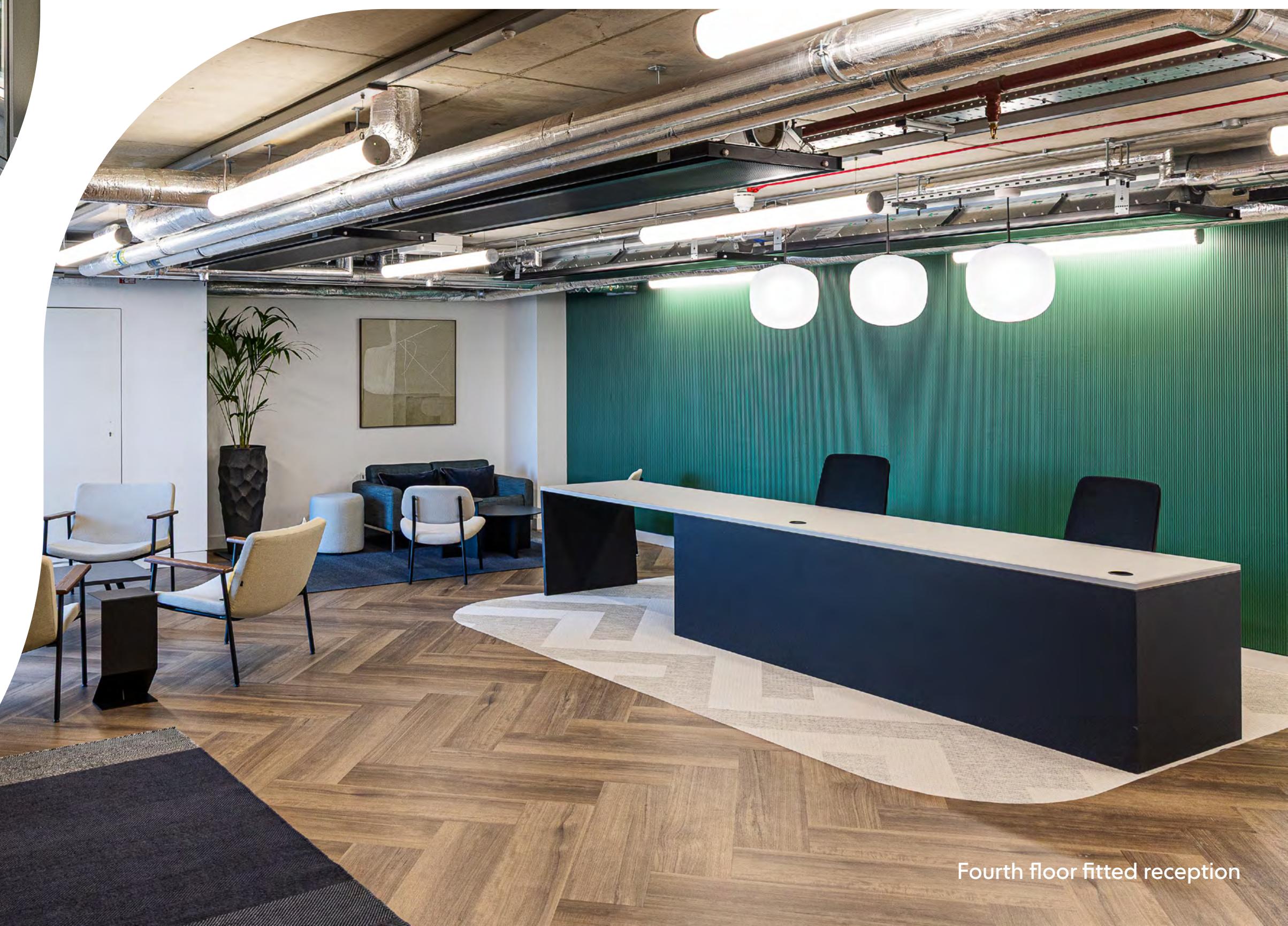
When it comes to workspace, there are levels to this game. The Rowe offers brand new workspace from 7,000 - 130,000 sq ft, available as fitted or unfitted office space.

Get more than you bargained for in the heart of E1 with stacks of private terraces, pioneering tech, striking art, and rooftop entertainment space. It all adds up to an unmissable opportunity.



# WORKSPACE YOUR WAY

Discover brand-new workspace at The Rowe, where you can choose between the blank canvas of unfitted workspace or the convenience of fully fitted workspace, with 7,000 - 130,000 sq ft available.



Fourth floor fitted reception

# NEXT LEVEL OFFICE SPACE



Light, bright floorplates ready to be designed with your business in mind. You choose how you make your mark.

# FRESH AND FITTED



A brand-new, fully equipped workspace featuring stunning design and top-tier finishes. It doesn't get easier than this!

# SCHEDULE OF ACCOMMODATION

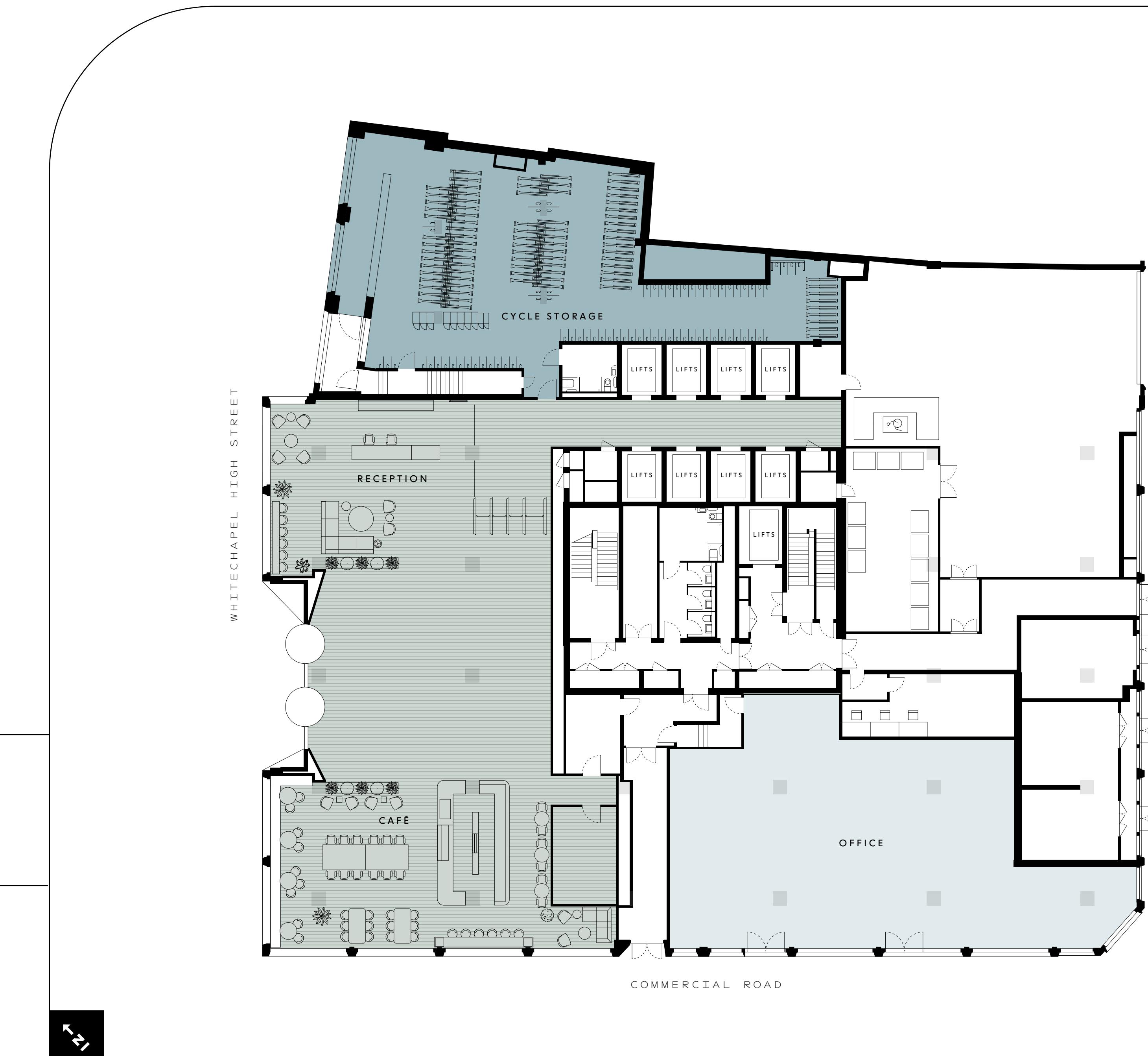
FLOOR	OFFICE (SQ FT)	TERRACE (SQ FT)	VIEW FLOORPLAN
12	818	8,408	
11	13,875	299	
10	13,875	299	
9	13,868	299	
8	13,862	299	
7	13,873	299	
6	-	-	-
5	-	-	-
4	15,234	1,667	
3	9,660	364	
2	17,178	127	-
1	14,248	994	-
G	2,692	-	
	<b>TOTAL</b>	<b>129,183</b>	<b>13,055</b>

# GROUND FLOOR

Office  
  Cycle storage  
  Reception & café  
 Shared services & building management

OFFICE  
**2,692** SQ FT

RECEPTION & CAFÉ  
**5,254** SQ FT | **488** SQ M



# THIRD FLOOR

New fitted office
  Let
  Shared services
  Terrace

## SPACE BREAKDOWN

1 x Reception  
 1 x Tea Point  
 1 x Comms  
 1 x Print Area  
 64 x Desks (1400)  
 4 x Open Collab  
 3 x 2p Meeting  
 2 x 5p Meeting  
 1 x 1p Meeting  
 16 x Lockers/Coats (@5H lockers = 80)

## OFFICE

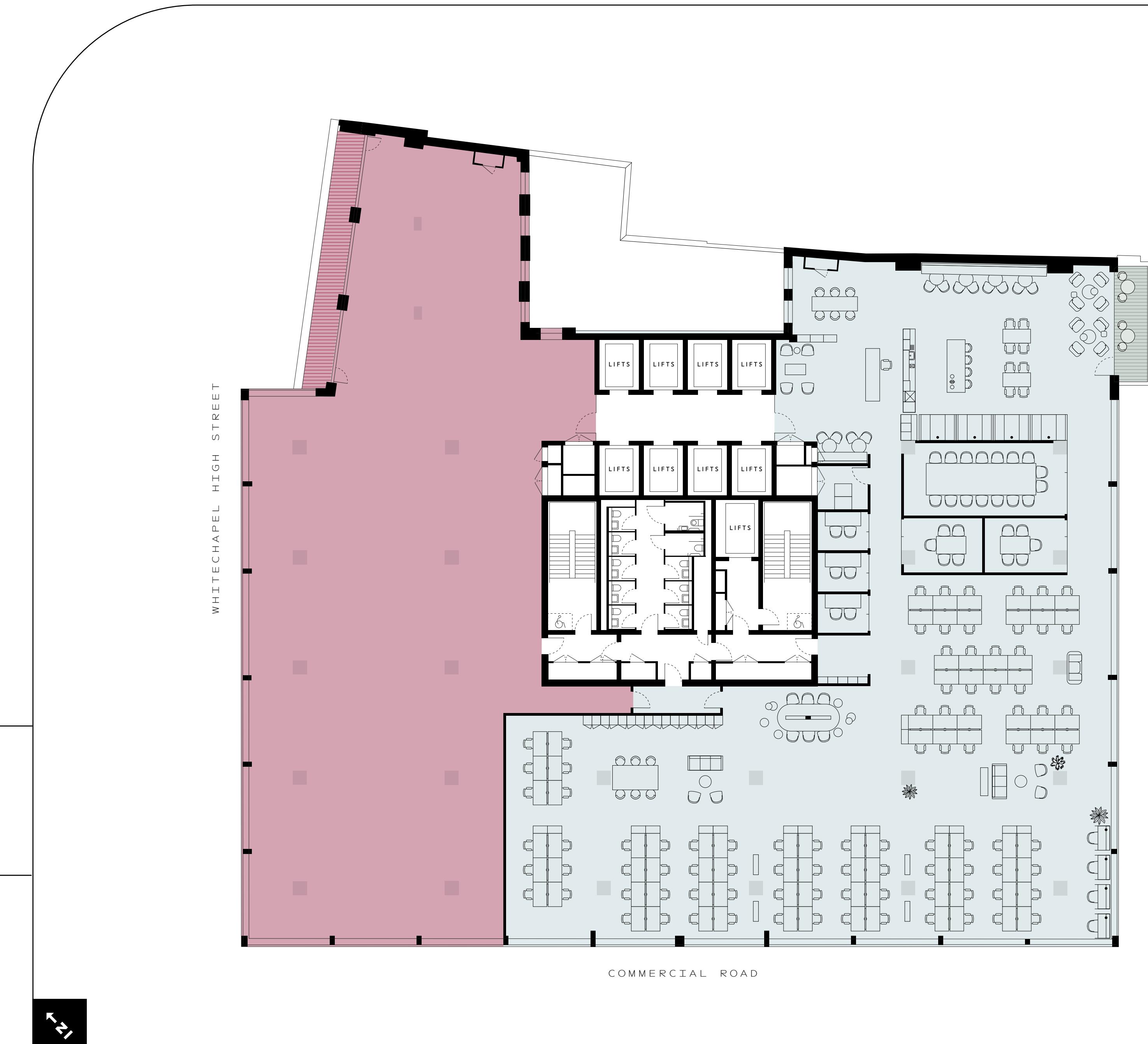
**16,746** SQ FT

**1,556** SQ M

## TERrace

**364** SQ FT

**34** SQ M



# FOURTH FLOOR

New fitted office available
  Core services
  Terrace

## SPACE BREAKDOWN

- 1 x Reception
- 2 x Tea Point
- 1 x Comms
- 1 x Print Area
- 1 x Wellness
- 1 x First Aid Room
- 112 x Desks (1400)
- 3 x Open Collab
- 3 x 2p Meeting
- 2 x 5p Meeting
- 1 x 8p Meeting
- 1 x 16p Meeting
- 1 x AV Room
- 24 x Lockers/Coats (@5H lockers = 120)

## OFFICE

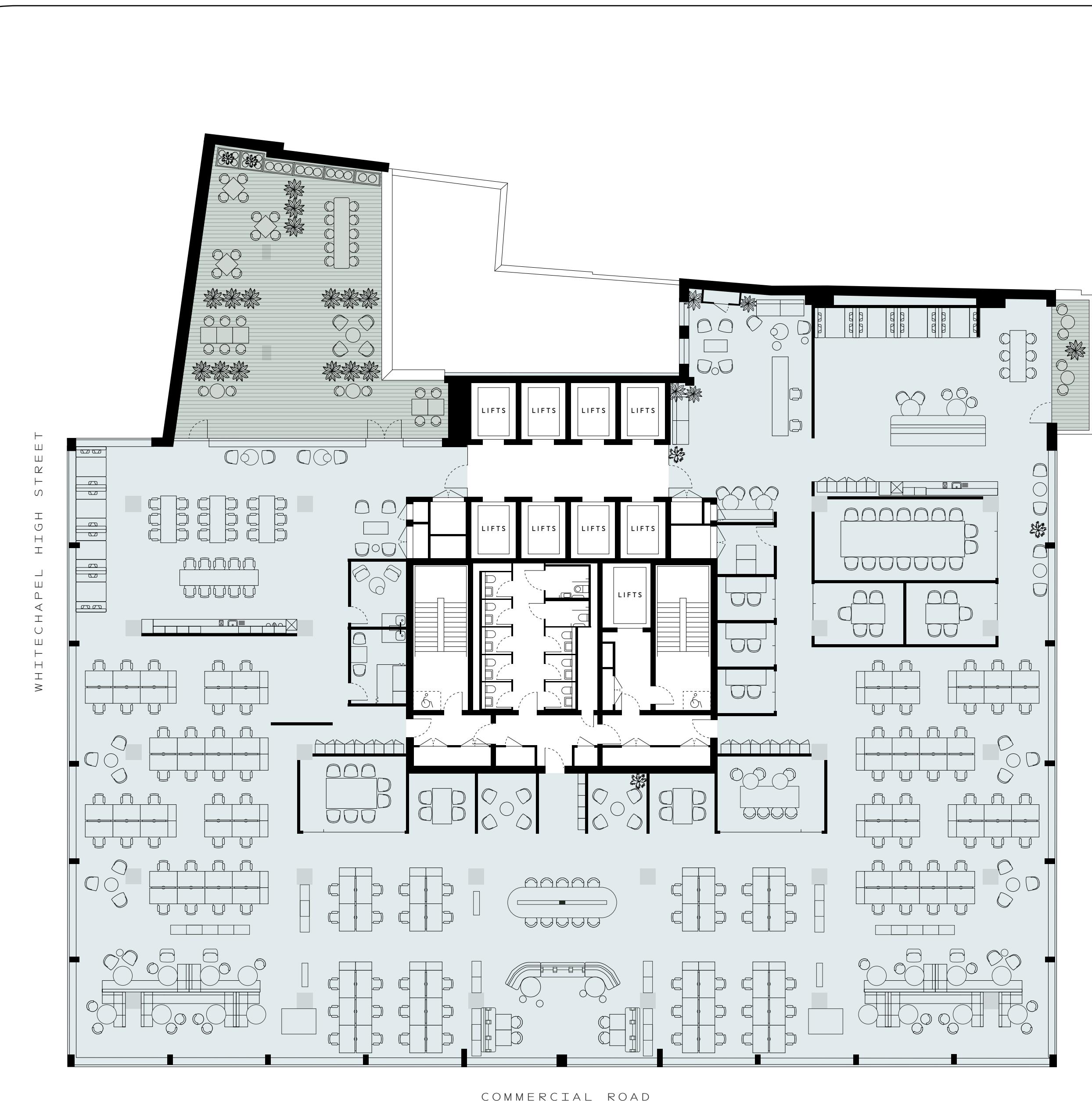
**15,234** SQ FT

**1,415** SQ M

## TERrace

**1,667** SQ FT

**155** SQ M



# SEVENTH - ELEVENTH

## TYPICAL FLOOR

Office Shared services Terrace

OFFICE

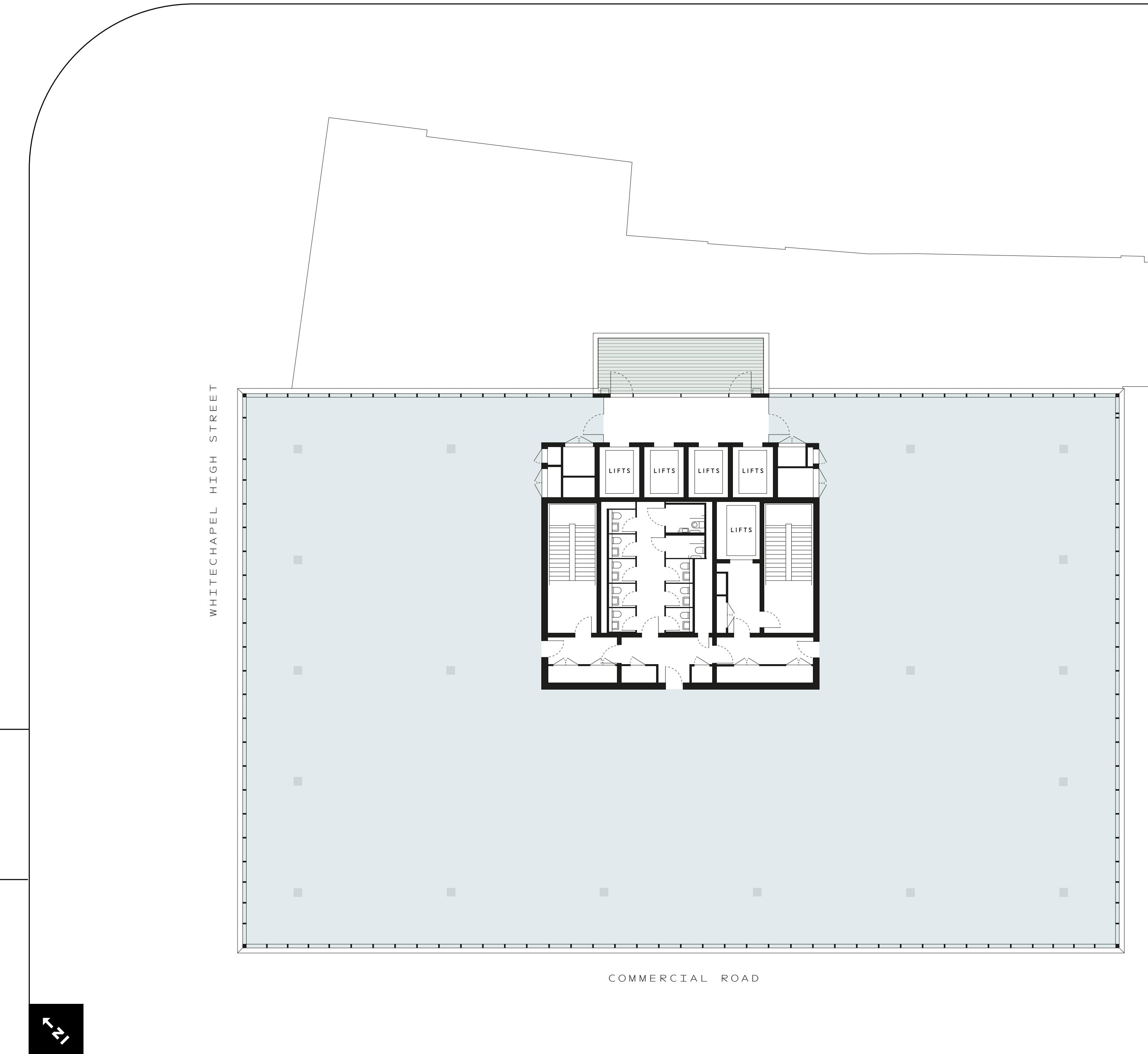
**13,862** SQ FT

**1,288** SQ M

TERrace

**299** SQ FT

**28** SQ M



7TH - 11TH TYPICAL FLOOR

# INDICATIVE LAYOUT

## COLLABORATIVE

Office  Shared services  Terrace 

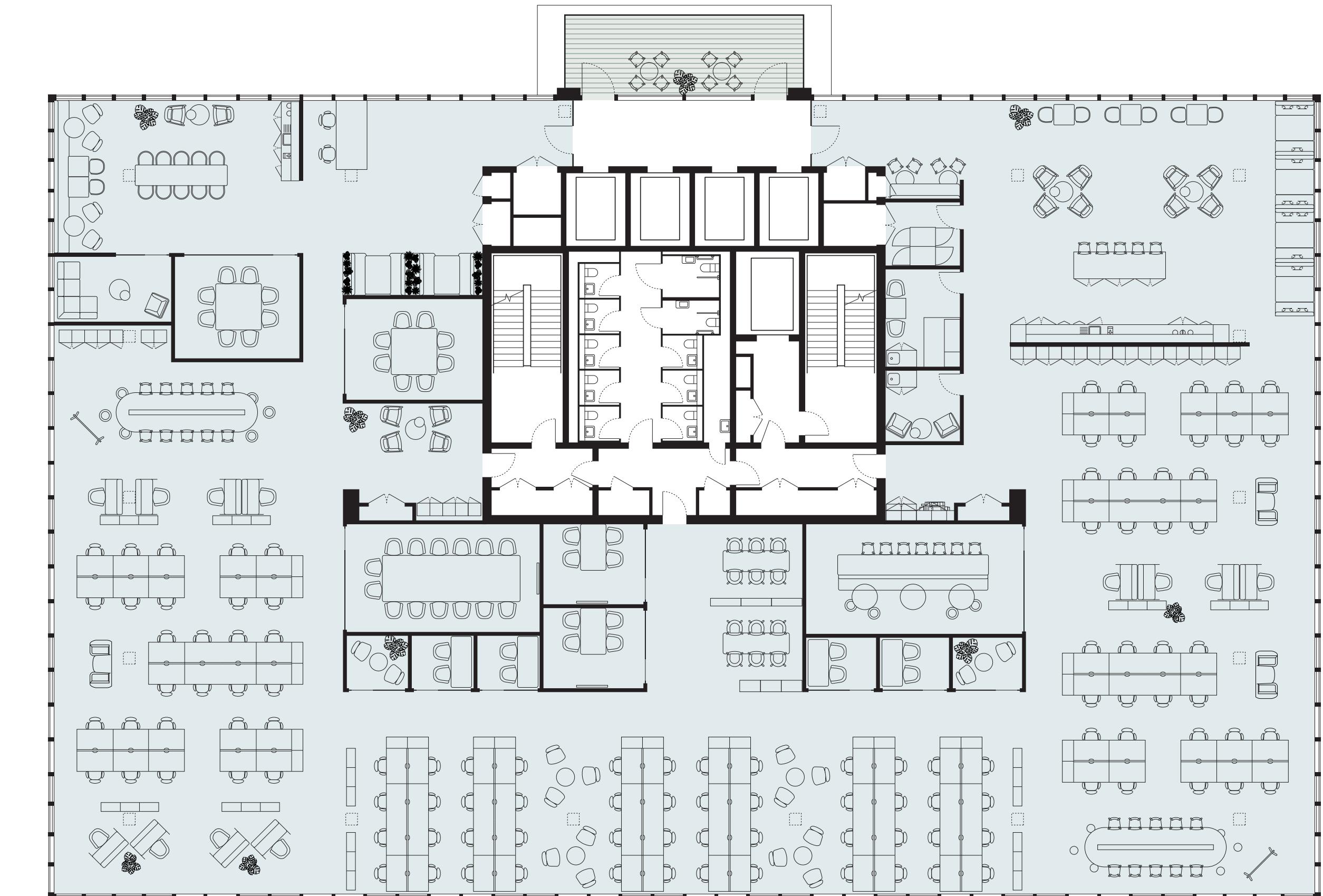
## SPACE BREAKDOWN

1 x Reception	8 x Breakout / Informal Meeting
2 x Tea Points	6 x 2p Meeting Rooms
1 x Communication Room	2 x 4p Meeting Rooms
1 x Print Area	3 x 8p Meeting Rooms
1 x Wellness Room	1 x 16p Meeting Room
1 x First Aid Room	1 x AV Room
112 x Desks	23 x Lockers/Coats (@5H lockers = 115)

## OFFICE

**13,862** SQ FT**1,288** SQ M

## TERRACE

**299** SQ FT**28** SQ M

7 TH - 11 TH TYPICAL FLOOR

# INDICATIVE LAYOUT

## TRADITIONAL

Office  Shared services  Terrace 

## SPACE BREAKDOWN

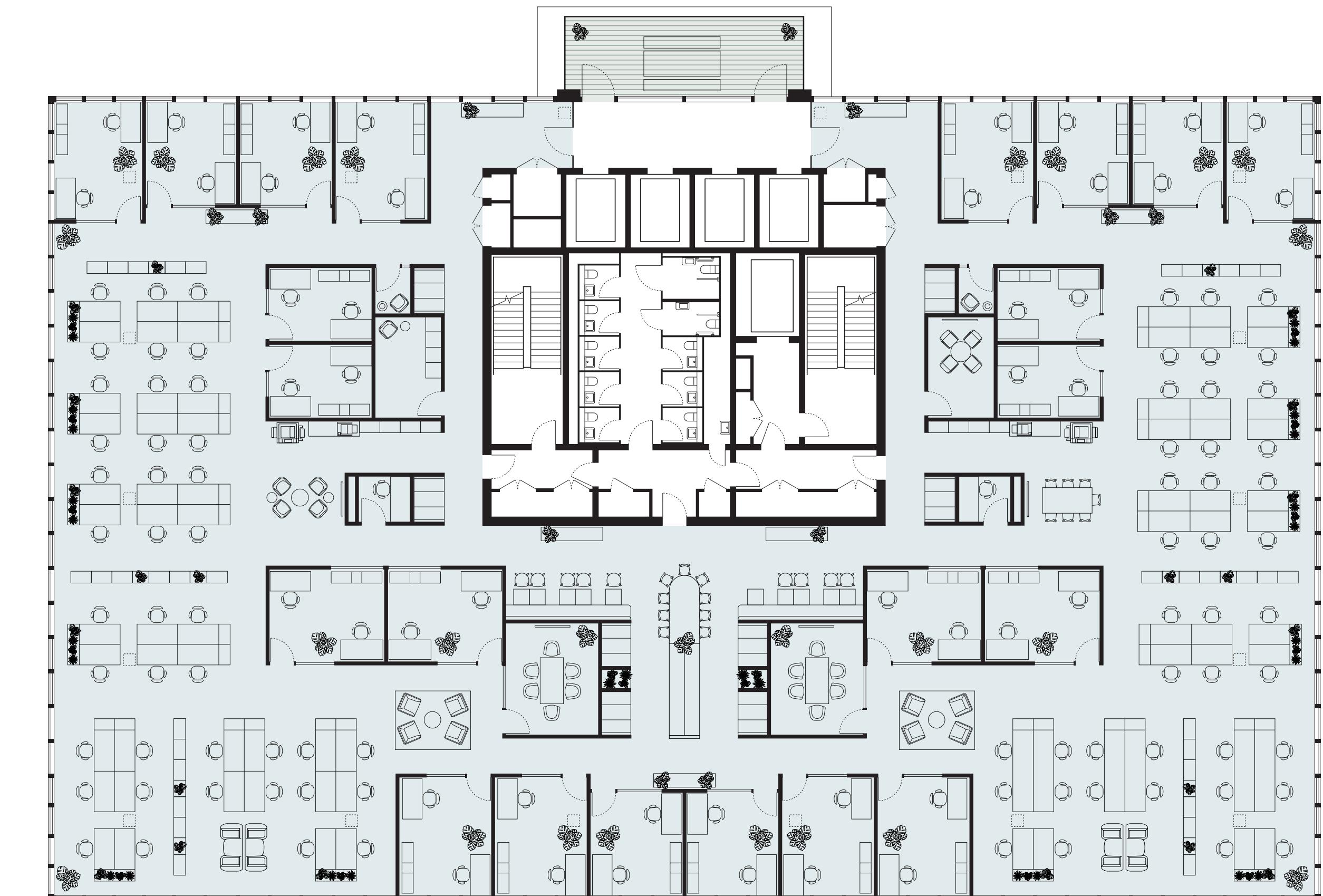
80 x Desks  
22 x 2 Person Offices (44 Desks)  
2 x Focus Rooms  
2 x Phone Call Rooms  
8 x Booths  
6 x Breakout / Informal Meeting

1 x 4 Person Meeting Room  
2 x 6 Person Meeting Rooms  
1 x Wellness Room  
1 x Large Teapoint with Seating  
1 x External Terrace with Seating

## OFFICE

13,862 SQ FT1,288 SQ M

## TERRACE

299 SQ FT28 SQ M

7 TH - 11 TH TYPICAL FLOOR

# INDICATIVE LAYOUT

## LEGAL

Office  Shared services  Terrace 

## SPACE BREAKDOWN

1 x 118 Person Cafeteria  
 1 x Kitchen  
 1 x Reception with Welcome Lounge  
 2 x 4 Person Meeting Room  
 1 x 6 Person Meeting Room  
 4 x 8 Person Meeting Room  
 4 x 12 Person Meeting Room  
 1 x 14 Person Meeting/Dining Room  
 1 x 16 Person Meeting/Dining Room

1 x Client Tea point with Breakout  
 1 x Client Touch Down & Print Point  
 2 x Phone Rooms  
 1 x Client WC  
 1 x Client DDA WC  
 1 x Furniture Store  
 1 x Cleaner Cupboard  
 1 x External Terrace With Seating

## OFFICE

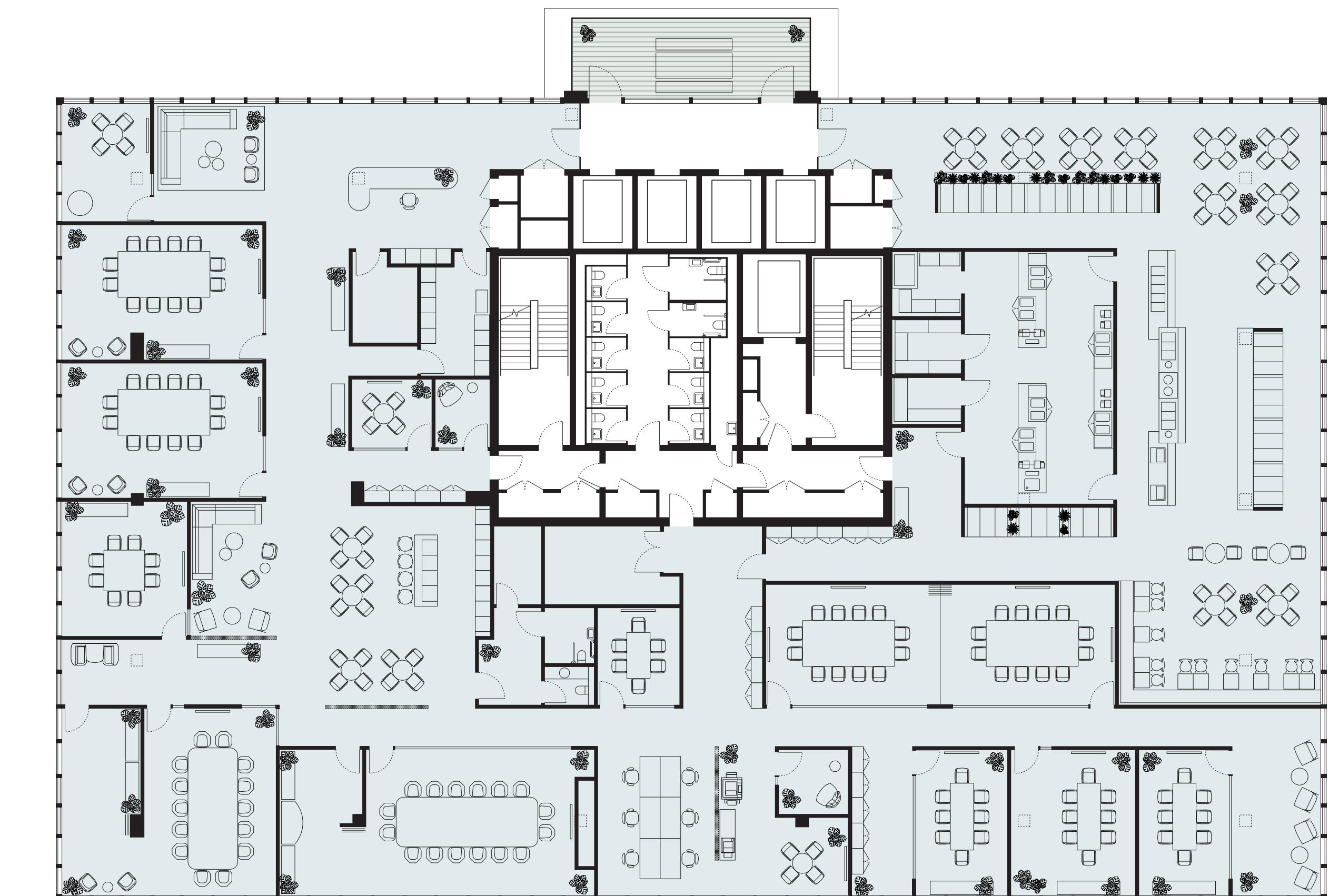
**13,862** SQ FT

**1,288** SQ M

## TERRACE

**299** SQ FT

**28** SQ M



# BUSINESS LOUNGE & COMMUNAL TERRACE

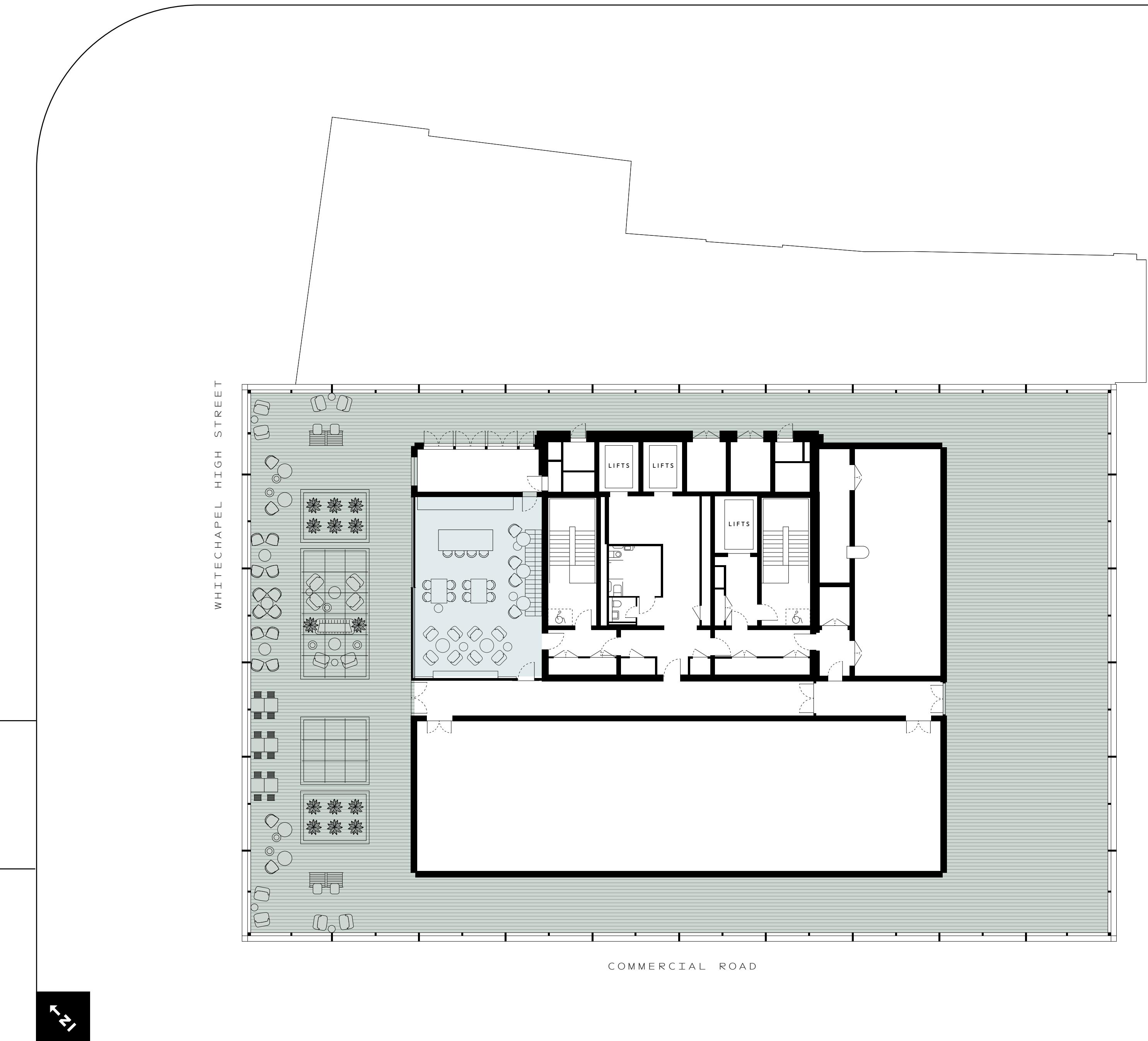
 Business Lounge  Shared services  Terrace

BUSINESS LOUNGE

**818** SQ FT | **76** SQ M

COMMUNAL TERRACE

**8,408** SQ FT | **781** SQ M



# SHOW-STOPPING VIEWS

Private terrace space on every floor, with a 360° communal rooftop entertainment space on level 12.





# ROOFTOP ENTERTAINMENT

With panoramic views, The Rowe offers 8,408 sq ft of rooftop entertainment space for occupiers to host private events. Paired with an adjoining business lounge, it's the perfect venue for staff, clients, and guests.



# WELLNESS THAT WORKS

From the ground-floor cycling facilities to the rooftop entertainment space, The Rowe prioritises everyone's physical and mental health. Located on the doorstep of Cycle Superhighway 2.



## 284

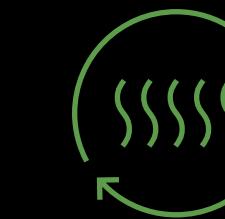
Cycle spaces



Located on the Cycle Superhighway 2, connecting Aldgate to Stratford

## 245

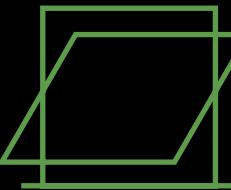
Lockers



100% fresh air intake with high ventilation rates and sensors

## 15

Showers



Almost 50% of the large windows are openable



A leafy roof terrace and outside space on every floor

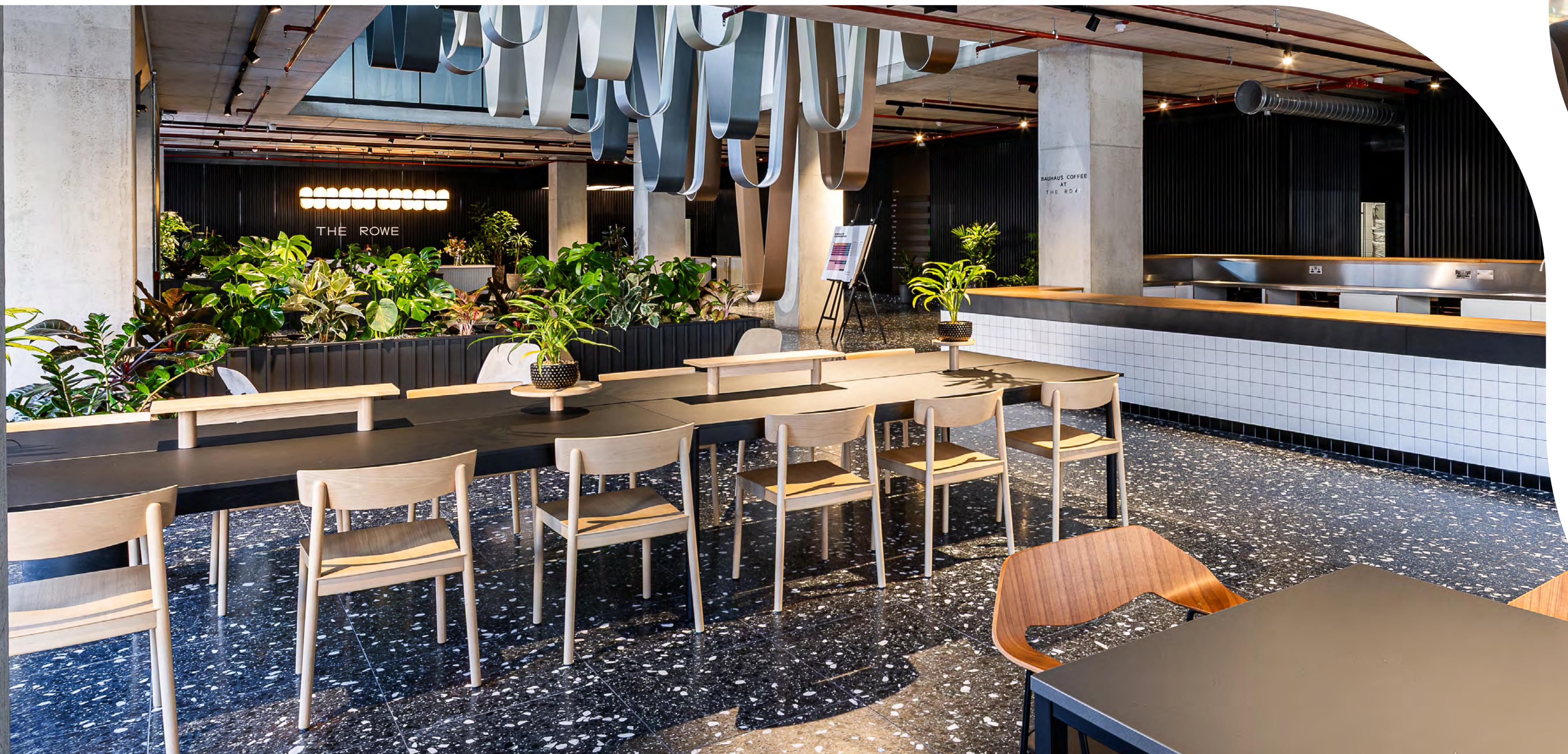
# ARTISTS IN RESIDENCE

An iconic building radically transformed by AHMM and featuring striking art from Yinka Ilori and Paul Cocksedge.



# BAUHAUS COFFEE

Featuring a new café open to the public in our modernist reception area. Serving up breakfast, lunch, and Fairtrade Perkee coffee.



# KOBA AT THE ROWE

**COMING Q3 2025**

We're proud to be Koba's first London space, demonstrating our shared passion for sustainability and wellbeing. Whether you're after a spacious boardroom or a dedicated desk, Koba has the co-working space you need, all within a beautifully designed, sustainable office.

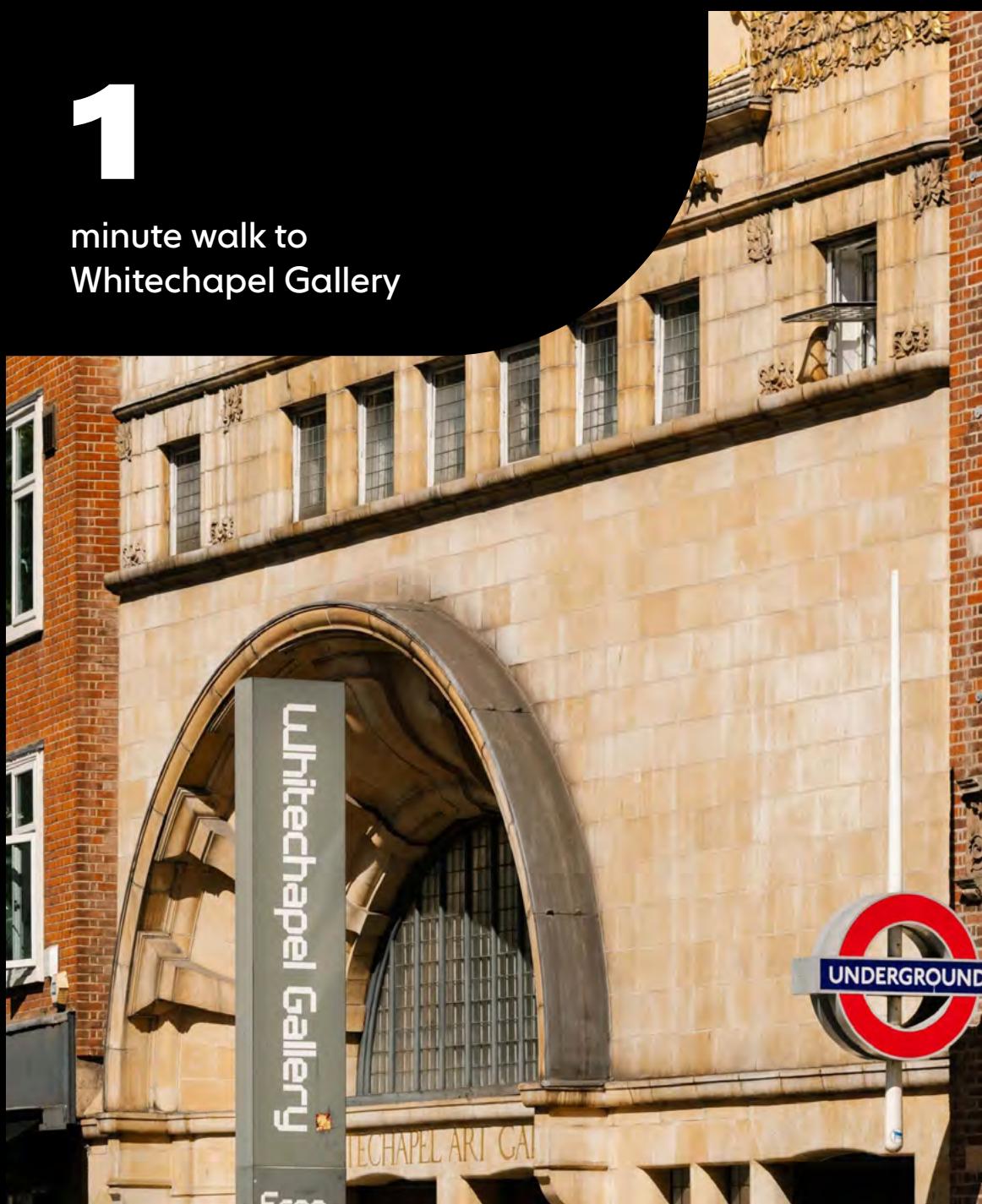


# NOWHERE QUITE LIKE IT

Immersed in the buzz of Whitechapel, here you're surrounded by the cafés, pubs, and culture of Shoreditch and the city.



# STACKED WITH CULTURE



1

minute walk to  
Whitechapel Gallery



3

minutes walk to  
Brick Lane



5

minutes walk to  
The Buxton



13

minutes walk to  
Spitalfields

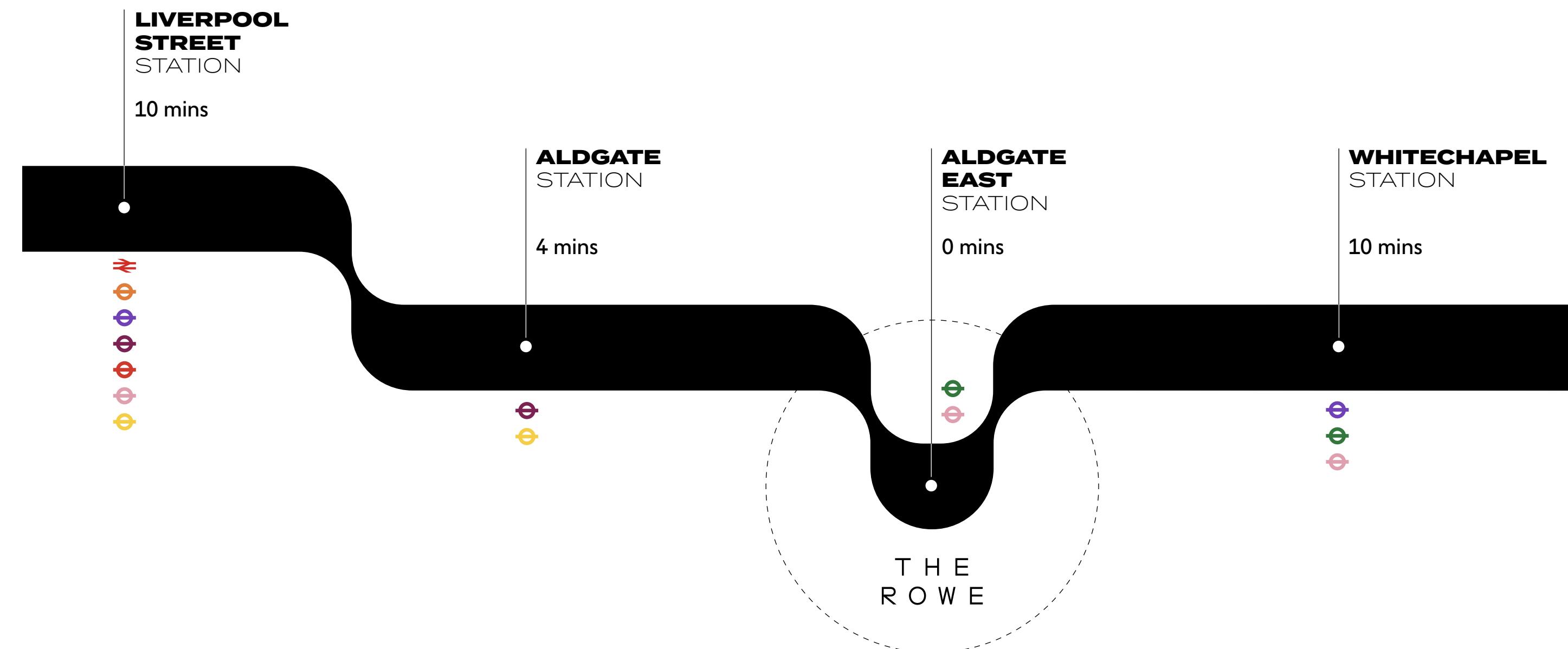
<b>WHITECHAPEL GALLERY</b>	1 min walk
<b>BRICK LANE</b>	3 mins walk
<b>THE CURZON CINEMA</b>	4 mins walk
<b>SOM SAA</b>	5 mins walk
<b>THE BUXTON</b>	5 mins walk
<b>THE CULPEPER</b>	5 mins walk

<b>ANYTIME FITNESS</b>	5 mins walk
<b>TRADE COFFEE</b>	7 mins walk
<b>HUNGRY DONKEY</b>	7 mins walk
<b>URBAN FITNESS</b>	7 mins walk
<b>BUBALA</b>	8 mins walk
<b>ELDER GARDENS</b>	13 mins walk

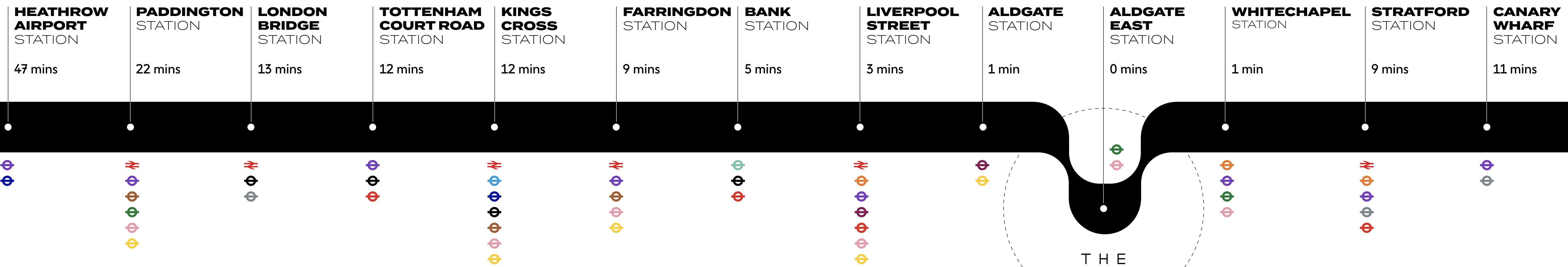
# ALL THE RIGHT CONNECTIONS

With Aldgate East station right on the doorstep, The Rowe has easy access all over London.

## BY FOOT



## BY TUBE

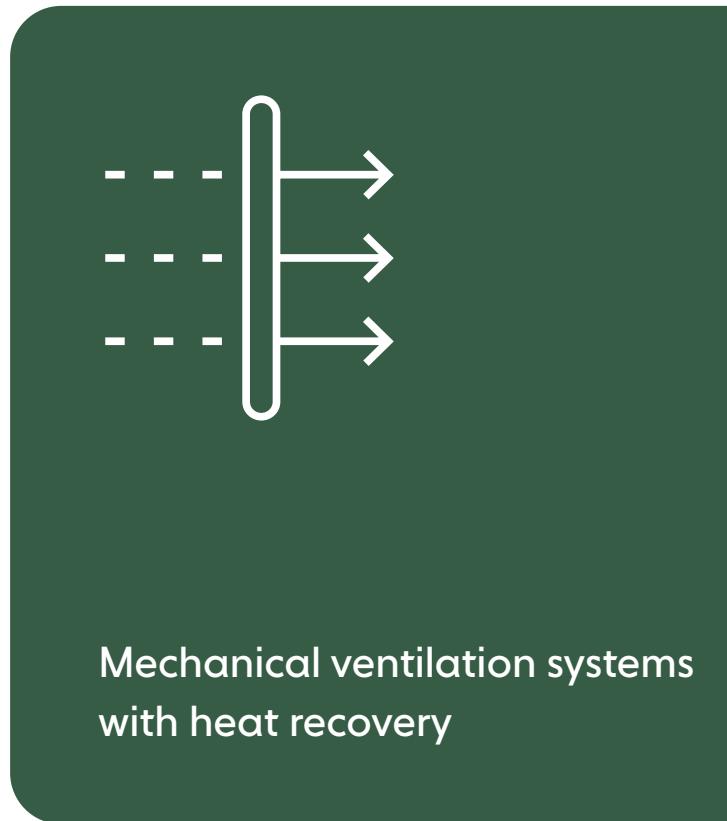


# FUTURE FACING

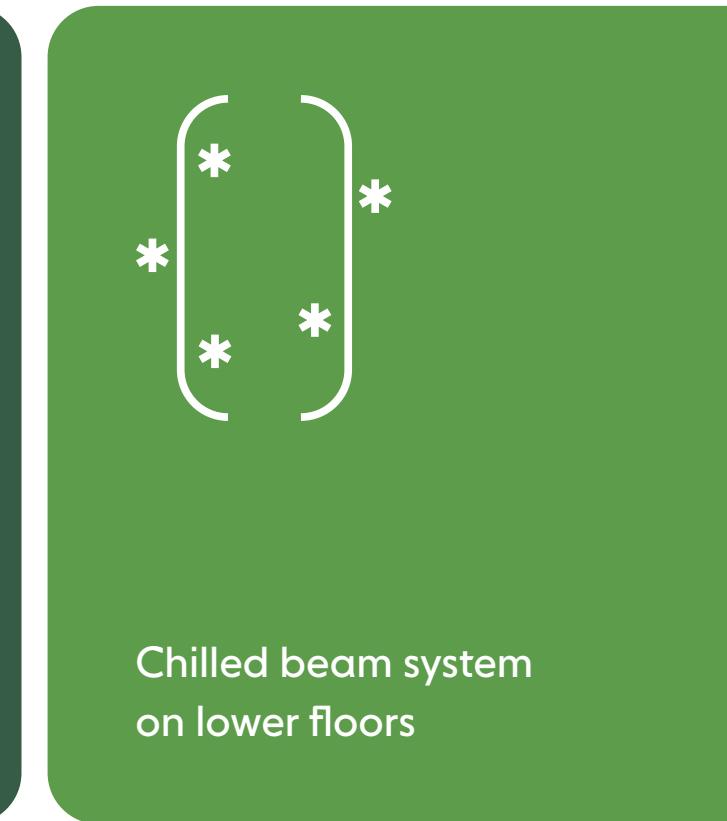
Setting new benchmarks for design and sustainability, The Rowe emits 45% less carbon than the average UK office. One day, all workspace will be like this.



Outdoor space on every floor and a large communal roof garden



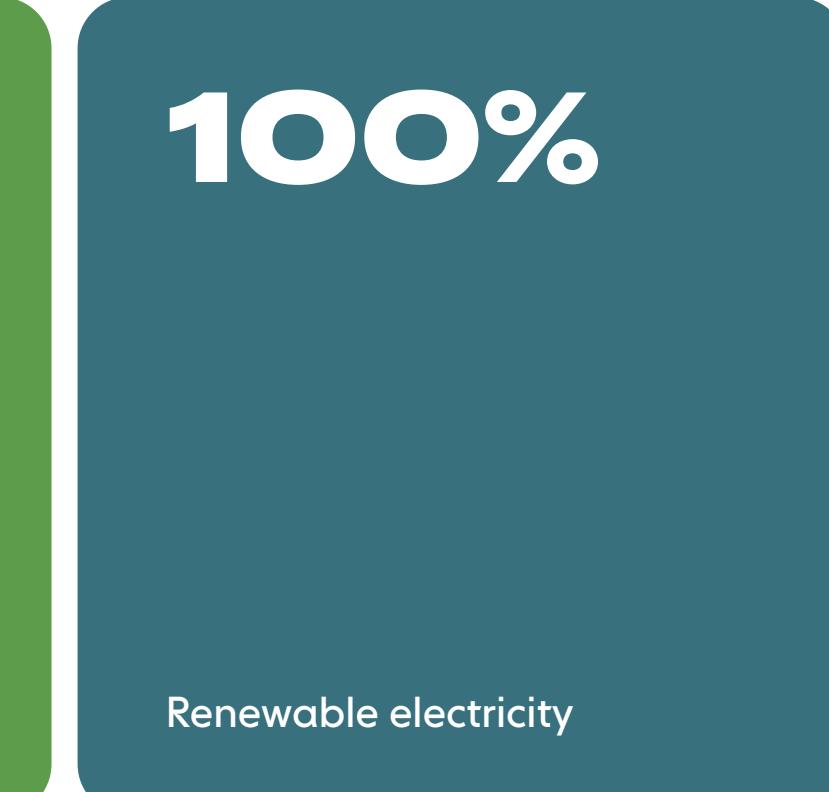
Mechanical ventilation systems with heat recovery



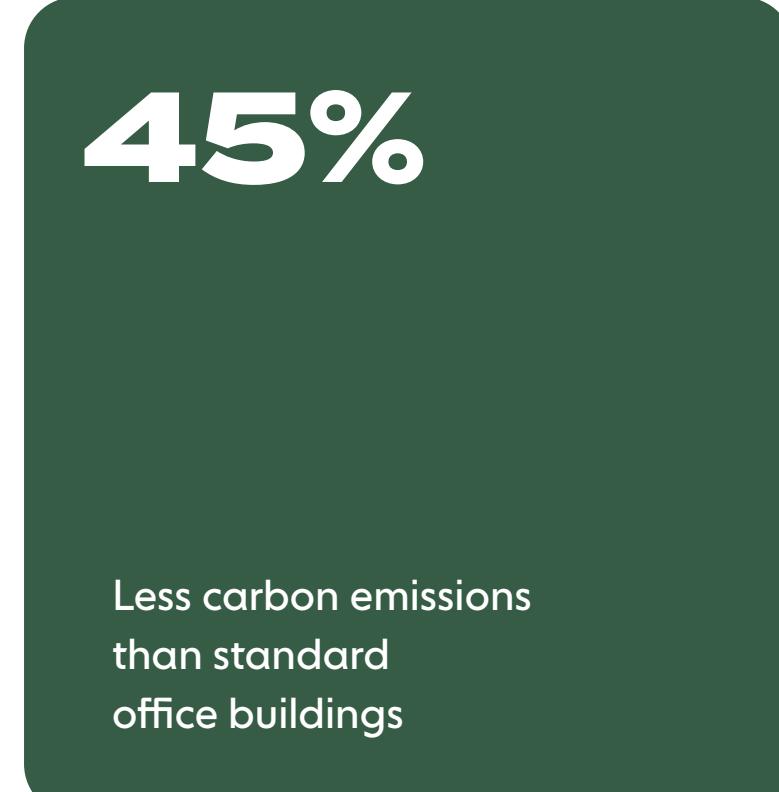
Chilled beam system on lower floors



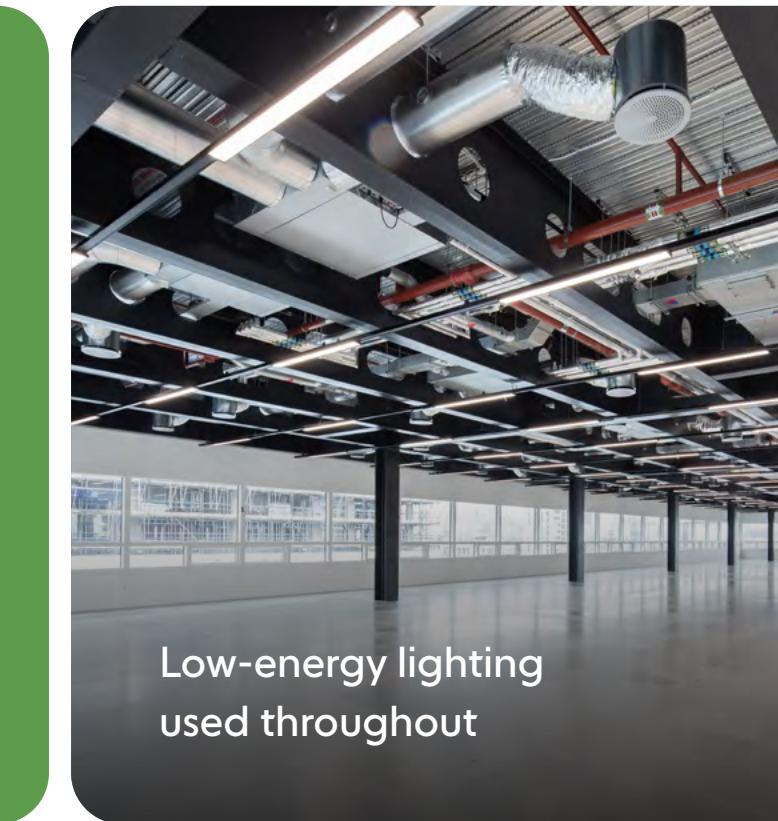
BREEAM 'Excellent' New Construction certification



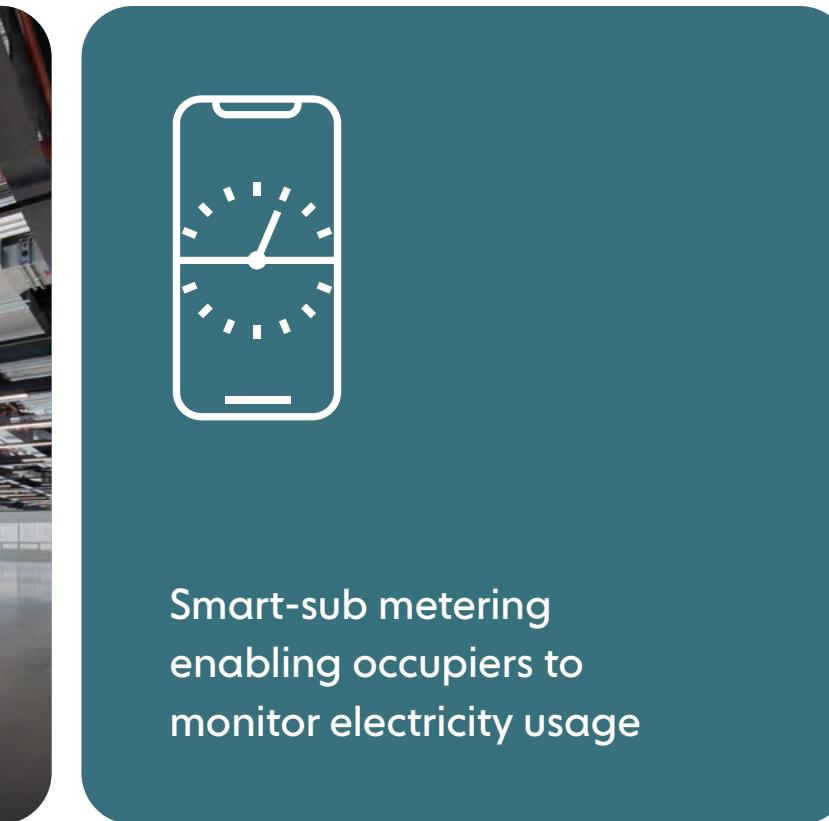
Renewable electricity



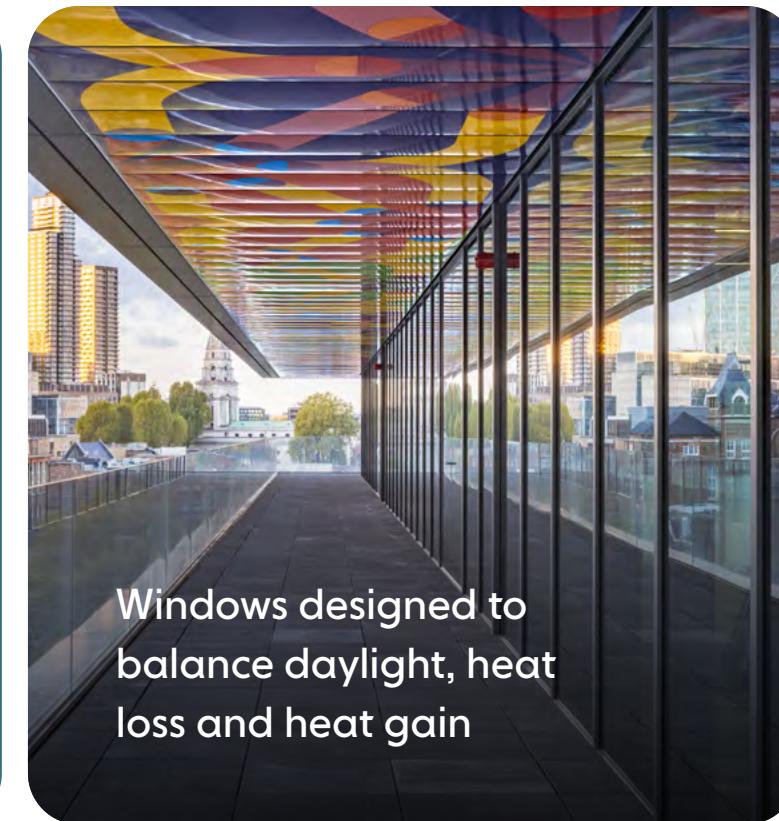
Less carbon emissions than standard office buildings



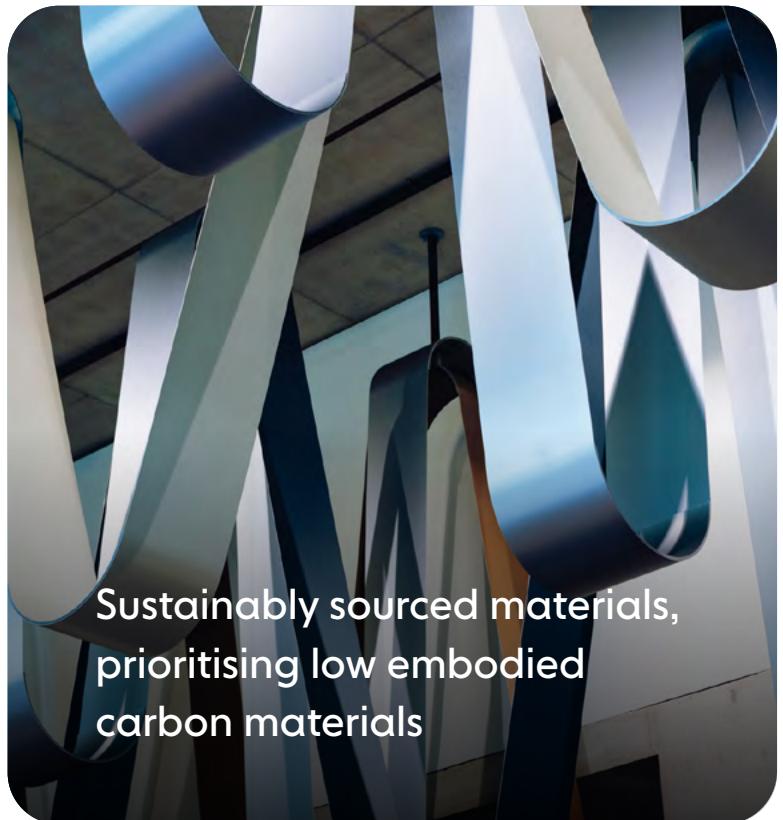
Low-energy lighting used throughout



Smart-sub metering enabling occupiers to monitor electricity usage



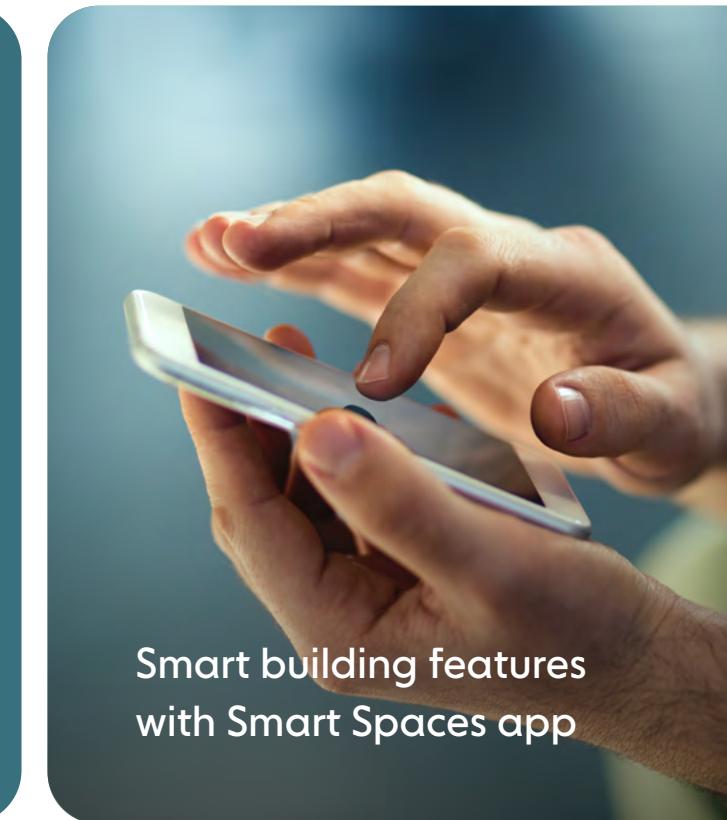
Windows designed to balance daylight, heat loss and heat gain



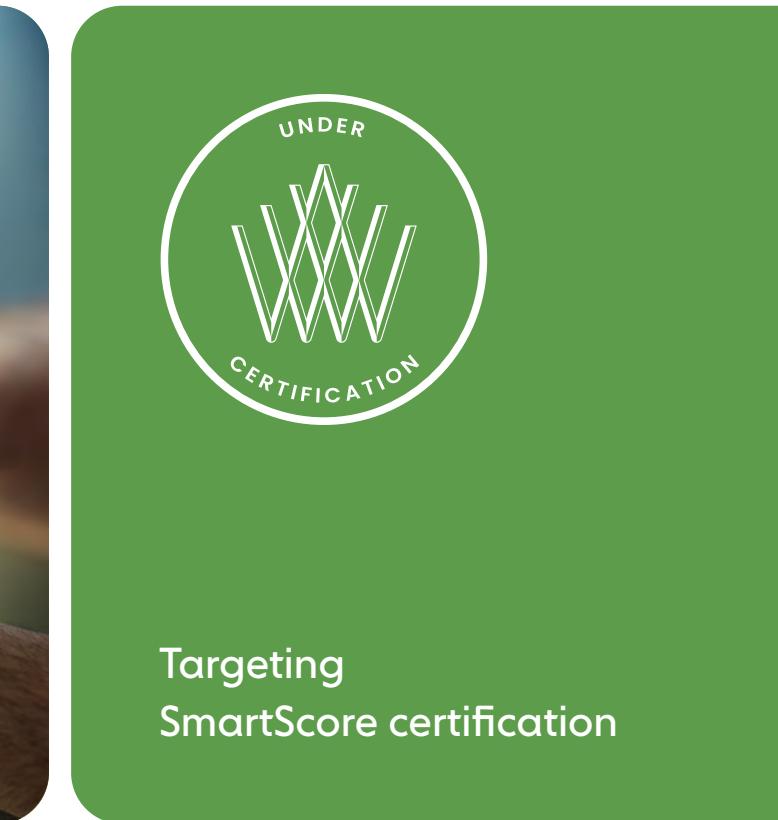
Sustainably sourced materials, prioritising low embodied carbon materials



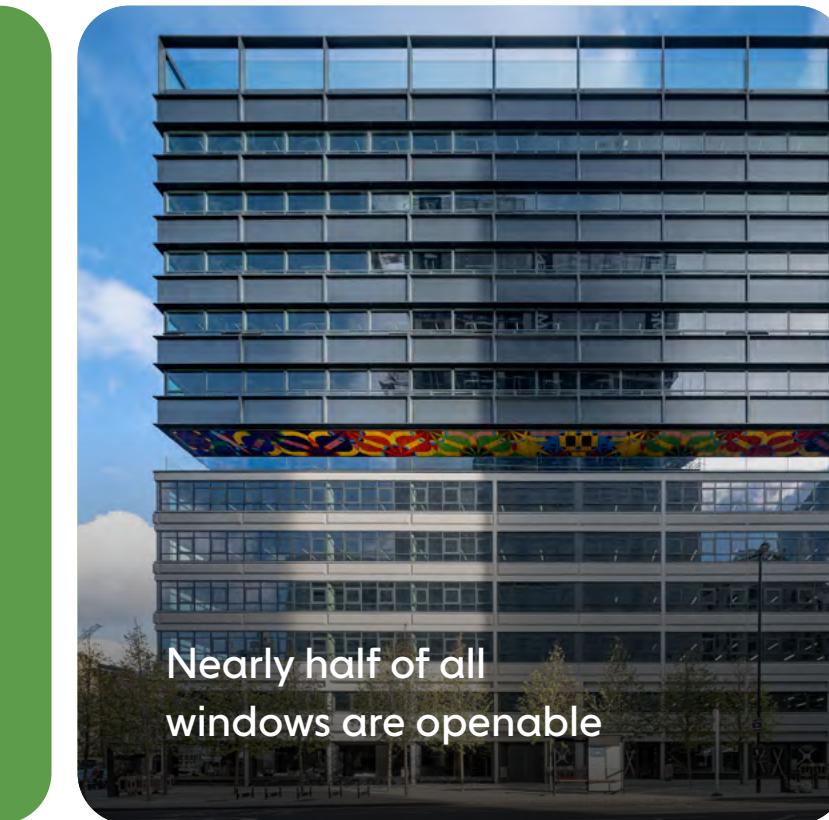
WiredScore 'Platinum' rating



Smart building features with Smart Spaces app



Targeting SmartScore certification



Nearly half of all windows are openable



Highest efficiency energy equipment throughout to reduce operational costs

# TECH-POWERED WORKSPACE

Targeting SmartScore Platinum accreditation, The Rowe provides an innovative, future-proofed workspace that uses data and cloud-based systems to optimise its – and your – performance.



Business lounge



The workplace experience app that puts occupiers first. Smart Spaces makes it easier for you to manage your working day, all from your mobile devices.

Combining Smart Spaces intelligence with tech-powered workspace, The Rowe is a building to inspire and engage.



WiredScore  
PLATINUM

WiredScore certification recognises and promotes best-in-class digitally connected buildings across the globe.

## CONNECTED

Limitless fibre direct to floors provides the fastest internet speeds available for offices in the UK

## WELLBEING

Cutting edge systems constantly monitor air quality and hone the working environment

## SERVICES

A platform for booking events and amenities, and for gaining access to the building and local services

## SUSTAINABILITY

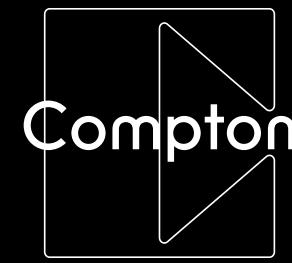
Monitoring the building's utility data to optimise efficiencies and environments

## ARRIVAL

A centralised system and smart wayfinding deliver a seamless arrival experience

## CYBERSECURITY

A clear strategy for the building's network and systems offers unrivalled protection



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**THE ROWE.LONDON**