

T H E R O W E

THEROWE.LONDON

**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 9,000 - 100,000 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.

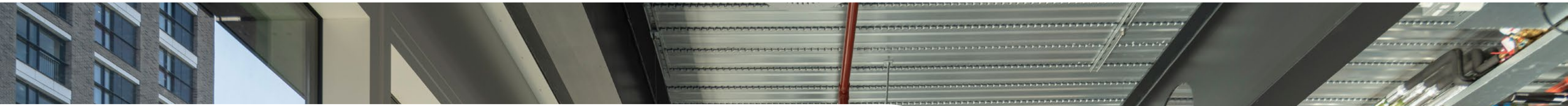


Discover brand-new workspace at The Rowe, where you can choose between the blank canvas of unfitted workspace or the convenience of fully fitted workspace, with 9,000 - 100,000 sq ft available.

WORKSPACE **YOUR WAY**



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

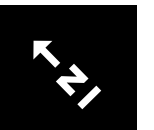
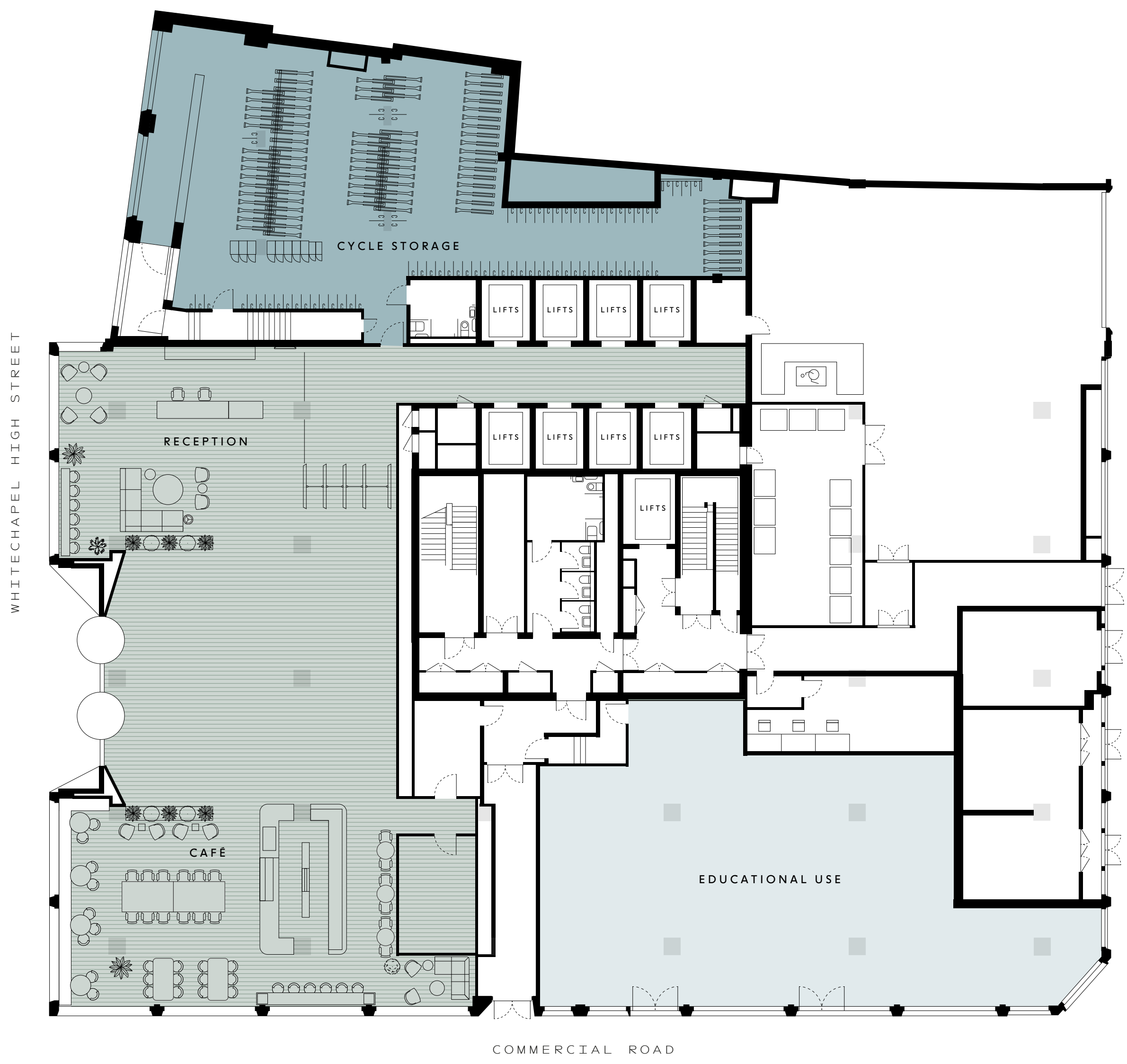
FLOOR			OFFICE (SQ FT)	TERRACE (SQ FT)	VIEW FLOORPLAN
12	BUSINESS LOUNGE	COMMUNAL TERRACE	818	8,408	
11	Ziff Davis		-	-	-
10	AVAILABLE – UNFITTED	TERRACE	13,875	299	
9	AVAILABLE – UNFITTED	TERRACE	13,868	299	
8	AVAILABLE – UNFITTED	TERRACE	13,862	299	
7	AVAILABLE – UNFITTED	TERRACE	13,873	299	
6	koba*		-	-	-
5	koba*		-	-	-
4	UNDER OFFER		-	-	-
3	LET	AVAILABLE – OFFICE/EDUCATIONAL USE	TERRACE	9,660	127
2	AVAILABLE – EDUCATIONAL USE	TERRACE	17,178	127	
1	AVAILABLE – EDUCATIONAL USE	TERRACE	14,248	994	
G	AVAILABLE – EDUCATIONAL USE	RECEPTION & CAFÉ	2,692	-	
		TOTAL	100,074	10,852	

GROUND FLOOR

-  Educational use
-  Cycle storage
-  Reception & café
-  Shared services & building management

EDUCATIONAL USE
2,692 SQ FT | **250** SQ M

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

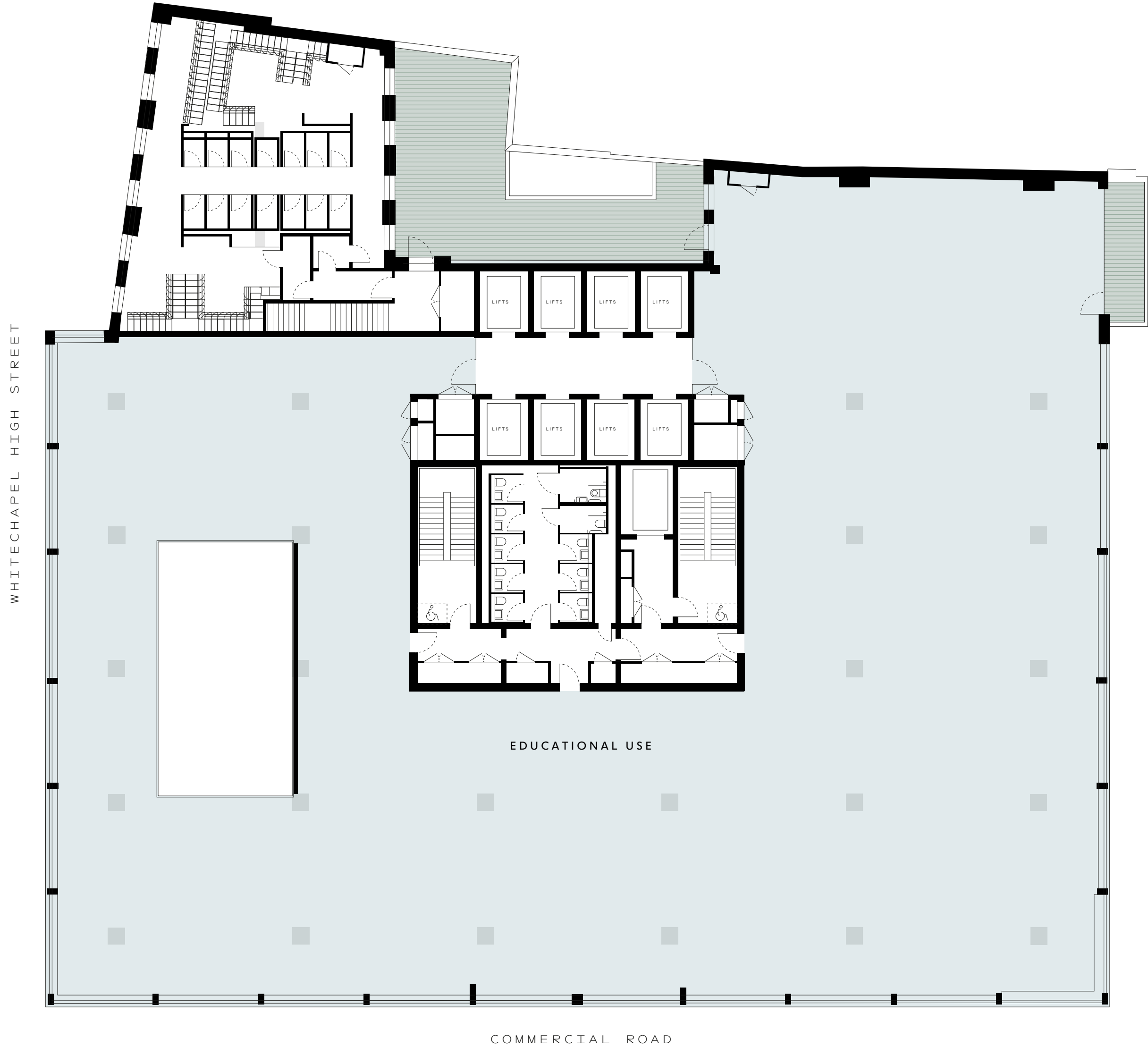


FIRST FLOOR

■ Educational use ■ Terrace ■ Core services

EDUCATIONAL USE
14,248 SQFT | **1,324** SQM

TERRACE
994 SQFT | **92** SQM

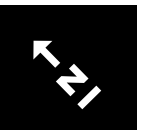
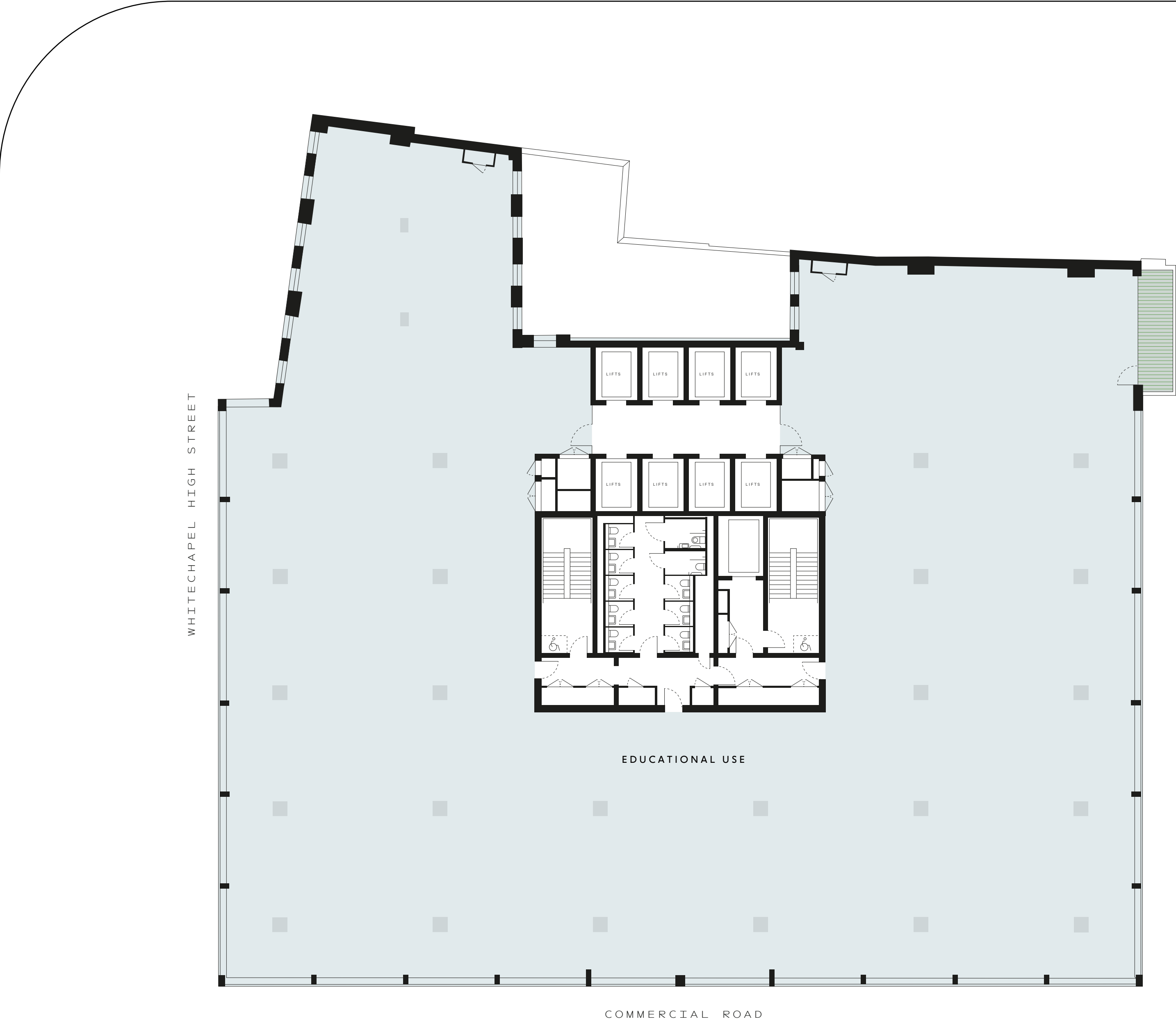


SECOND FLOOR

■ Educational use ■ Terrace ■ Core services

EDUCATIONAL USE
17,178 SQFT | **1,596** SQM

TERRACE
127 SQFT | **12** SQM



THIRD FLOOR

Office/Educational use Let Shared services Terrace

SPACE BREAKDOWN

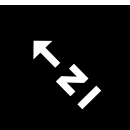
- 1 x Reception
- 1 x Tea Point
- 1 x Comms
- 1 x Print Area
- 92 x Desks (1400)
- 4 x Open Collab
- 3 x 2p Meeting
- 2 x 5p Meeting
- 1 x 1p Meeting
- 16 x Lockers/Coats (@5H lockers = 80)

OFFICE / EDUCATIONAL USE

9,660 SQ FT | **897** SQ M

TERRACE

127 SQ FT | **12** SQ M



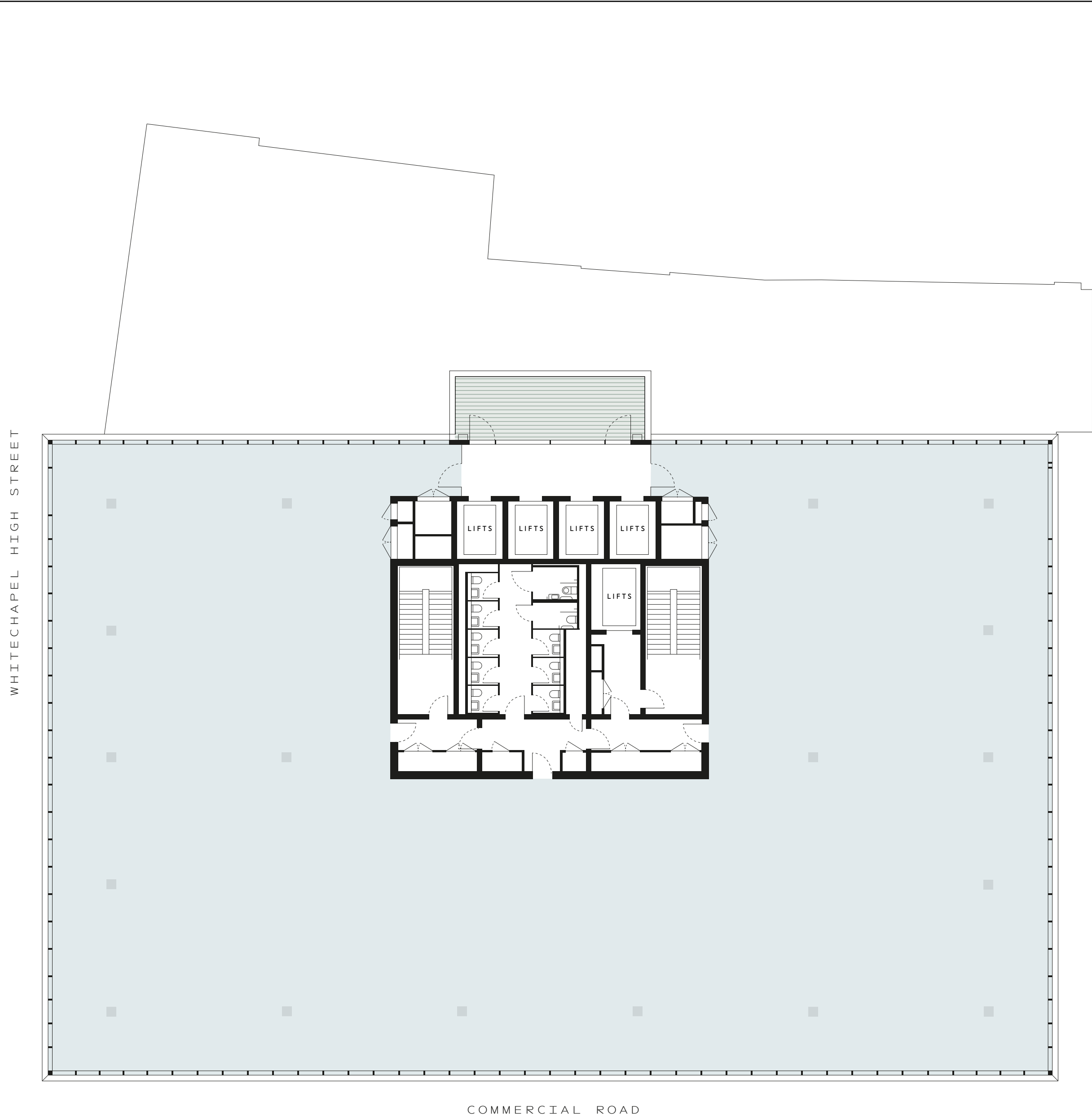
SEVENTH - TENTH

TYPICAL FLOOR

Office Shared services Terrace

OFFICE
13,862 SQFT | **1,288** SQM

TERRACE
299 SQFT | **28** SQM



7TH - 10TH TYPICAL FLOOR

INDICATIVE LAYOUT COLLABORATIVE

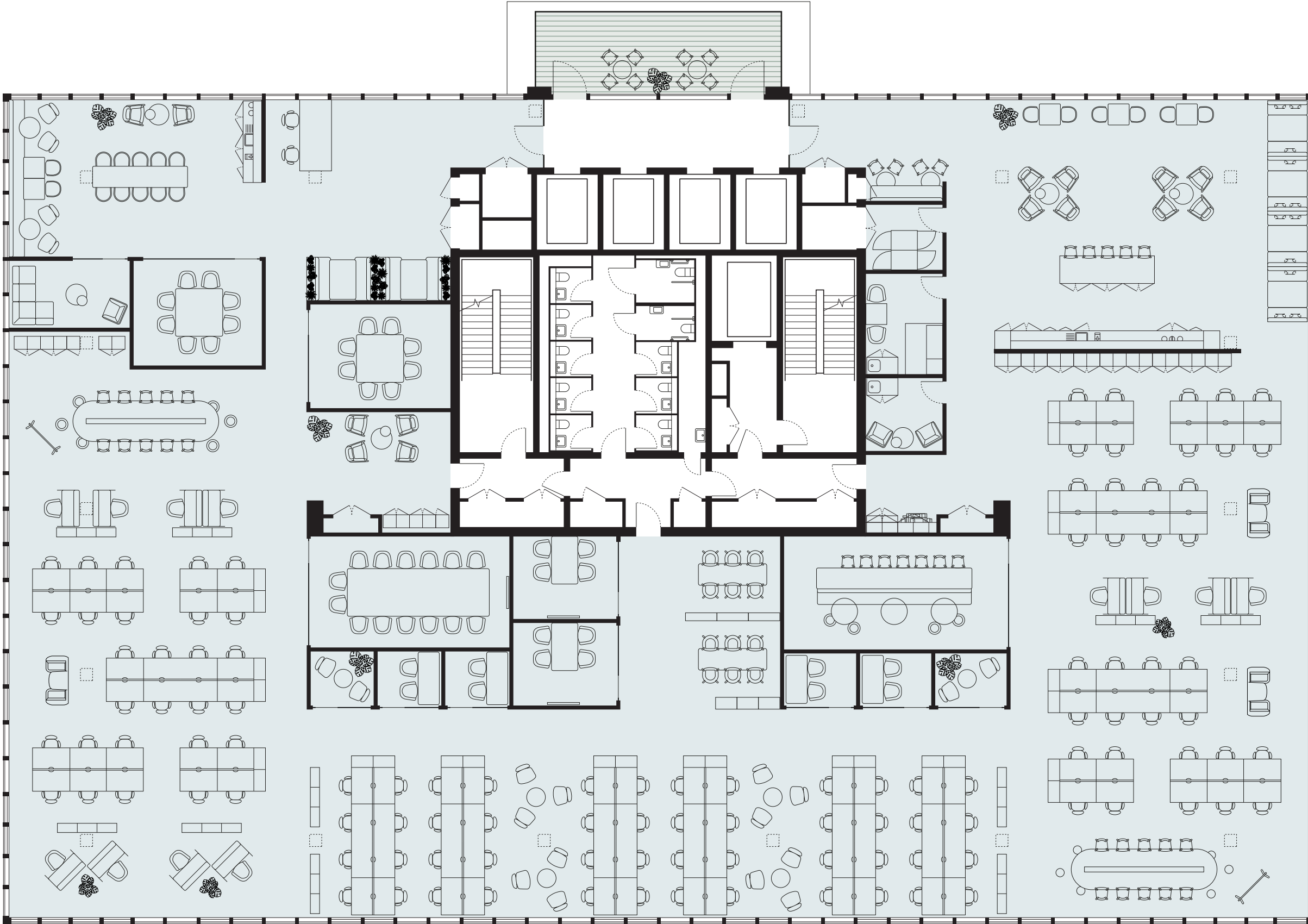
Office Shared services Terrace

SPACE BREAKDOWN

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

OFFICE
13,862 SQFT | **1,288** SQM

TERRACE
299 SQFT | **28** SQM



7TH - 10TH TYPICAL FLOOR

INDICATIVE LAYOUT TRADITIONAL

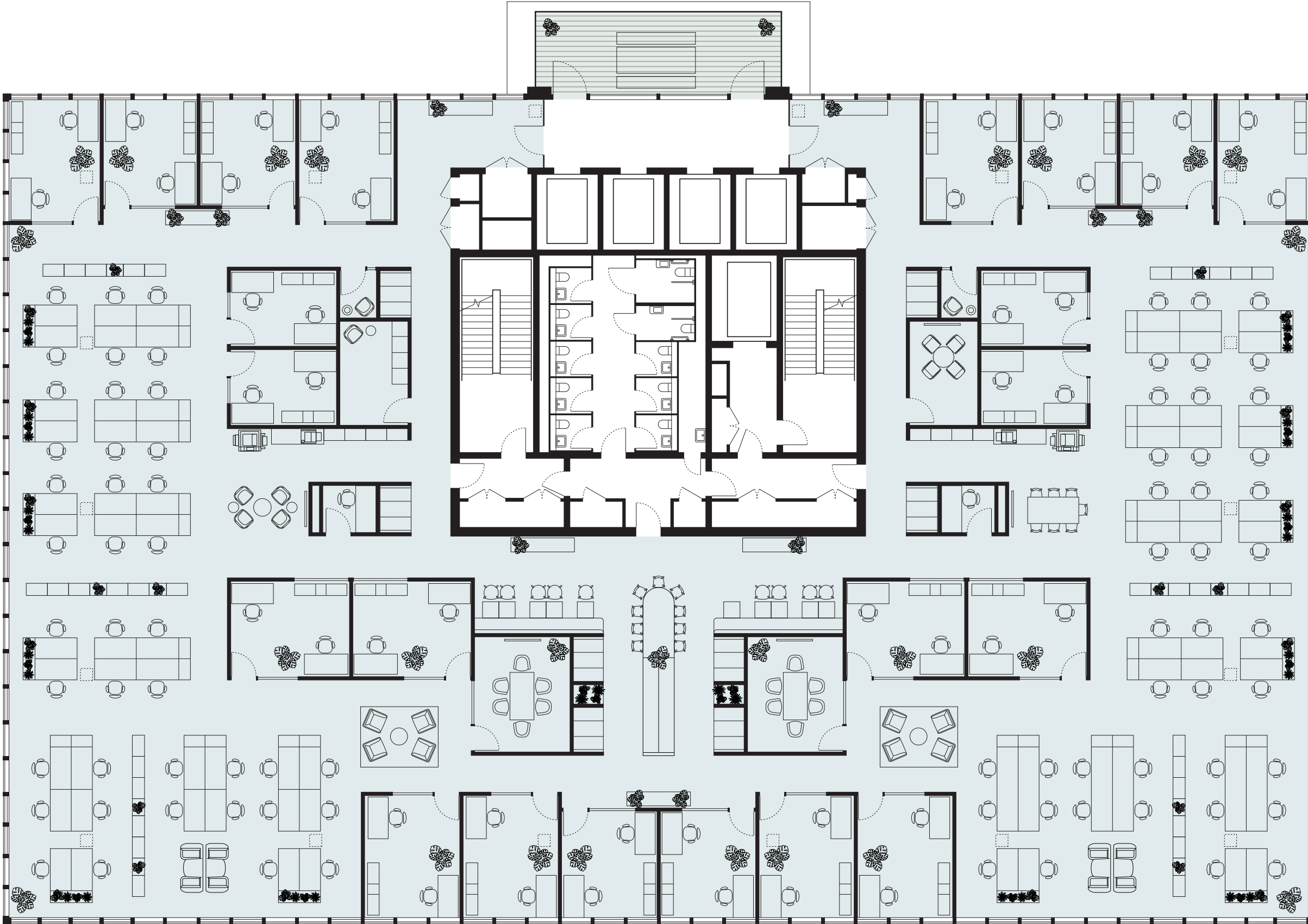
Office Shared services Terrace

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 SQFT | **1,288** SQM

TERRACE
299 SQFT | **28** SQM



7TH - 10TH TYPICAL FLOOR

INDICATIVE LAYOUT LEGAL

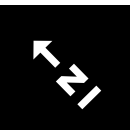
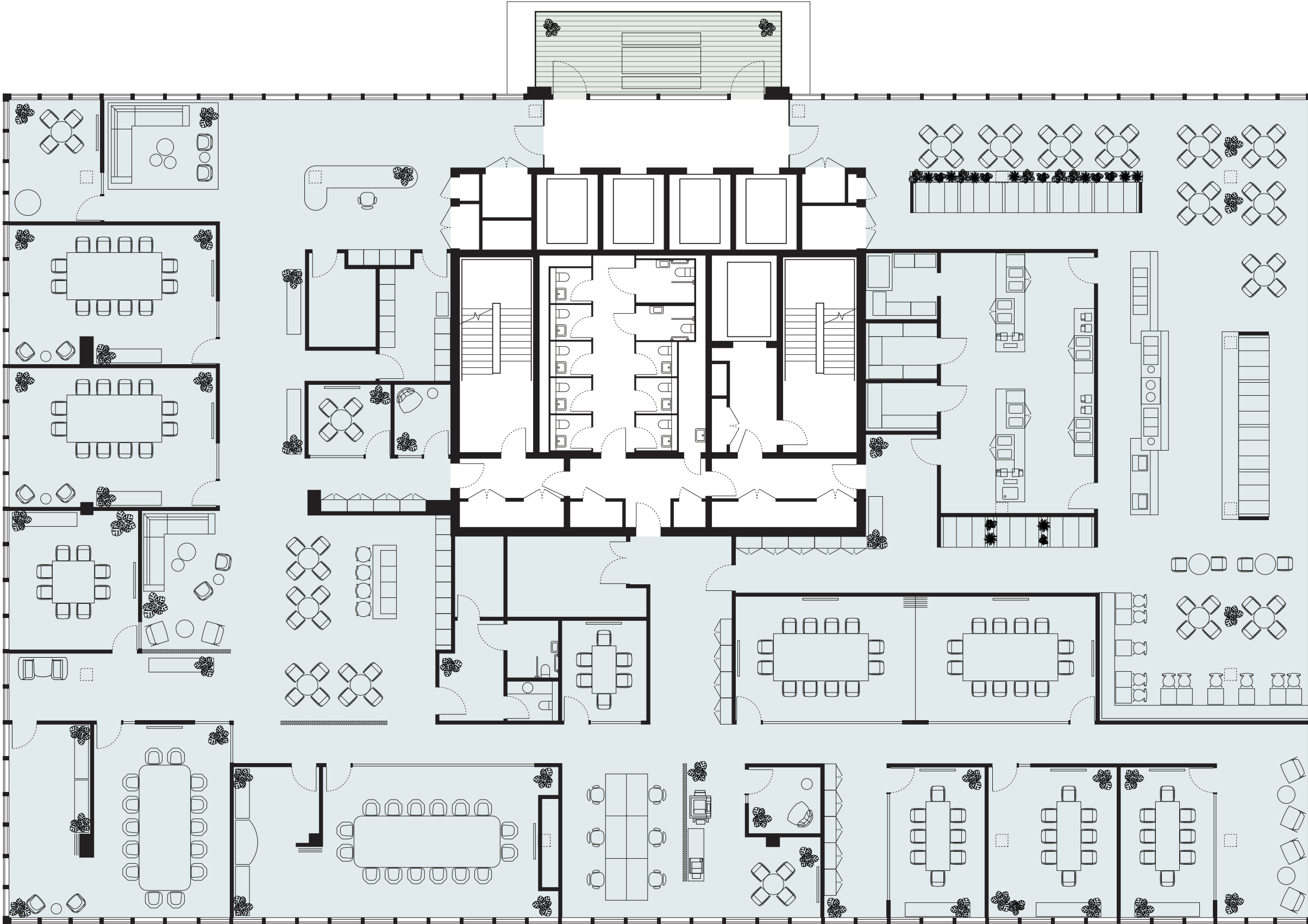
Office Shared services Terrace

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 SQFT | **1,288** SQM

TERRACE
299 SQFT | **28** SQM



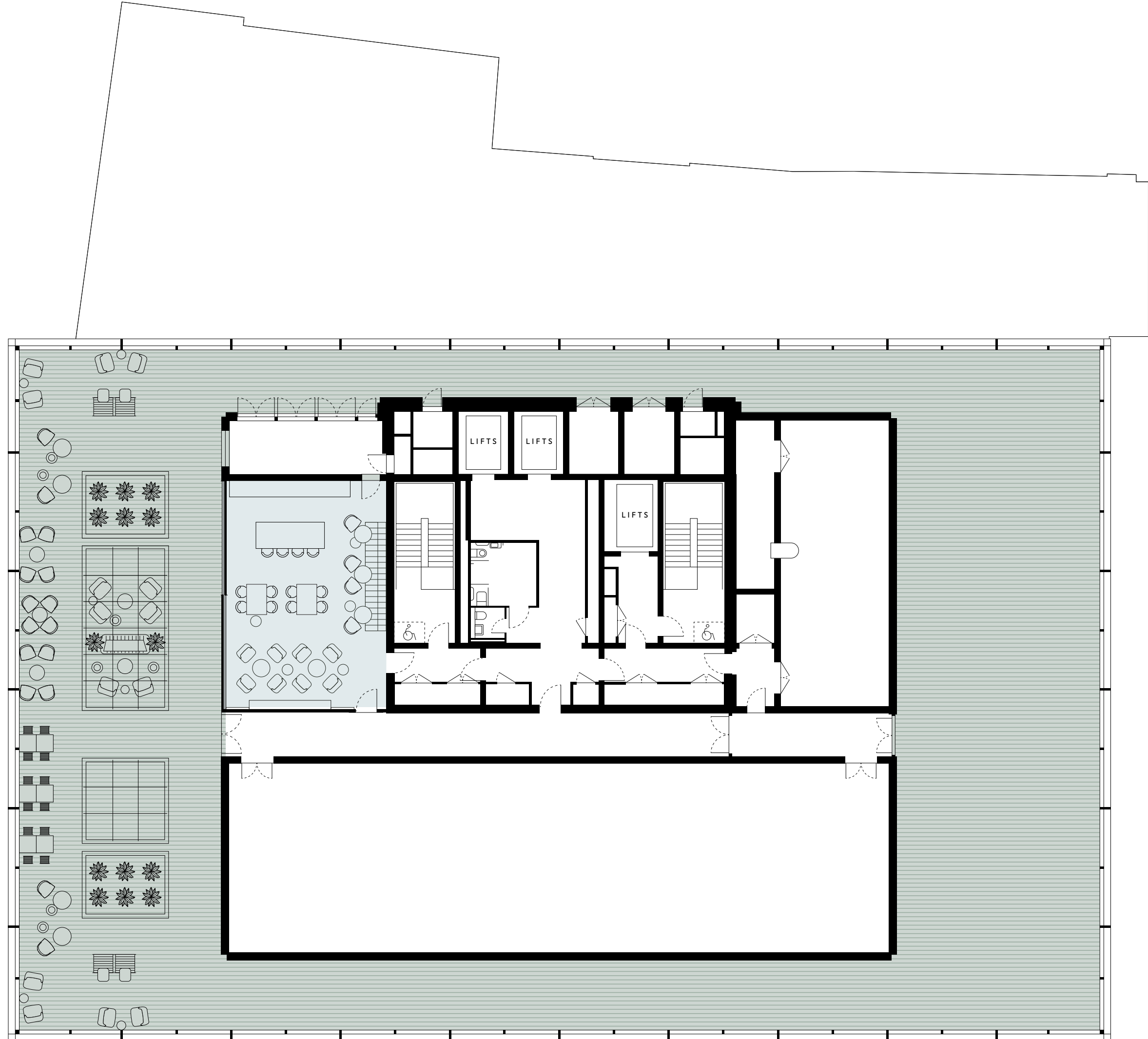
BUSINESS LOUNGE & COMMUNAL TERRACE

Business Lounge Shared services Terrace

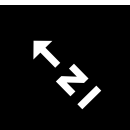
BUSINESS LOUNGE
818 SQFT | **76** SQM

COMMUNAL TERRACE
8,408 SQFT | **781** SQM

WHITECHAPEL HIGH STREET



COMMERCIAL ROAD



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

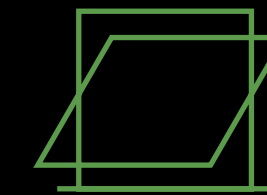
Lockers



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

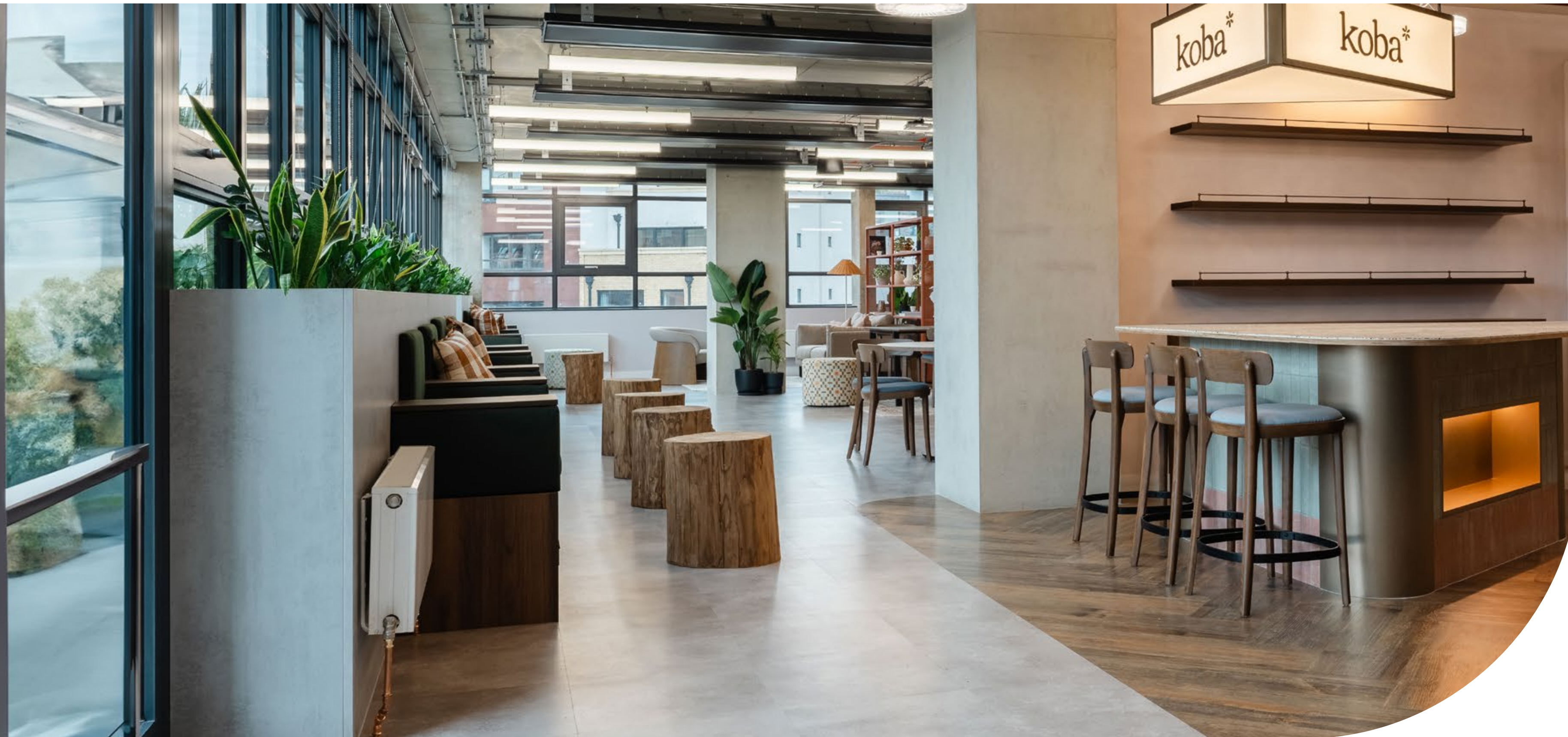
An iconic building radically transformed by AHMM and featuring striking art from Yinka Ilori and Paul Cockledge.



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

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**

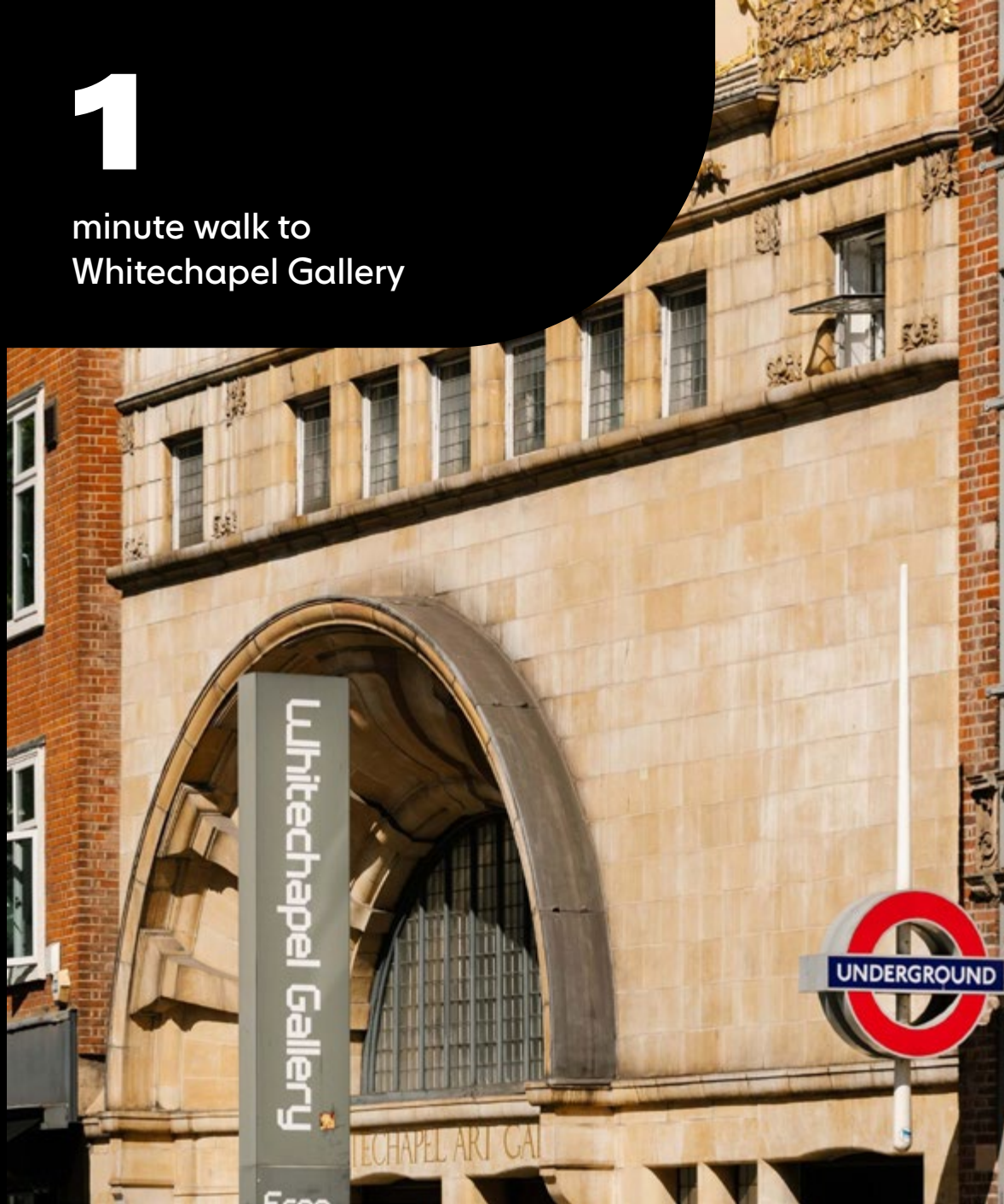
Immersed in the buzz of Whitechapel, here you're surrounded by the cafés, pubs, and culture of Shoreditch and the city.

STACKED WITH CULTURE

- WHITECHAPEL GALLERY** 1 min walk
- BRICK LANE** 3 mins walk
- THE CURZON CINEMA** 4 mins walk
- SOM SAA** 5 mins walk
- THE BUXTON** 5 mins walk
- THE CULPEPER** 5 mins walk
- ANYTIME FITNESS** 5 mins walk
- TRADE COFFEE** 7 mins walk
- HUNGRY DONKEY** 7 mins walk
- URBAN FITNESS** 7 mins walk
- BUBALA** 8 mins walk
- ELDER GARDENS** 13 mins walk

1

minute walk to Whitechapel Gallery



3

minutes walk to Brick Lane



5

minutes walk to The Buxton



13

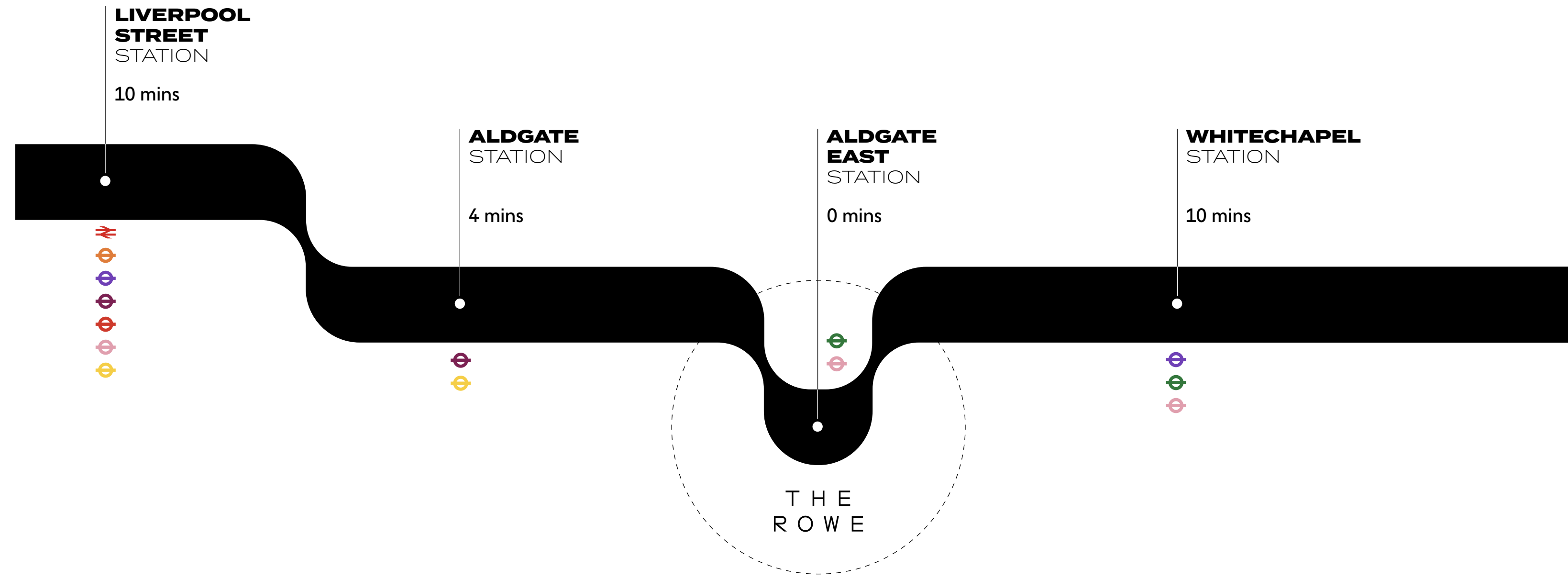
minutes walk to Spitalfields



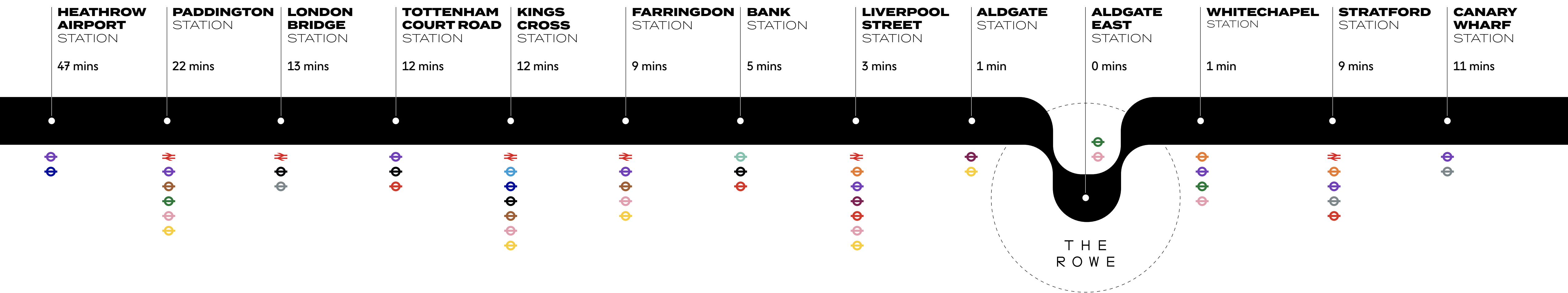
ALL THE RIGHT CONNECTIONS

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.



BREEAM 'Excellent' New
Construction certification

100%


Renewable electricity

45%

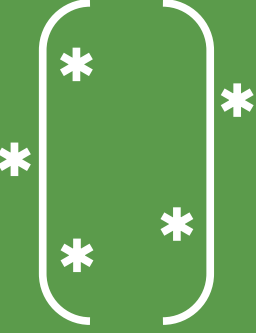
Less carbon emissions
than standard
office buildings




Outdoor space on every
floor and a large communal roof
garden




Mechanical ventilation systems
with heat recovery



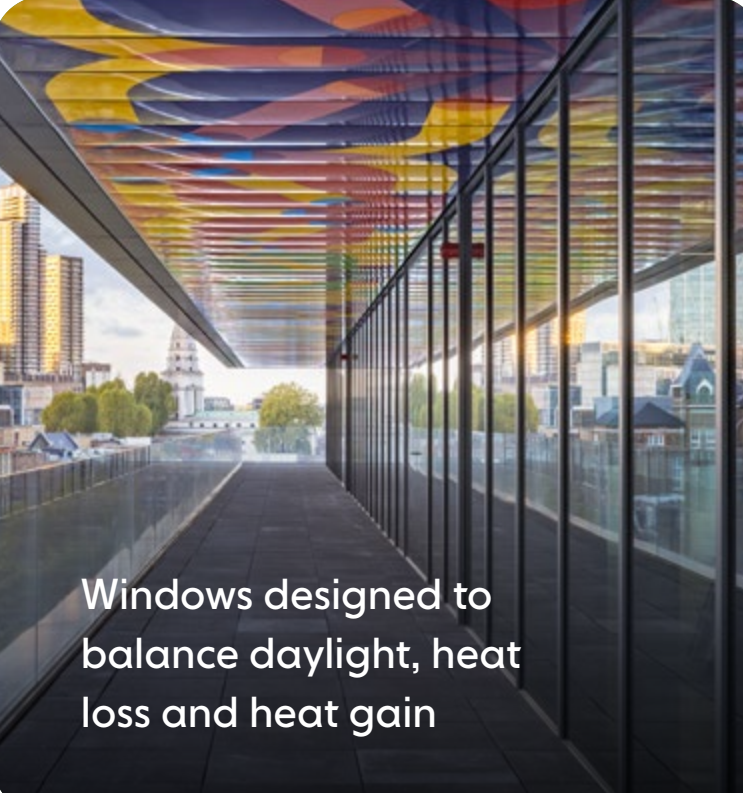
Chilled beam system
on lower floors




Low-energy lighting
used throughout



Smart-sub metering
enabling occupiers to
monitor electricity usage




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



SmartScore
certification



Nearly half of all
windows are openable



Highest efficiency energy
equipment throughout to reduce
operational costs

TECH-POWERED WORKSPACE

With 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

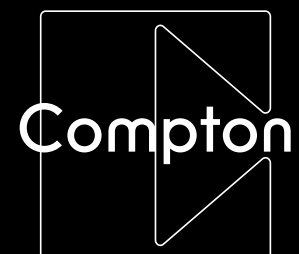
Monitoring the building's utility data to optimise efficiencies and environments

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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