

T H E R O W E

60 WHITECHAPEL HIGH STREET, LONDON, E1 7PE

**A BRIGHTER  
FUTURE AHEAD**

For Educational Institutions



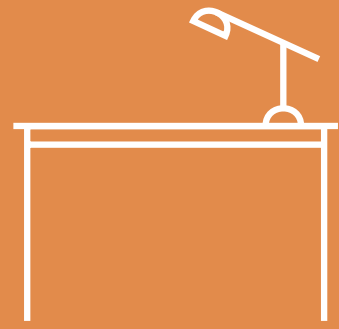
THE  
ROWE

# 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 with educational planning already secured.

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, including Aldgate East right outside the building, 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



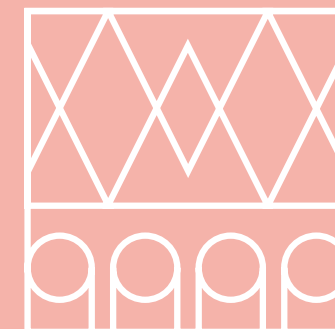
**BREEAM 'Excellent' rating** with **245 lockers** and **15 showers**



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

THE LOCAL AREA



# 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



TECHNICAL INFO

# 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



# SCHEDULE OF AREAS

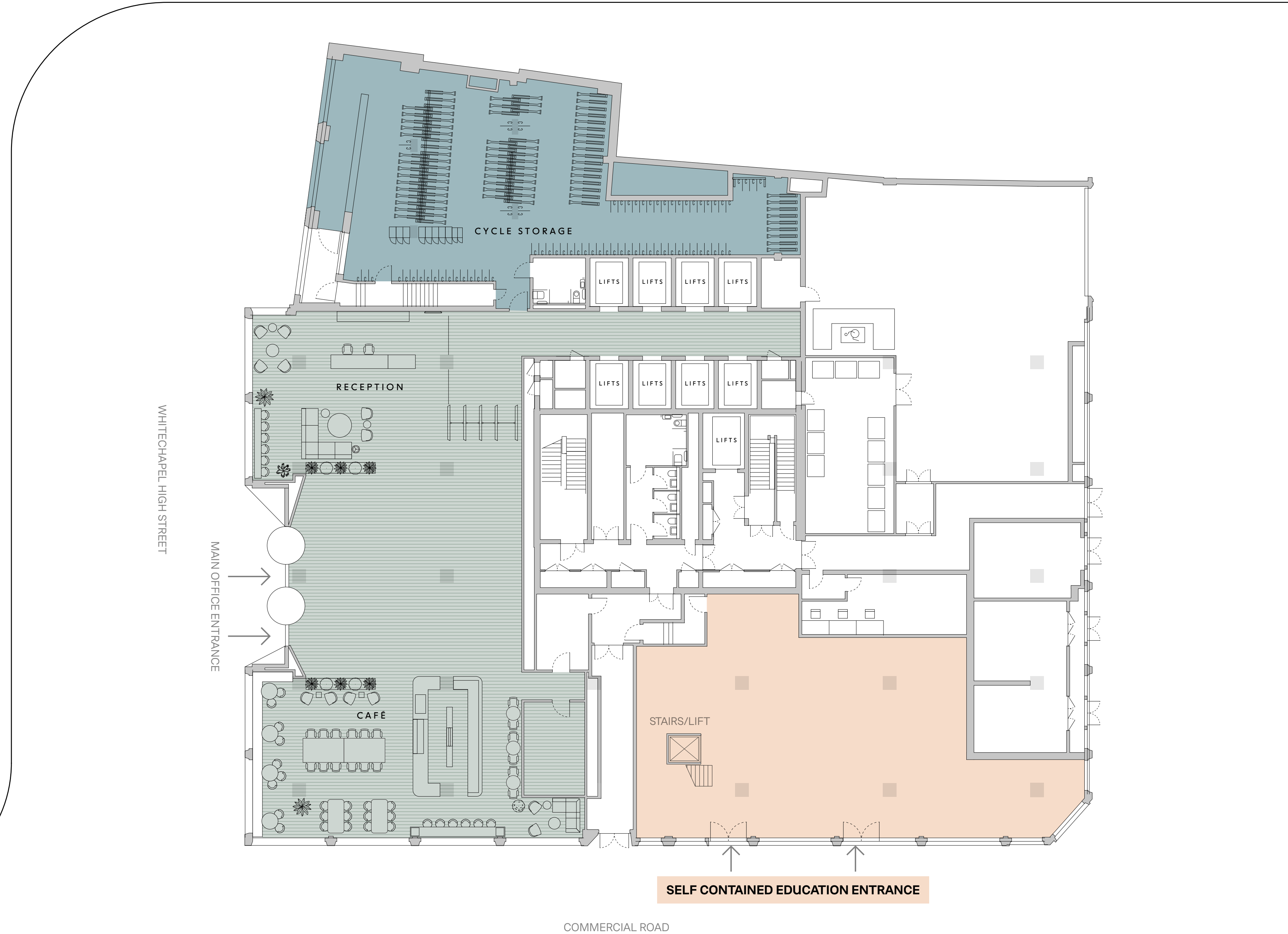
<b>FLOOR</b>	<b>OFFICE (SQ FT)</b>	<b>TERRACE (SQ FT)</b>
3	9,660	127
2	17,178	127
1	14,248	994
G (with self-contained entrance)	2,692	0
<b>TOTAL</b>	<b>43,788</b>	<b>1,248</b>

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

# GROUND FLOOR

WORKSPACE - 2,692 SQ FT

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



# FLOOR ONE

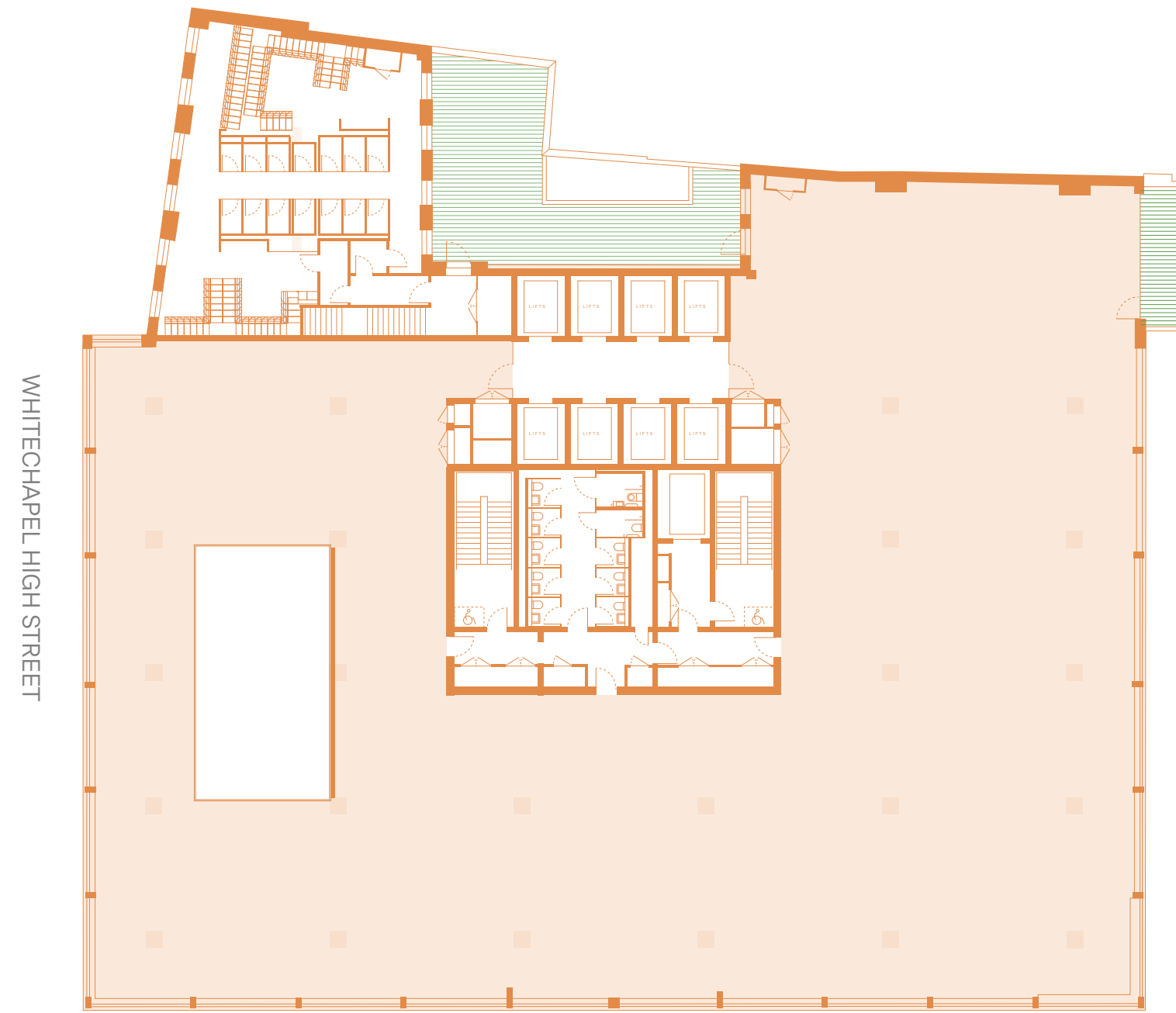
WORKSPACE - 14,248 SQ FT  
TERRACE - 994 SQ FT

# FLOOR TWO

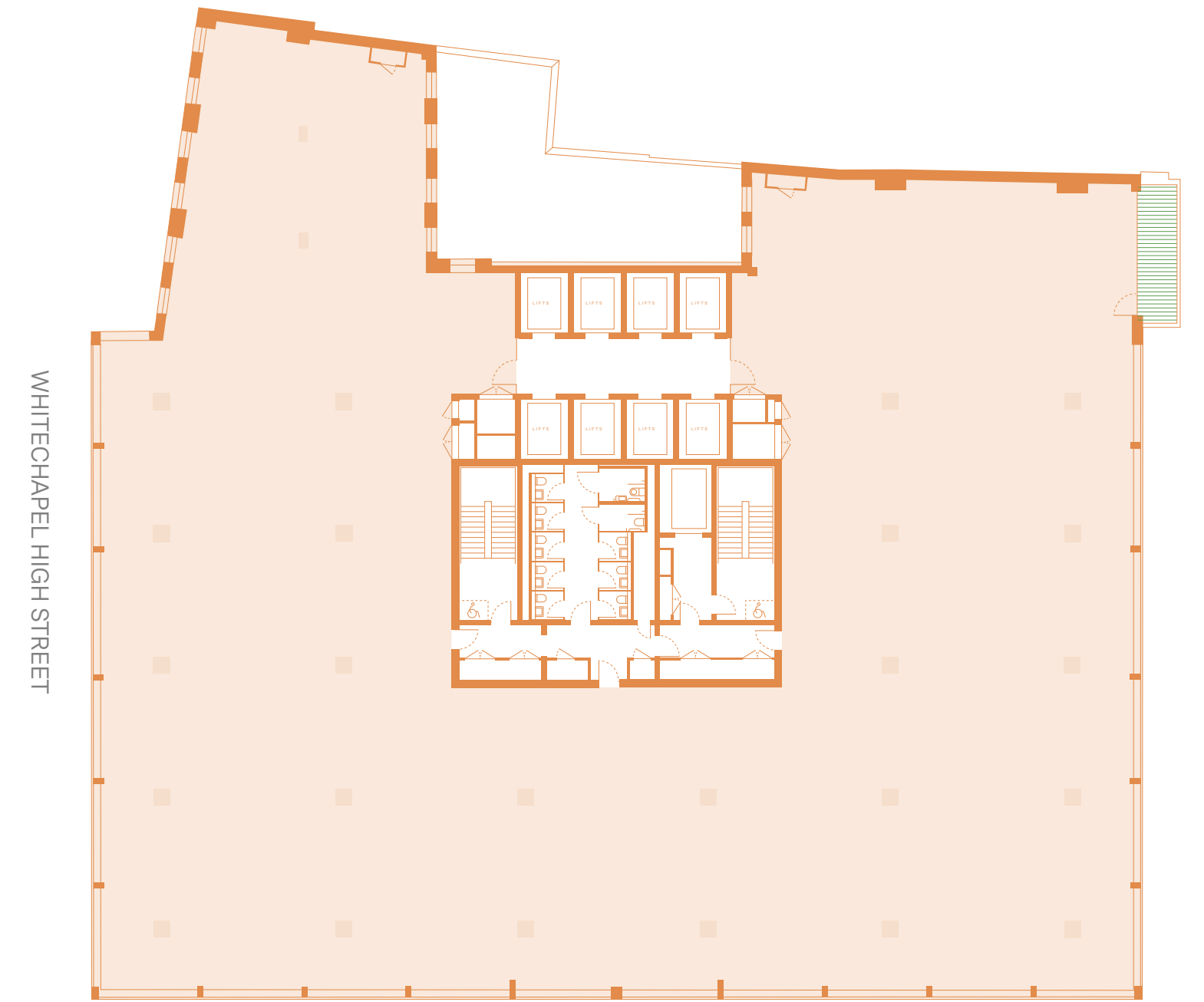
WORKSPACE - 17,178 SQ FT  
TERRACE - 127 SQ FT

- Available space
- Shared services
- Terrace

FLOOR ONE



FLOOR TWO



# FLOOR THREE

WORKSPACE - 9,660 SQ FT

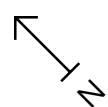
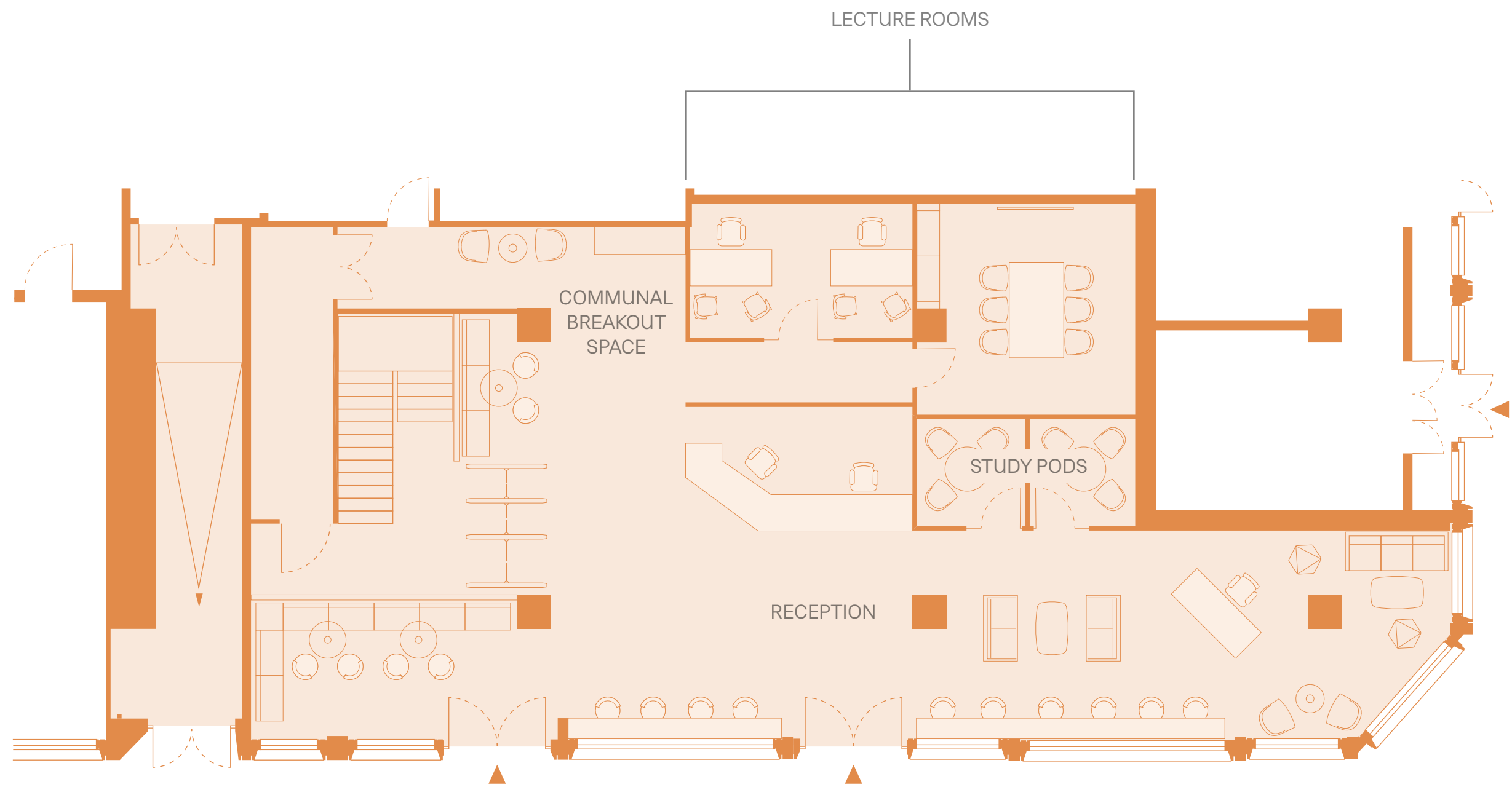
TERRACE - 127 SQ FT

- Available space
- Let
- Shared services
- Terrace



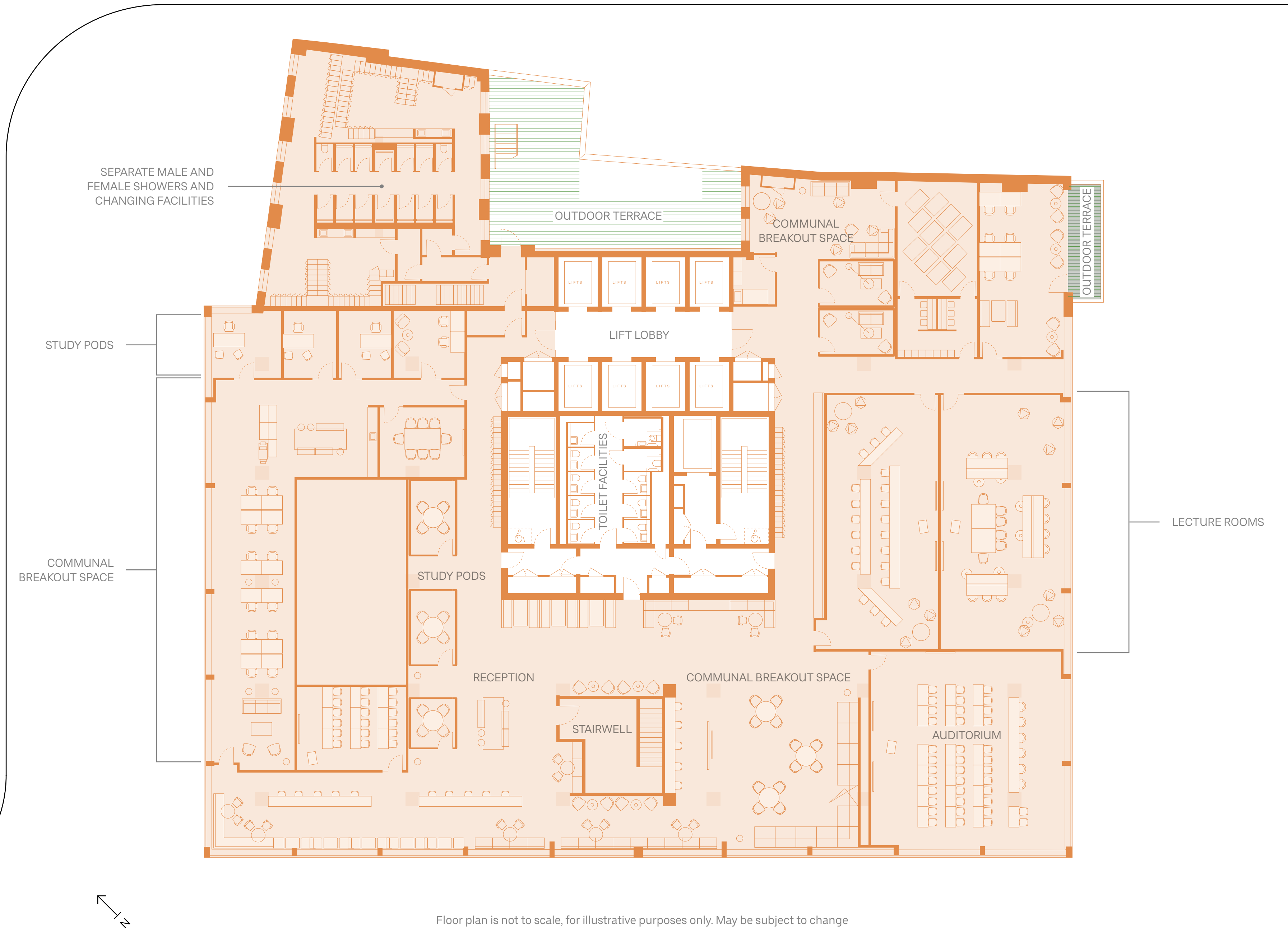
# INDICATIVE EDUCATIONAL LAYOUT

## GROUND FLOOR



# INDICATIVE EDUCATIONAL LAYOUT

## FLOOR 1 - 2D OPTION



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

# INDICATIVE EDUCATIONAL LAYOUT

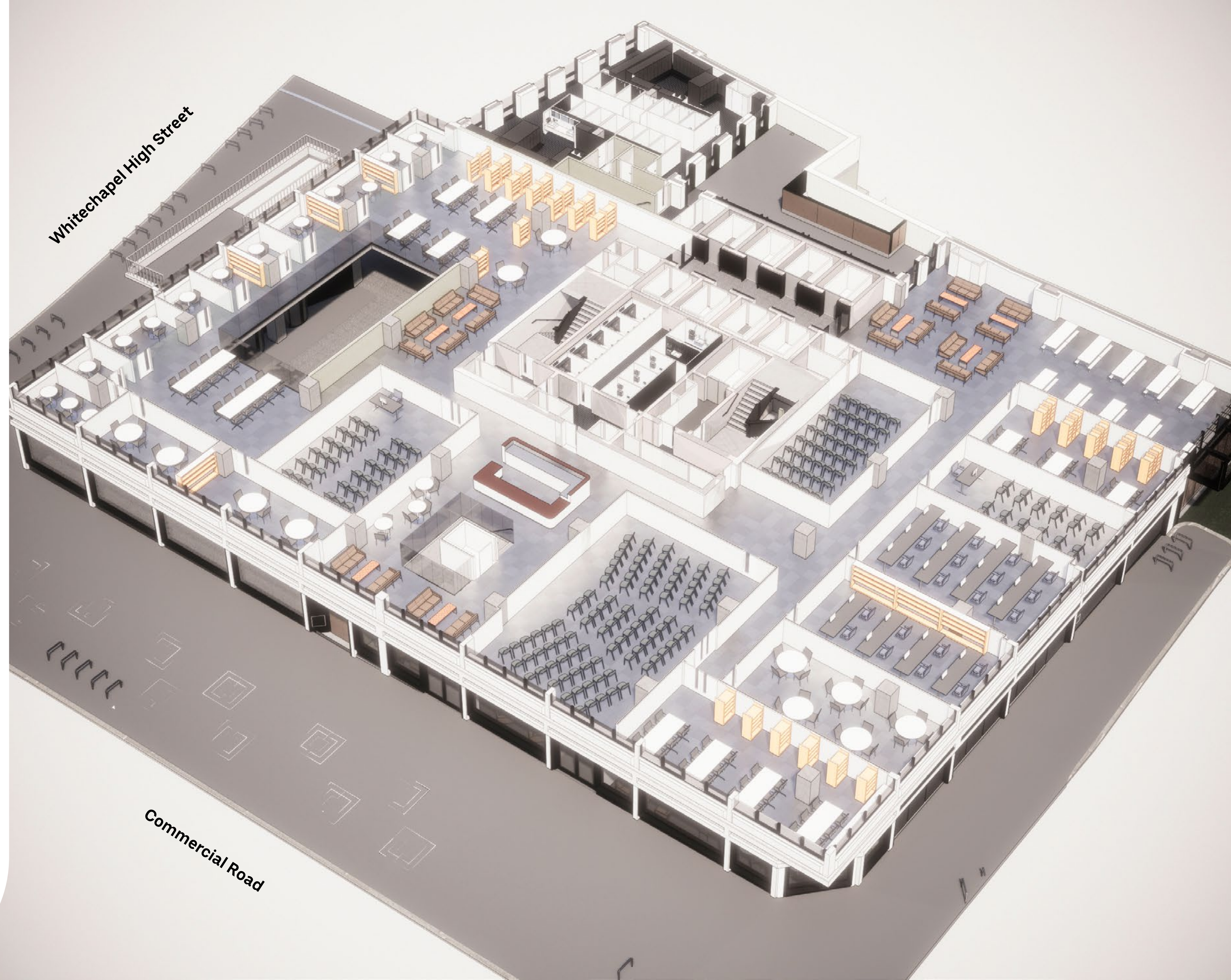
## FLOOR 2 - 2D OPTION



TECHNICAL INFO

# ALTERNATIVE EDUCATIONAL LAYOUT

FLOOR 1 - 3D OPTION



# SPECIFICATION



## OCCUPANCY

- Workspace: 1:8m<sup>2</sup> with the ability to enhance
- Means of escape: 1:6m<sup>2</sup>
- Unisex toilets: 1:8m<sup>2</sup> 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 VRF units
- 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



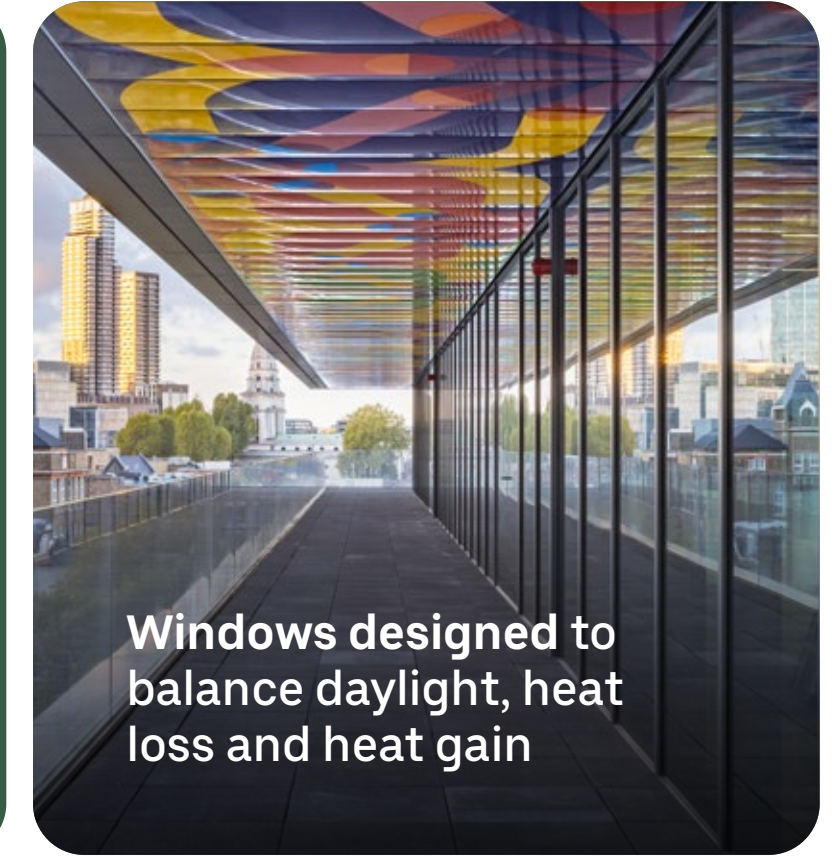
**BREEAM 'Excellent'** New Construction certification

**100%**

Run on **100% renewable electricity**

**45%**

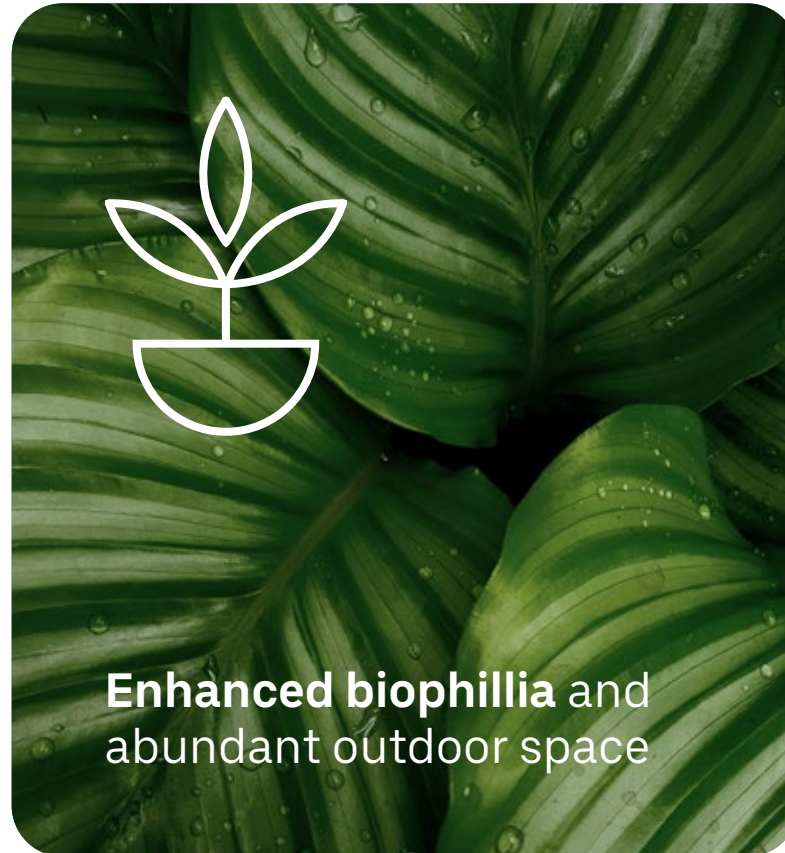
**Less carbon emissions** than standard office buildings



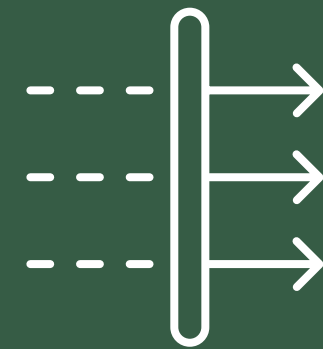
**Windows designed to balance daylight, heat loss and heat gain**



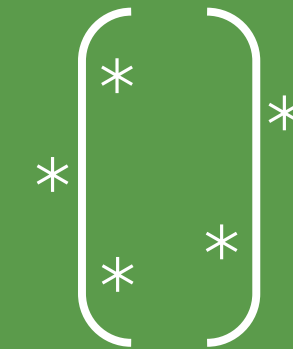
**SmartScore 'Platinum'** accreditation and rated **WiredScore 'Platinum'** for its exceptional connectivity



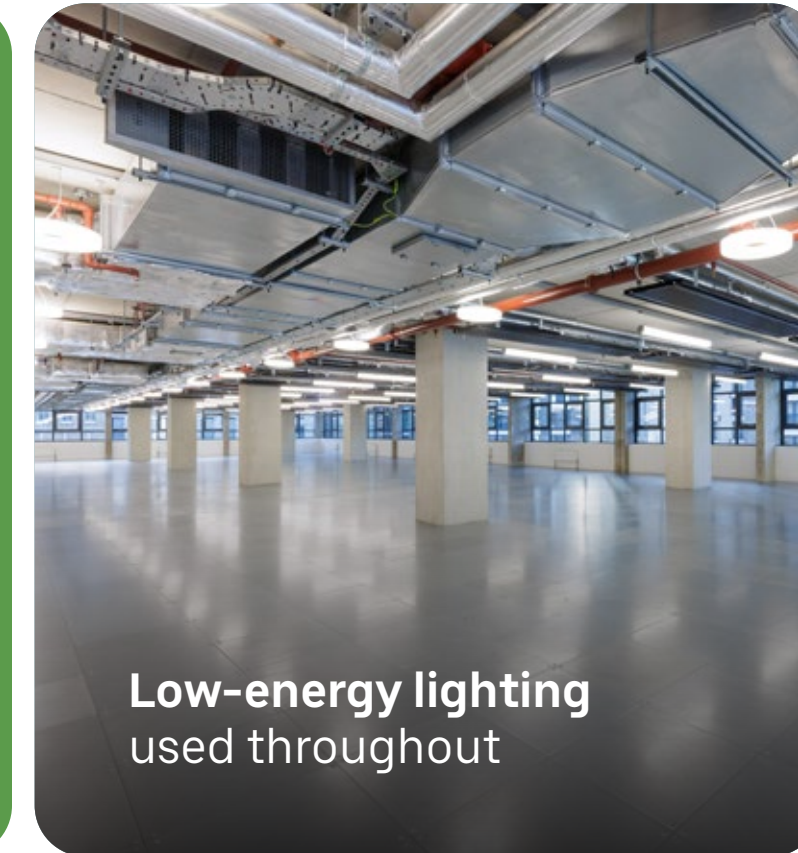
**Enhanced biophilia** and abundant outdoor space



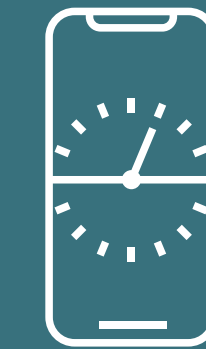
**Mechanical ventilation systems** with heat recovery



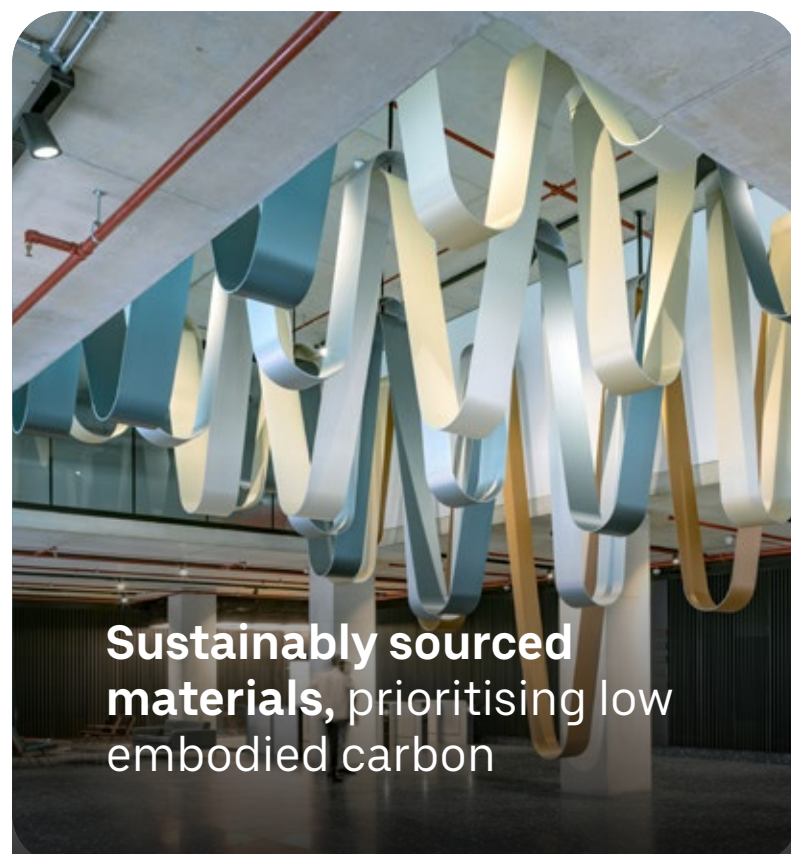
**Chilled beam system** on lower floors



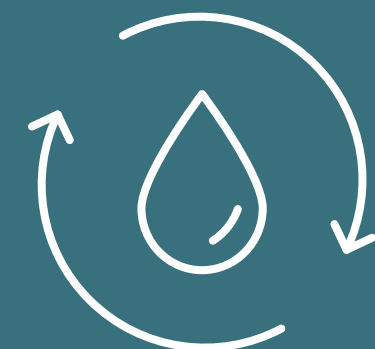
**Low-energy lighting** used throughout



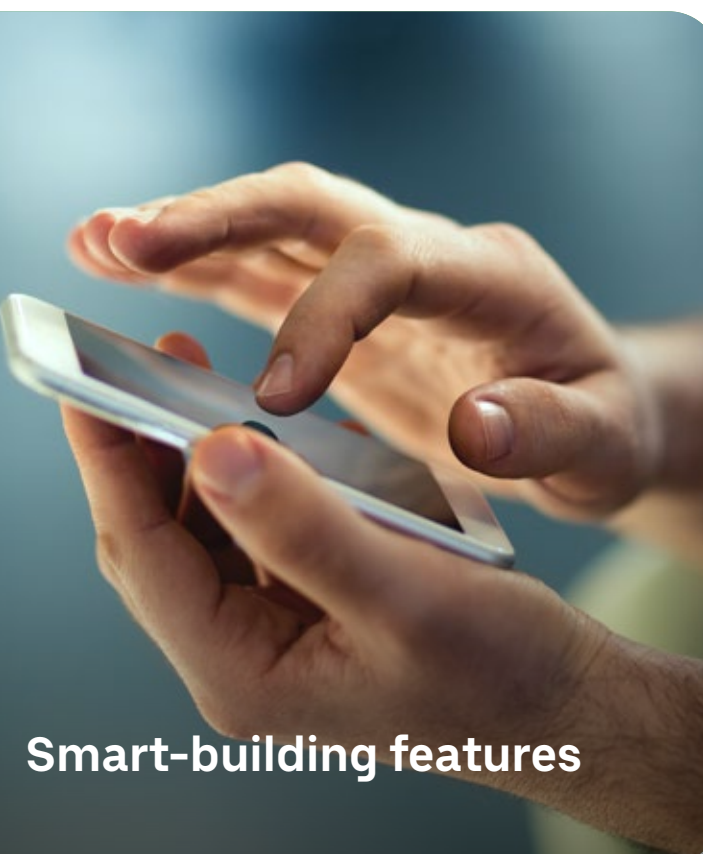
**Smart-sub metering** enabling occupiers to monitor electricity usage



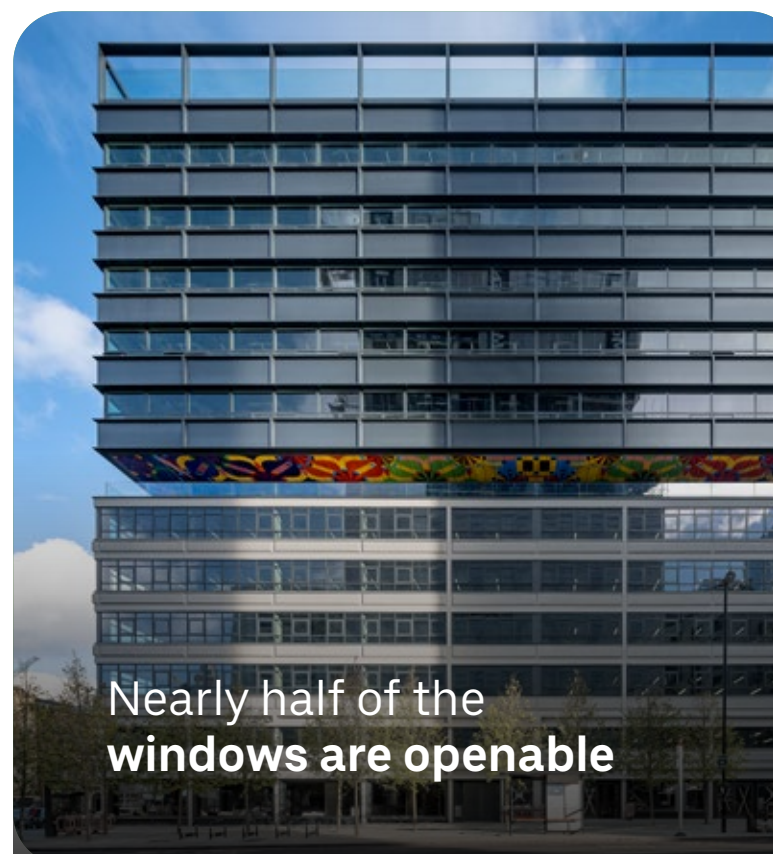
**Sustainably sourced materials**, prioritising low embodied carbon



**Water efficient equipment** and fixtures installed throughout



**Smart-building features**



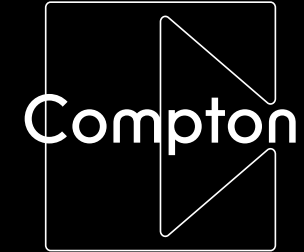
Nearly half of the **windows are openable**



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



**Sustainable drainage system (SuDS)** on the roof



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