

T H E R O W E

60 WHITECHAPEL HIGH STREET, LONDON, E1 7PE

**A BRIGHTER
FUTURE AHEAD**

For Educational Institutions



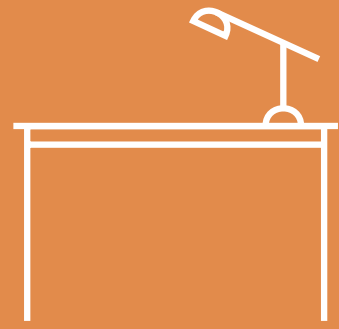
THE
ROWE

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



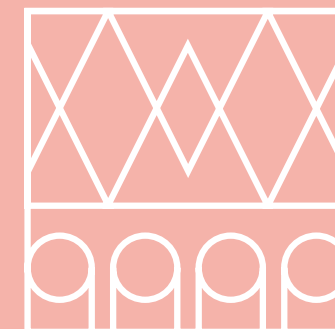
BREEAM 'Excellent' rating with **245 lockers** and **15 showers**



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

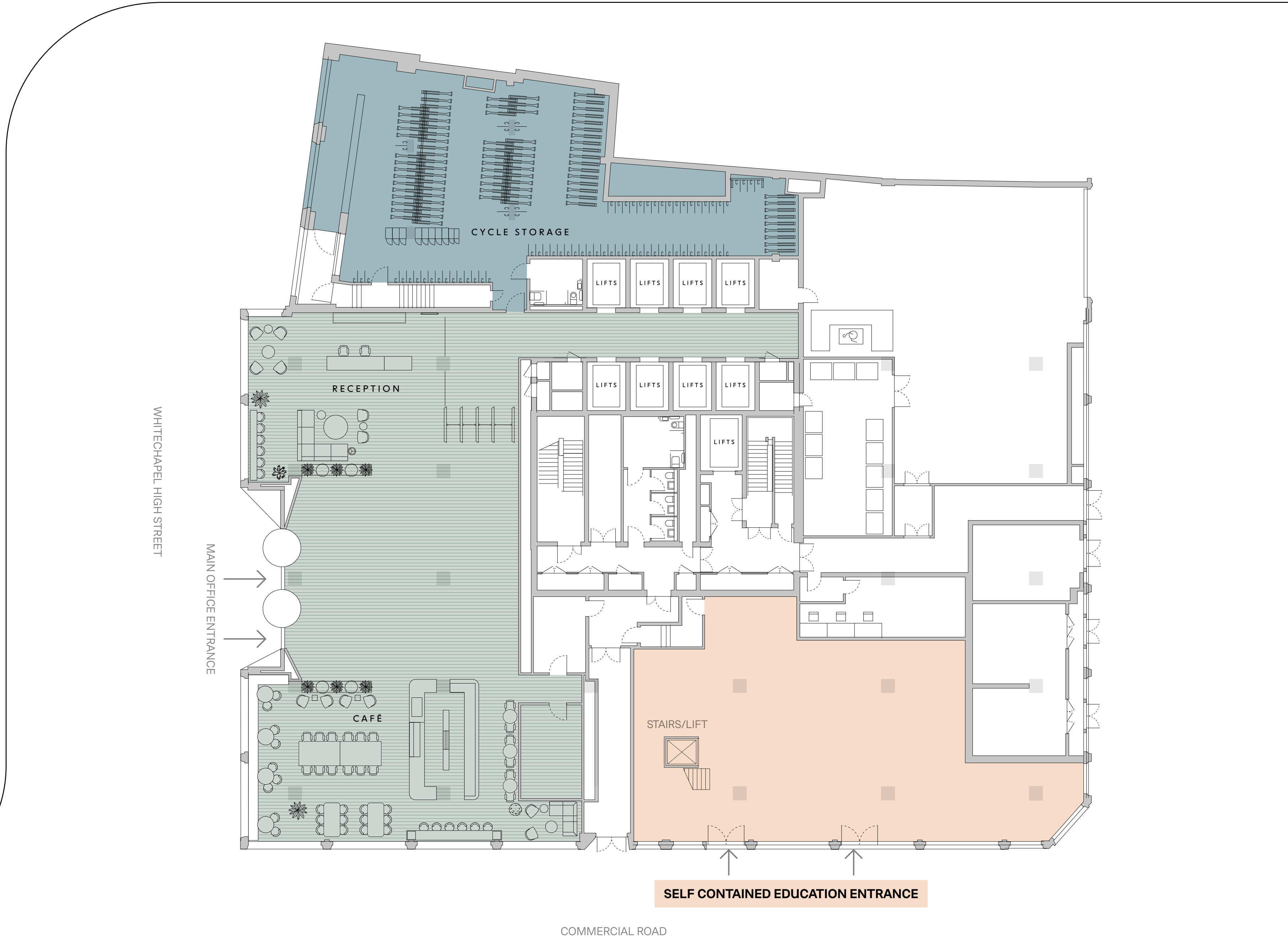
FLOOR	OFFICE (SQ FT)	TERRACE (SQ FT)
3	9,660	127
2	17,178	127
1	14,248	994
G (with self-contained entrance)	2,692	0
TOTAL	43,788	1,248

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

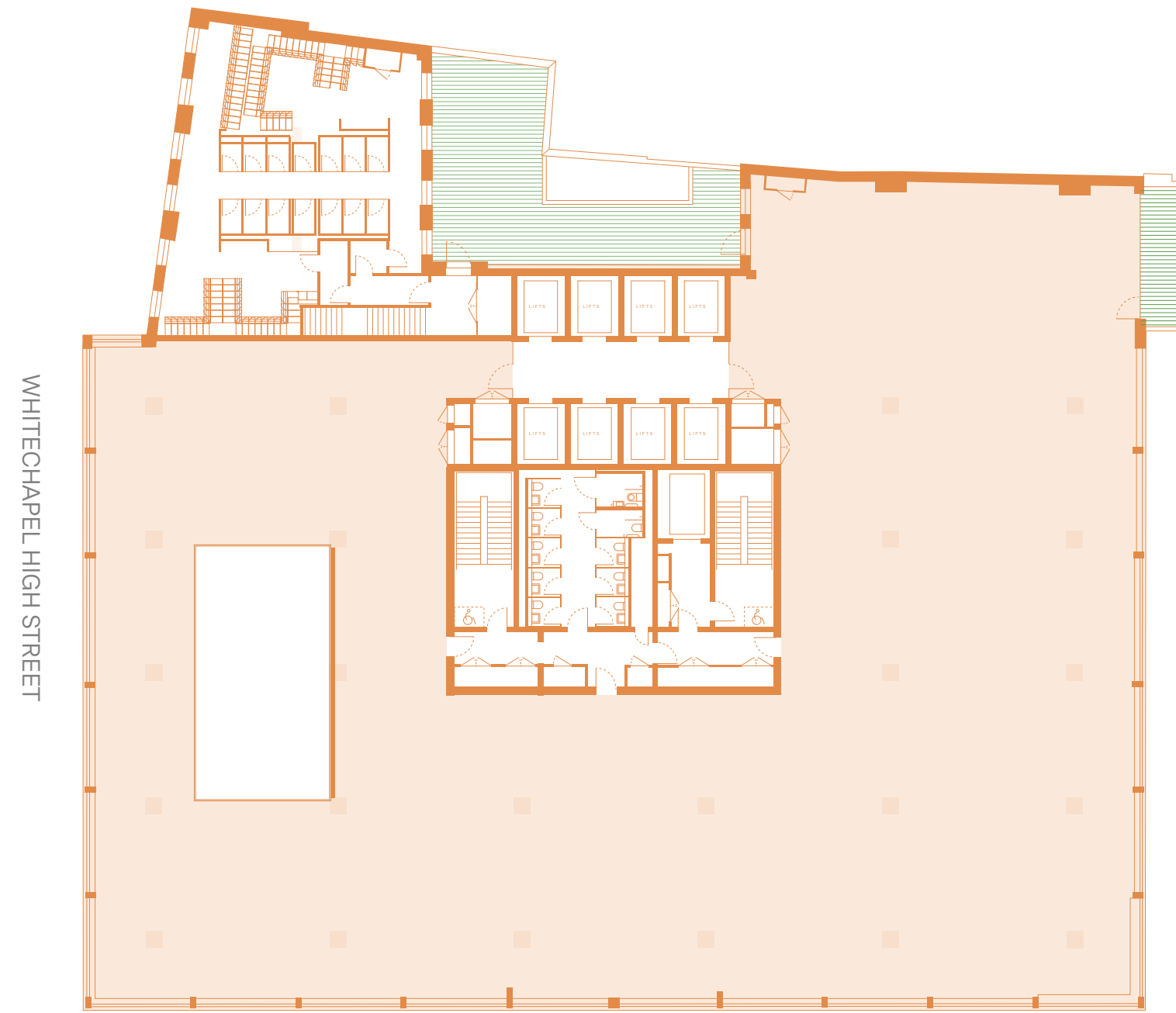
WORKSPACE - 14,248 SQ FT
TERRACE - 994 SQ FT

FLOOR TWO

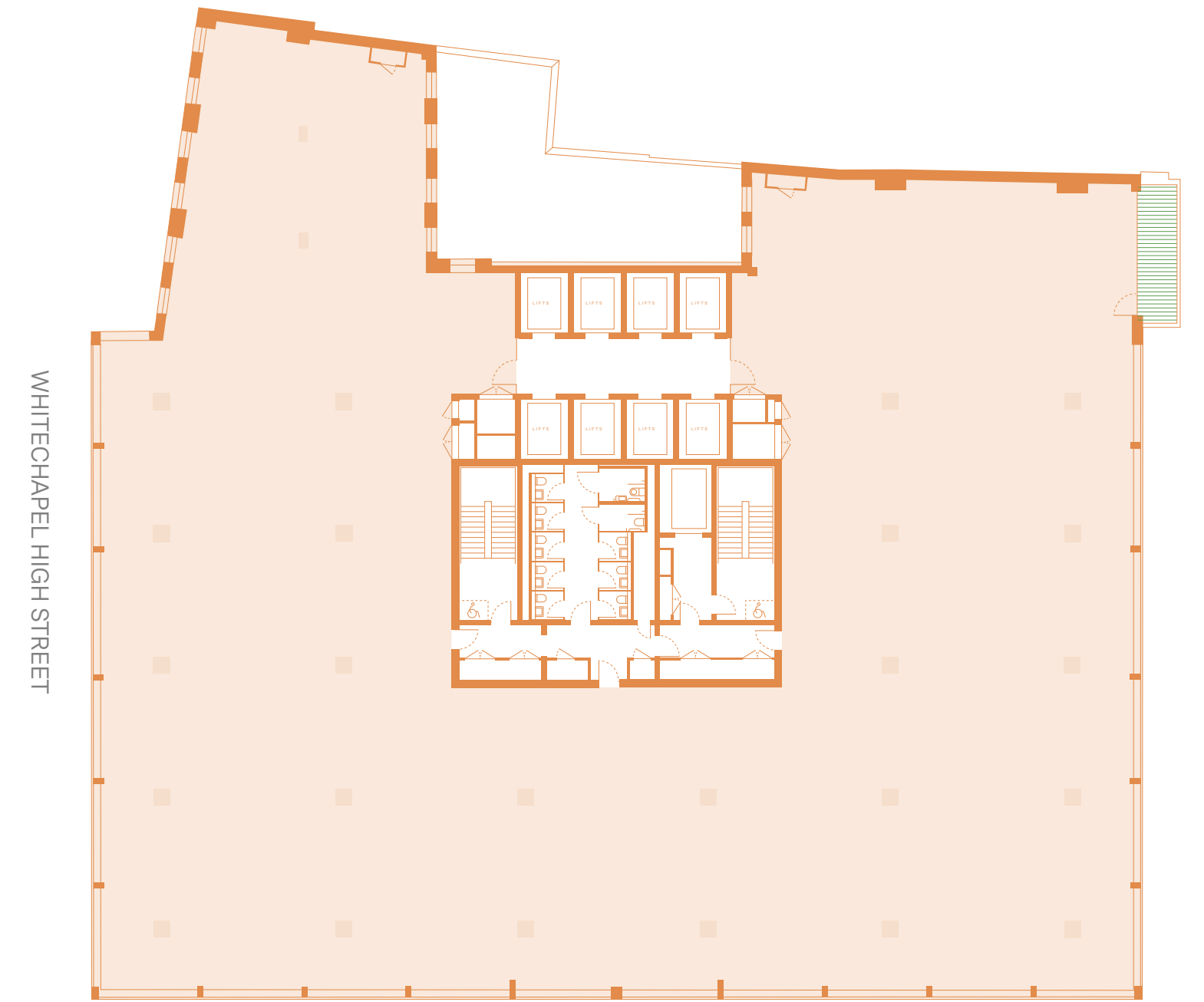
WORKSPACE - 17,178 SQ FT
TERRACE - 127 SQ FT

-  Available space
-  Shared services
-  Terrace

FLOOR ONE



FLOOR TWO



FLOOR THREE

WORKSPACE - 9,660 SQ FT

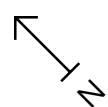
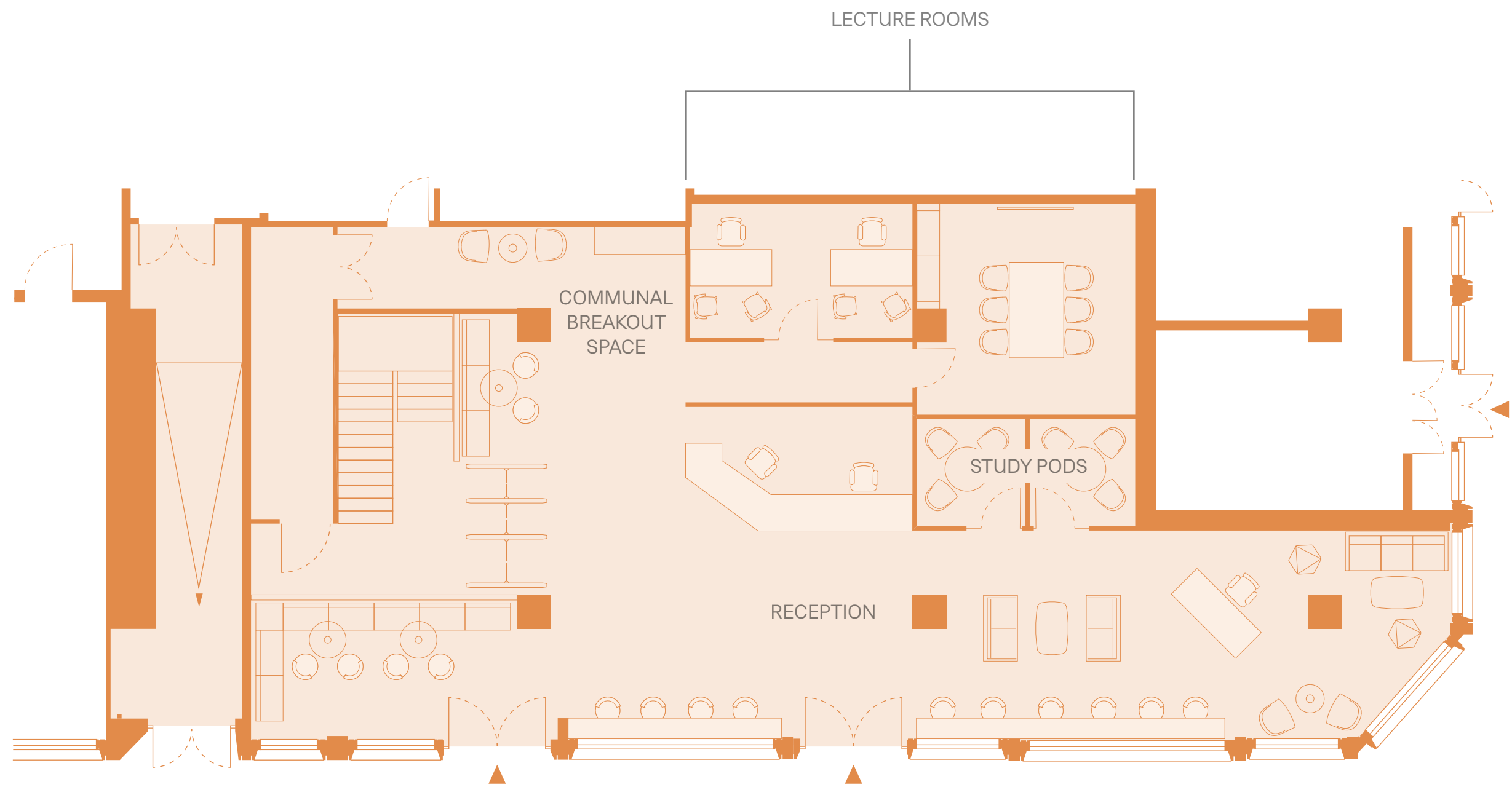
TERRACE - 127 SQ FT

- Available space
- Let
- Shared services
- Terrace



INDICATIVE EDUCATIONAL LAYOUT

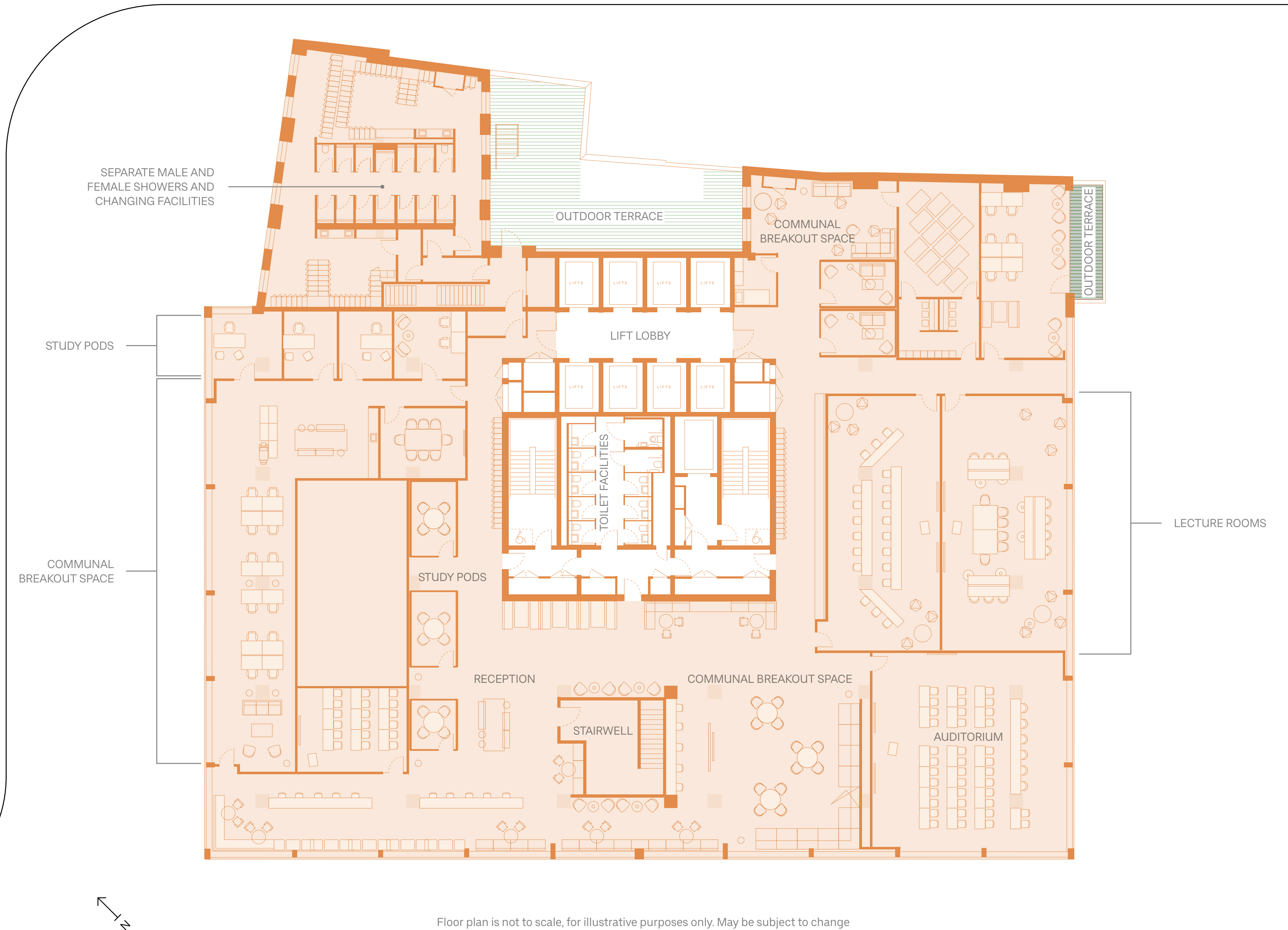
GROUND FLOOR



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

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

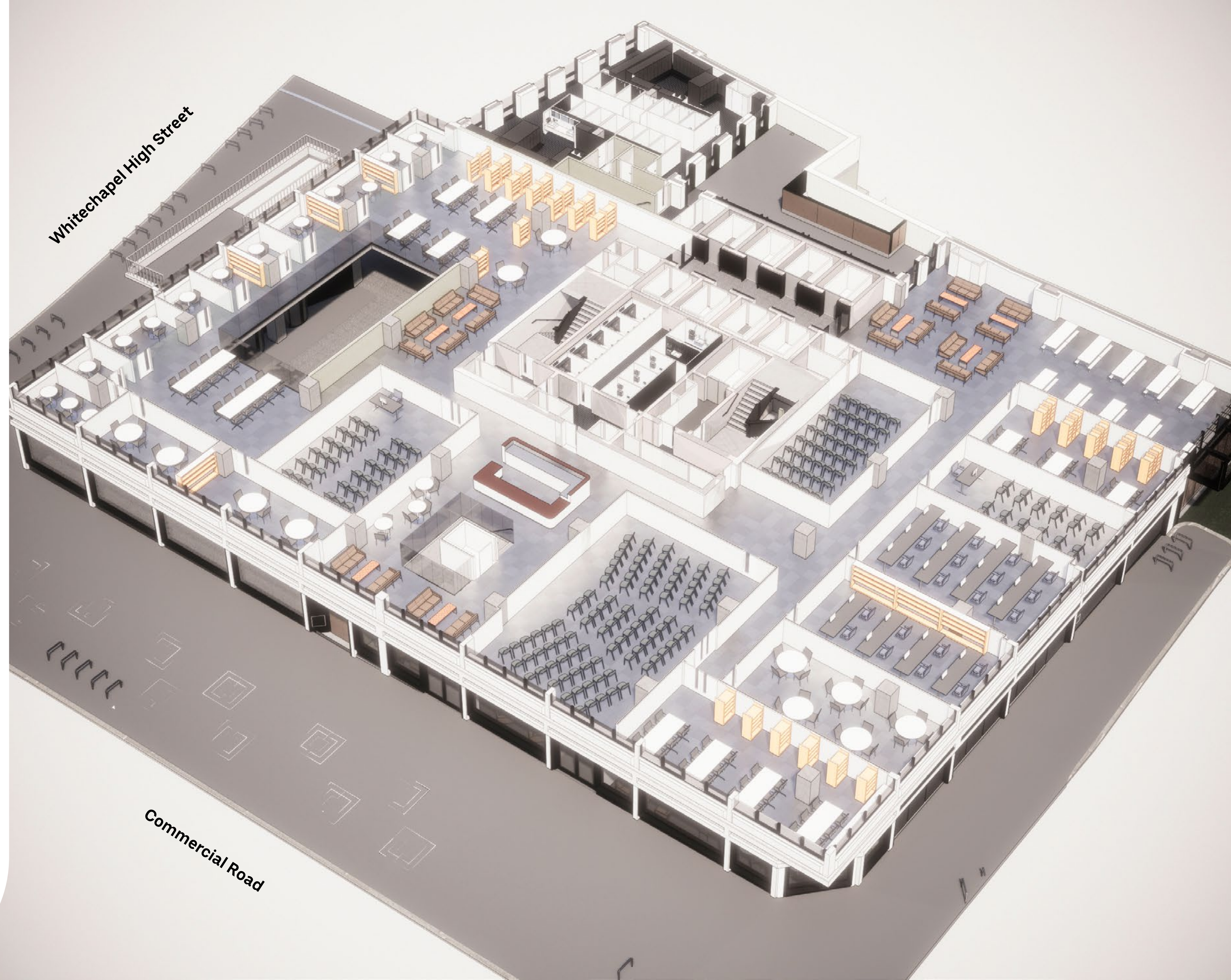


Floor plan is not to scale, for illustrative purposes only. May be subject to change

TECHNICAL INFO

ALTERNATIVE EDUCATIONAL LAYOUT

FLOOR 1 - 3D OPTION



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 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



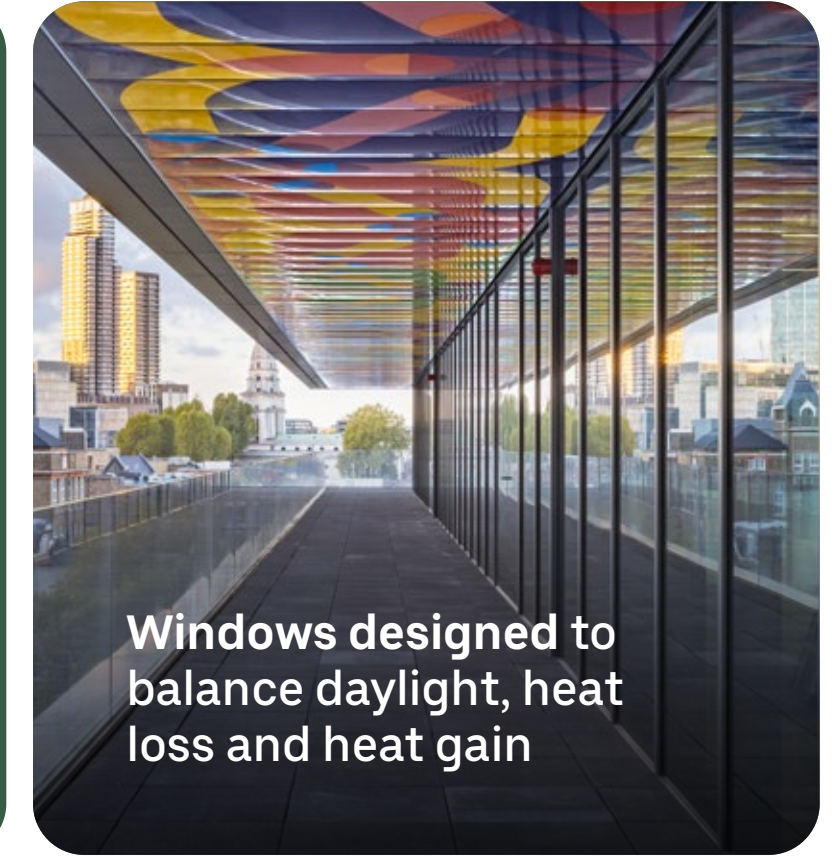
BREEAM 'Excellent' New Construction certification

100%

Run on **100% renewable electricity**

45%

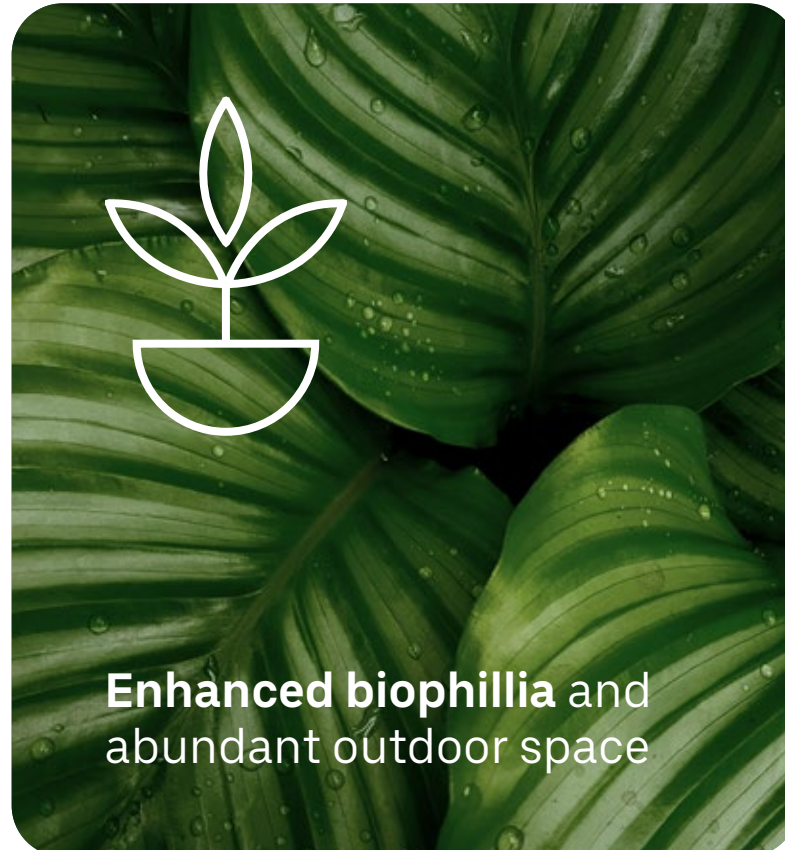
Less carbon emissions than standard office buildings



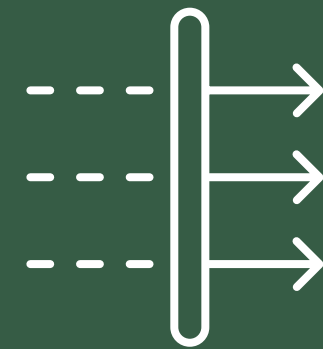
Windows designed to balance daylight, heat loss and heat gain



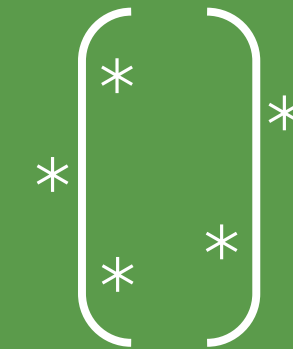
SmartScore 'Platinum' accreditation and rated **WiredScore 'Platinum'** for its exceptional connectivity



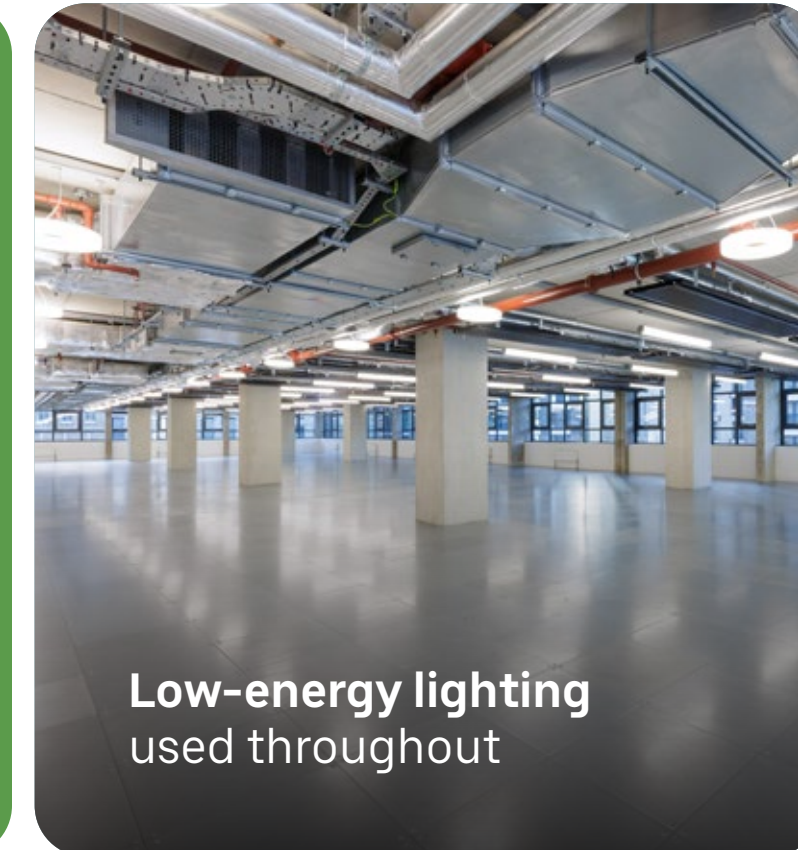
Enhanced biophilia and abundant outdoor space



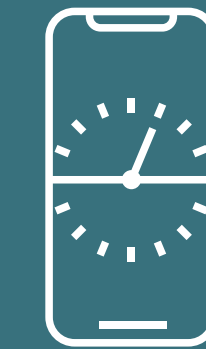
Mechanical ventilation systems with heat recovery



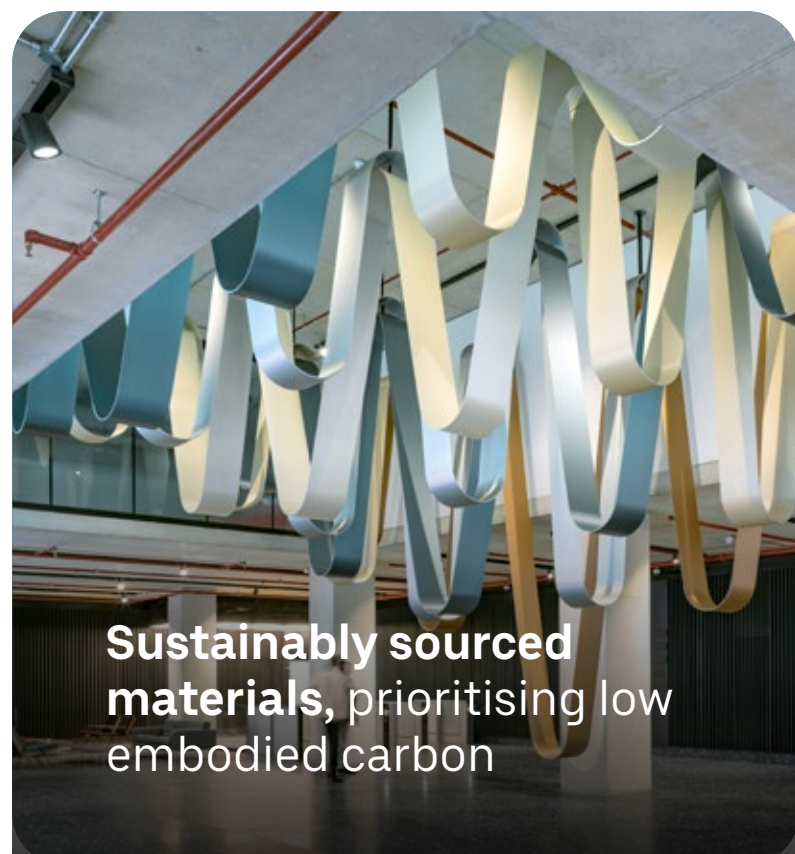
Chilled beam system on lower floors



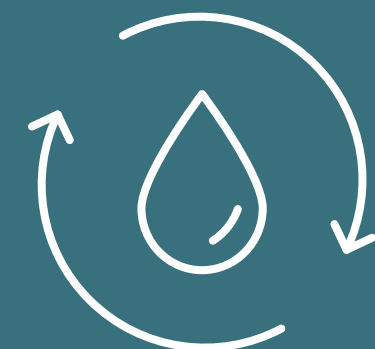
Low-energy lighting used throughout



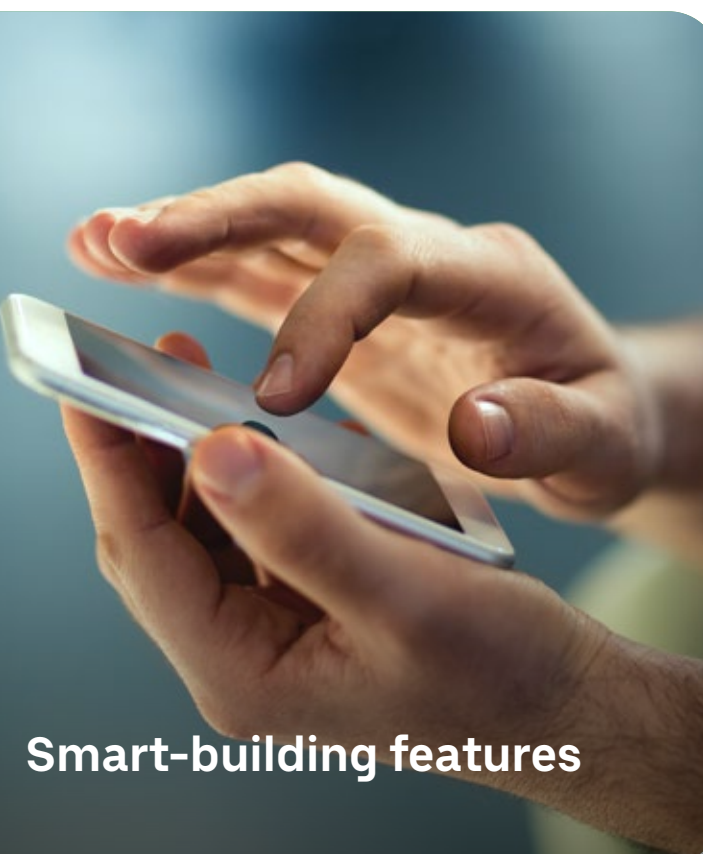
Smart-sub metering enabling occupiers to monitor electricity usage



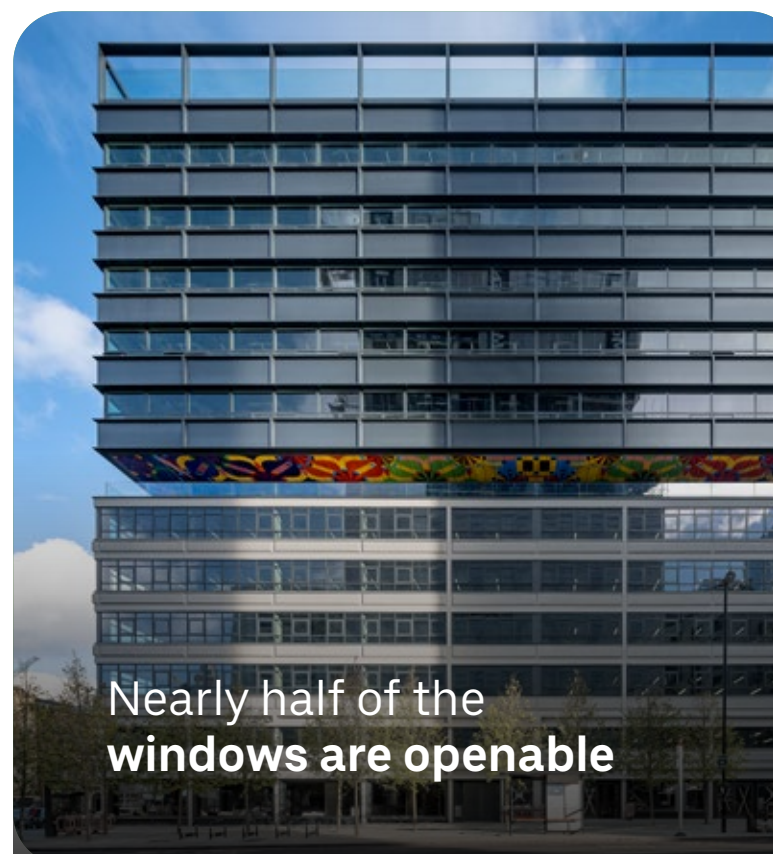
Sustainably sourced materials, prioritising low embodied carbon



Water efficient equipment and fixtures installed throughout



Smart-building features



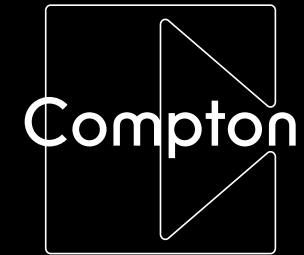
Nearly half of the **windows are openable**



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



Sustainable drainage system (SuDS) on the roof



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