



FLOOR PLANS

# THE ROWE

LONDON E1 7PE





# SCHEDULE OF AREAS

Let Amenity

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	TERRACE (SQ FT)
12 - Business Lounge	818	76	8,408
11 - Ziff Davis	13,875	1,289	299
10	13,875	1,289	299
9	13,868	1,288	299
8	13,862	1,288	299
7	13,873	1,289	299
6 - koba*	10,846	1,008	3,027
5 - koba*	13,702	1,273	1,440
4 - Under offer	15,234	1,415	1,667
3 - Part Let	9,660	897	127
2 - Educational Use	17,178	1,596	127
1 - Educational Use	14,248	1,324	994
G - Reception & Café	5,254	488	-
G - Educational Use	2,692	250	-
<b>TOTAL</b>	<b>166,071</b>	<b>15,429</b>	<b>17,285</b>



# GROUND FLOOR

- Educational use
- Cycle storage
- Terrace
- Shared services & building management



EDUCATIONAL USE

**2,692** SQ FT

**250** SQ M

RECEPTION & CAFÉ

**5,254** SQ FT

**488** SQ M

# FIRST FLOOR

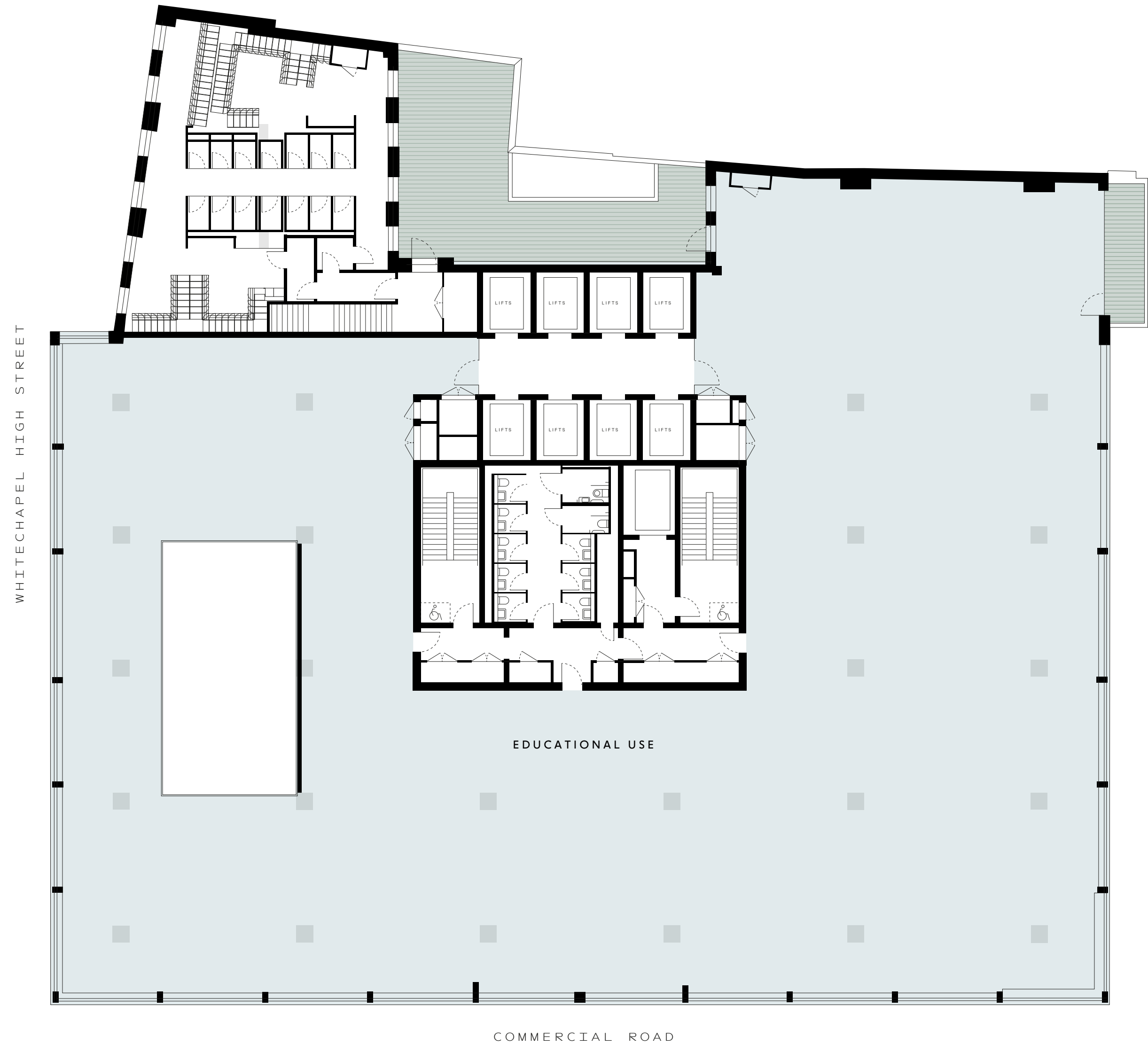
■ Educational use ■ Terrace □ Core services

EDUCATIONAL USE

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

TERRACE

**994** SQFT | **92** SQM





# SECOND FLOOR

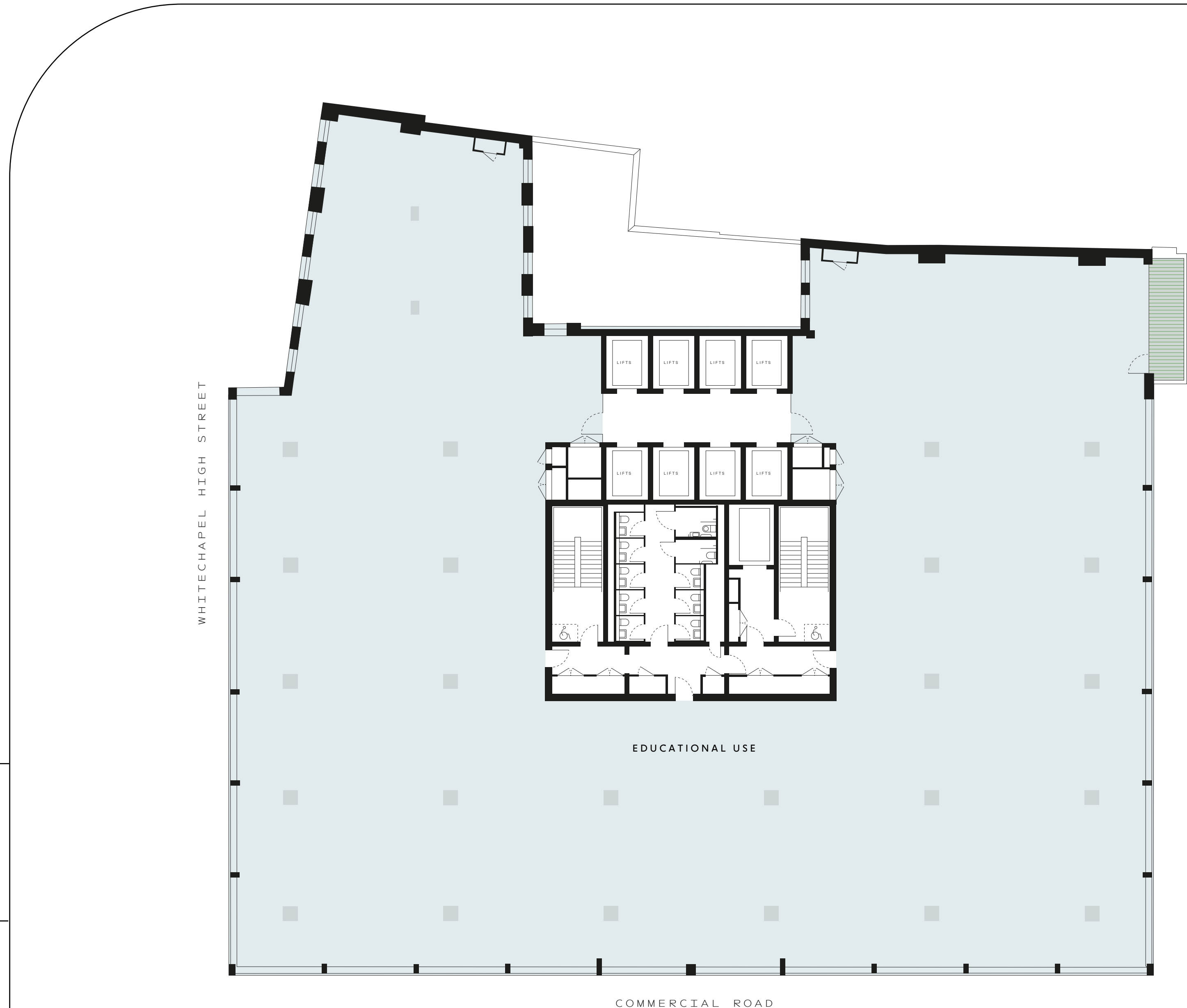
■ Educational use ■ Terrace □ Core services

EDUCATIONAL USE

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

TERRACE

**127** SQFT | **12** SQM



# THIRD FLOOR

Office/Educational use
  Let
  Shared services
  Terrace

## SPACE BREAKDOWN

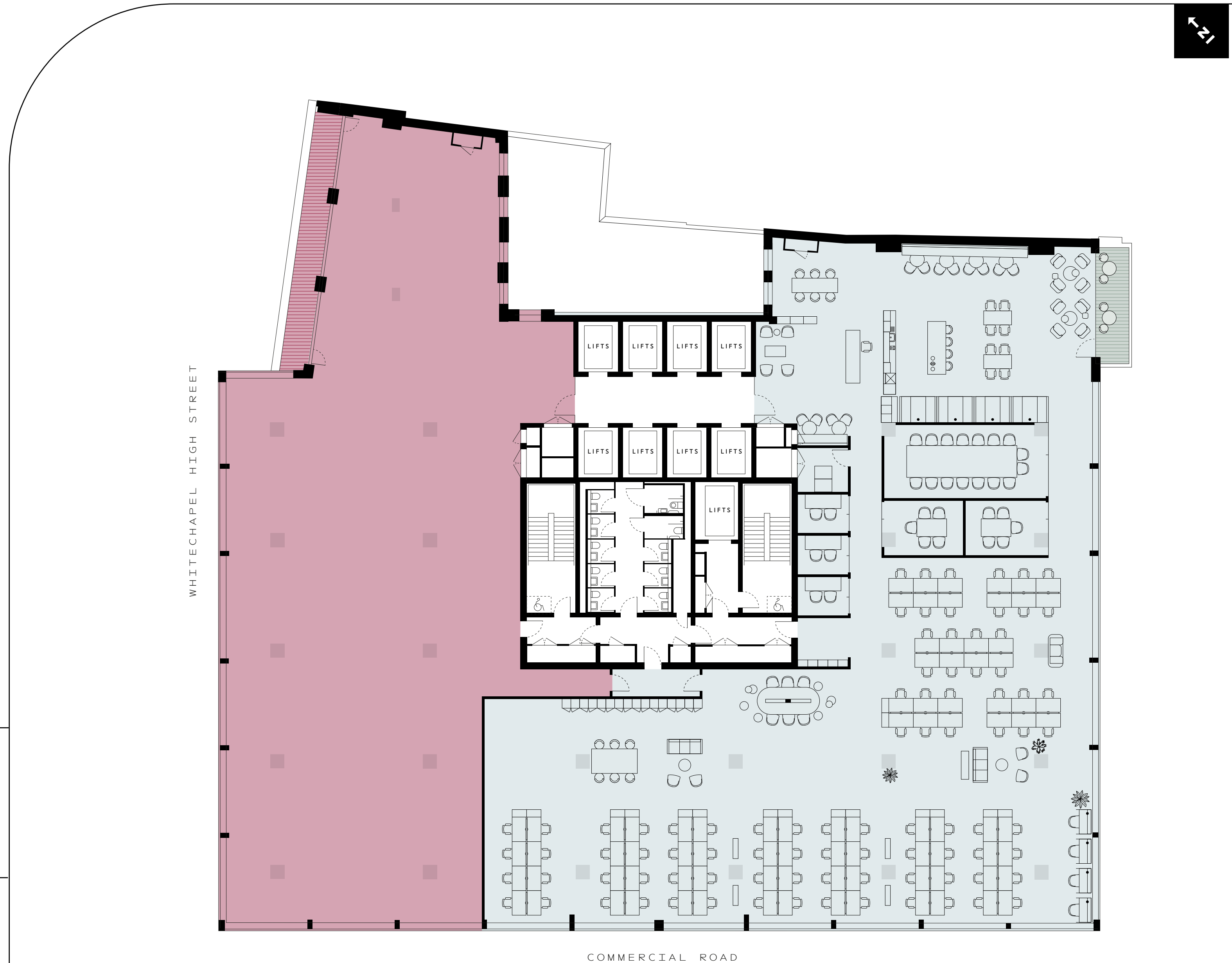
- 1 x Reception
- 1 x Tea Point
- 1 x Comms
- 1 x Print Area
- 92 x Desks (1400)
- 4 x Open Collab
- 3 x 2p Meeting
- 2 x 5p Meeting
- 1 x 1p Meeting
- 16 x Lockers/Coats (@5H lockers = 80)

## OFFICE / EDUCATIONAL USE

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

## TERRACE

**127** SQ FT | **12** SQ M



# FOURTH FLOOR

UNDER OFFER

New fitted office
  Core services
  Terrace

## SPACE BREAKDOWN

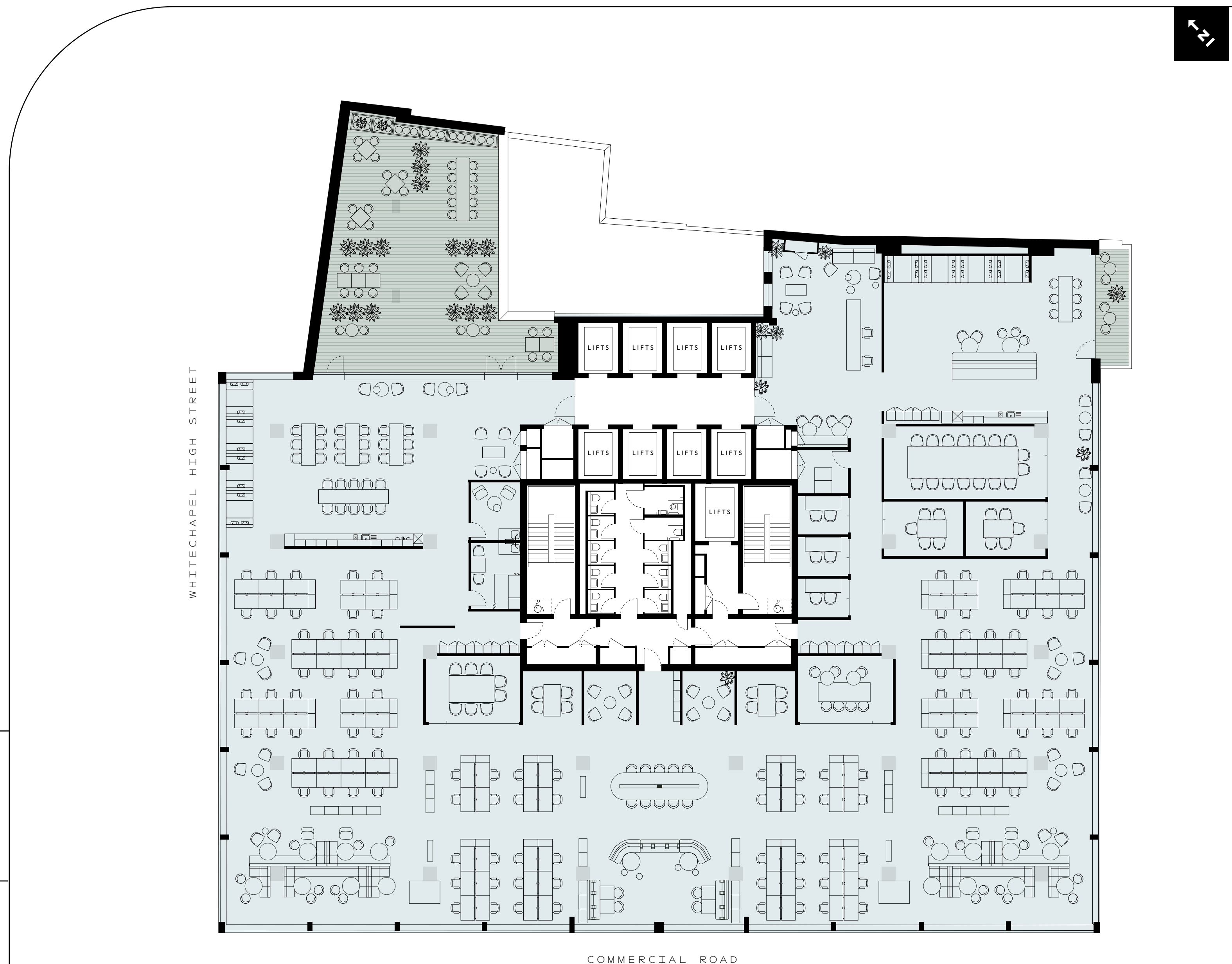
- 1 x Reception
- 2 x Tea Point
- 1 x Comms
- 1 x Print Area
- 1 x Wellness
- 1 x First Aid Room
- 112 x Desks (1400)
- 3 x Open Collab
- 3 x 2p Meeting
- 2 x 5p Meeting
- 1 x 8p Meeting
- 1 x 16p Meeting
- 1 x AV Room
- 24 x Lockers/Coats (@5H lockers = 120)

### OFFICE

**15,234** SQ FT | **1,415** SQ M

### TERRACE

**1,667** SQ FT | **155** SQ M



# FIFTH FLOOR

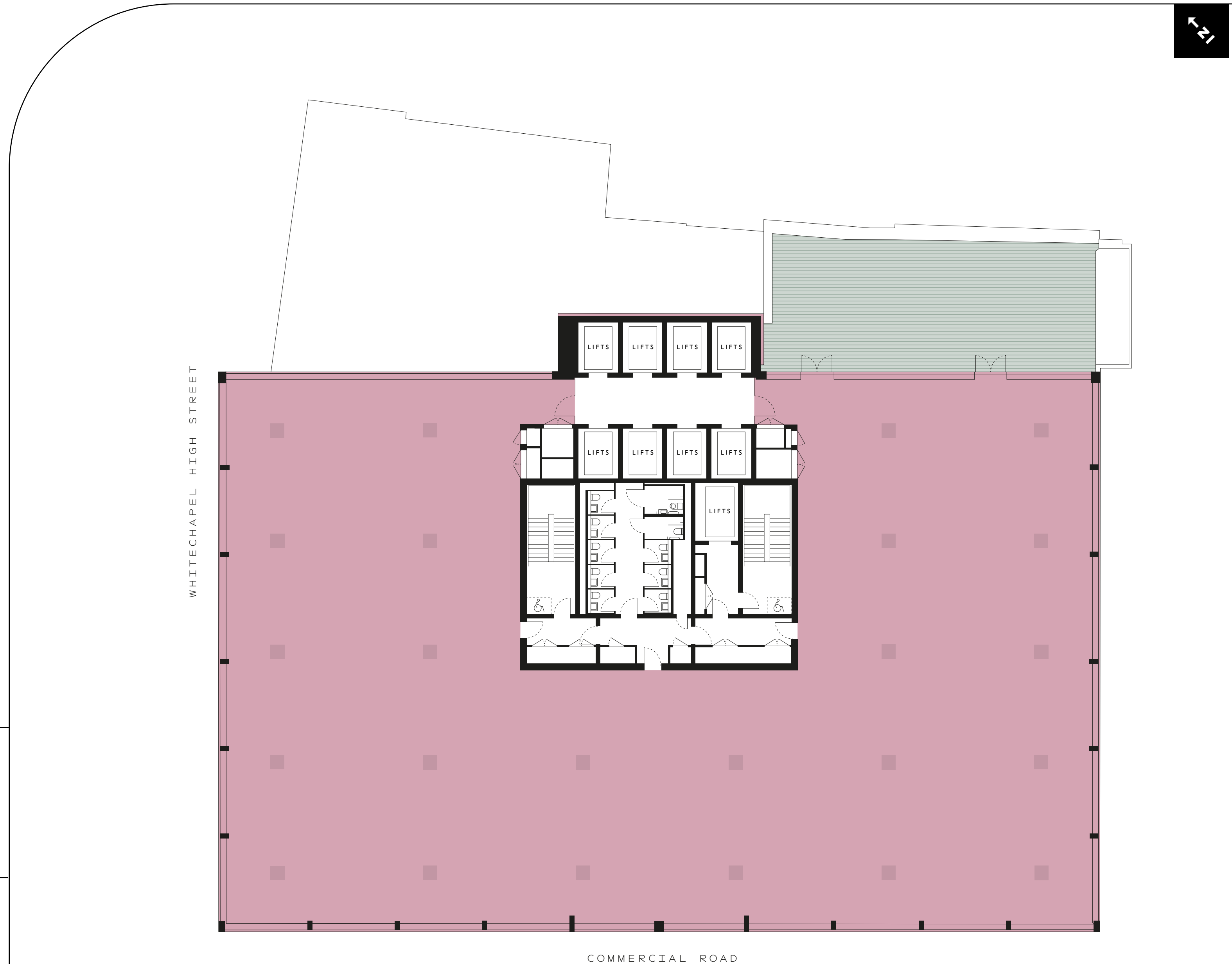
■ Koba at The Rowe    □ Shared services    ▨ Terrace

OFFICE

**13,702** SQFT | **1,273** SQM

TERRACE

**1,440** SQFT | **134** SQM



# SIXTH FLOOR

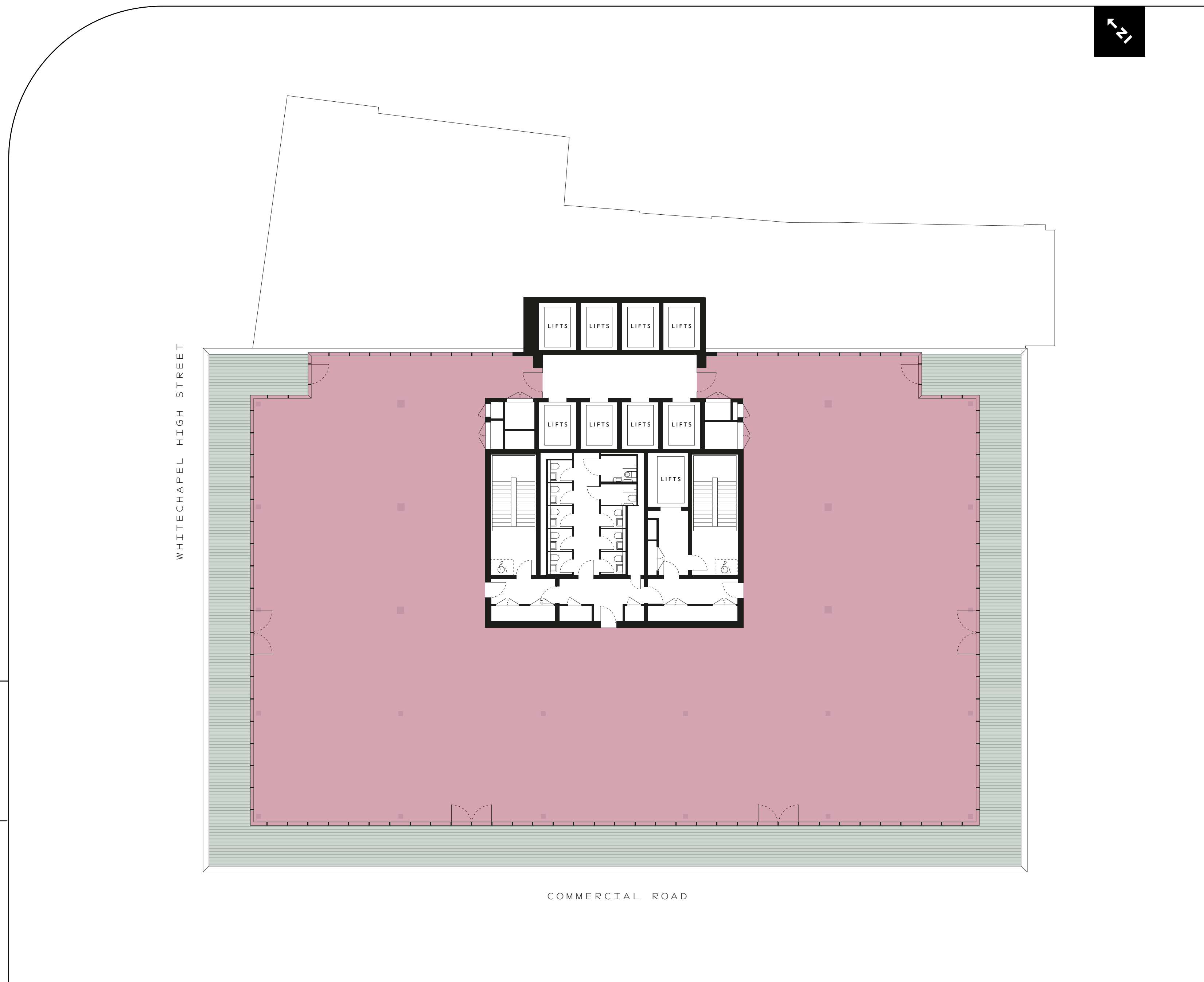
■ Koba at The Rowe   ■ Shared services   ■ Terrace

OFFICE

**10,846** SQFT | **1,008** SQM

TERRACE

**3,027** SQFT | **281** SQM



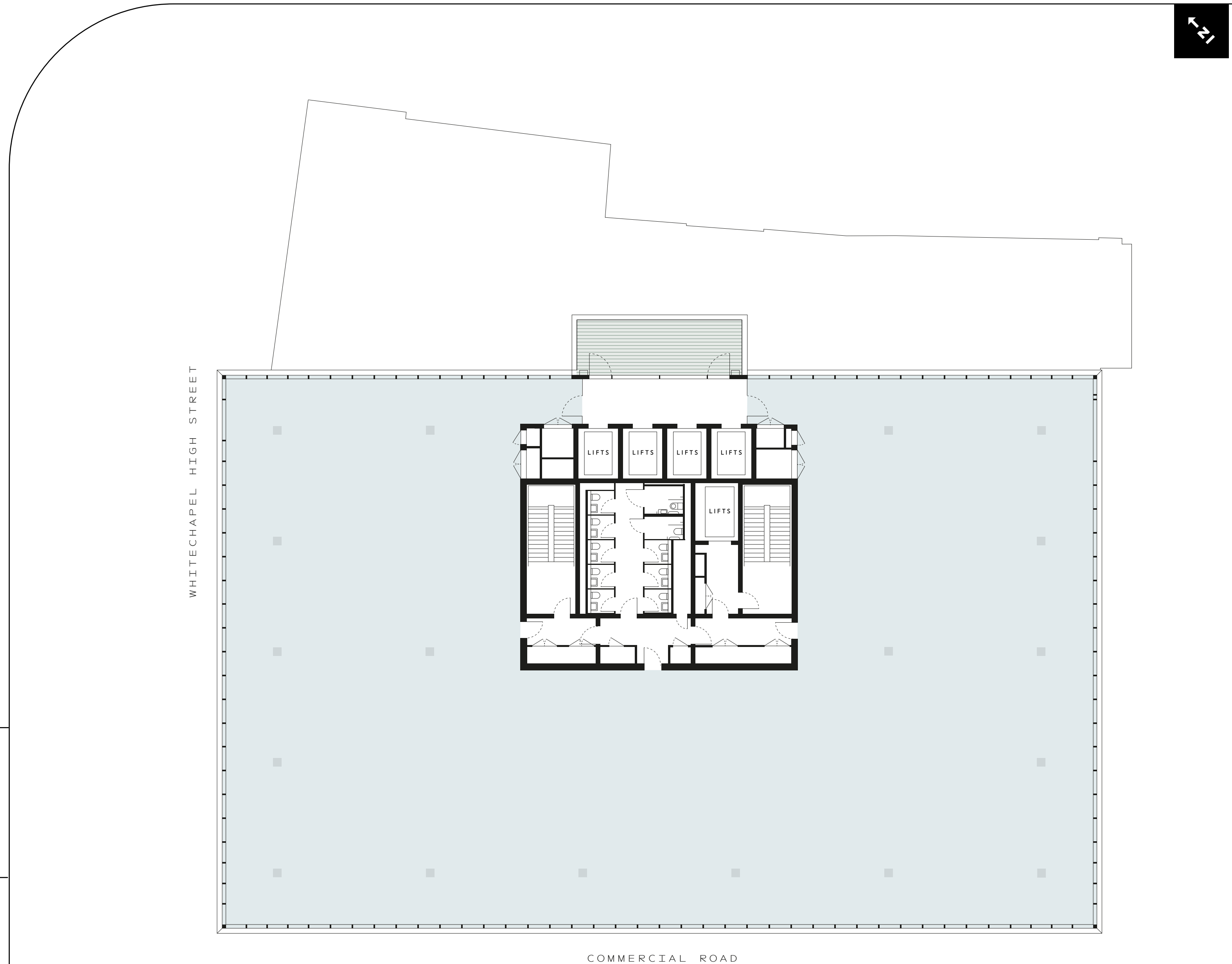
# SEVENTH - TENTH

## 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

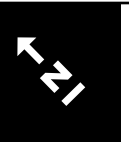
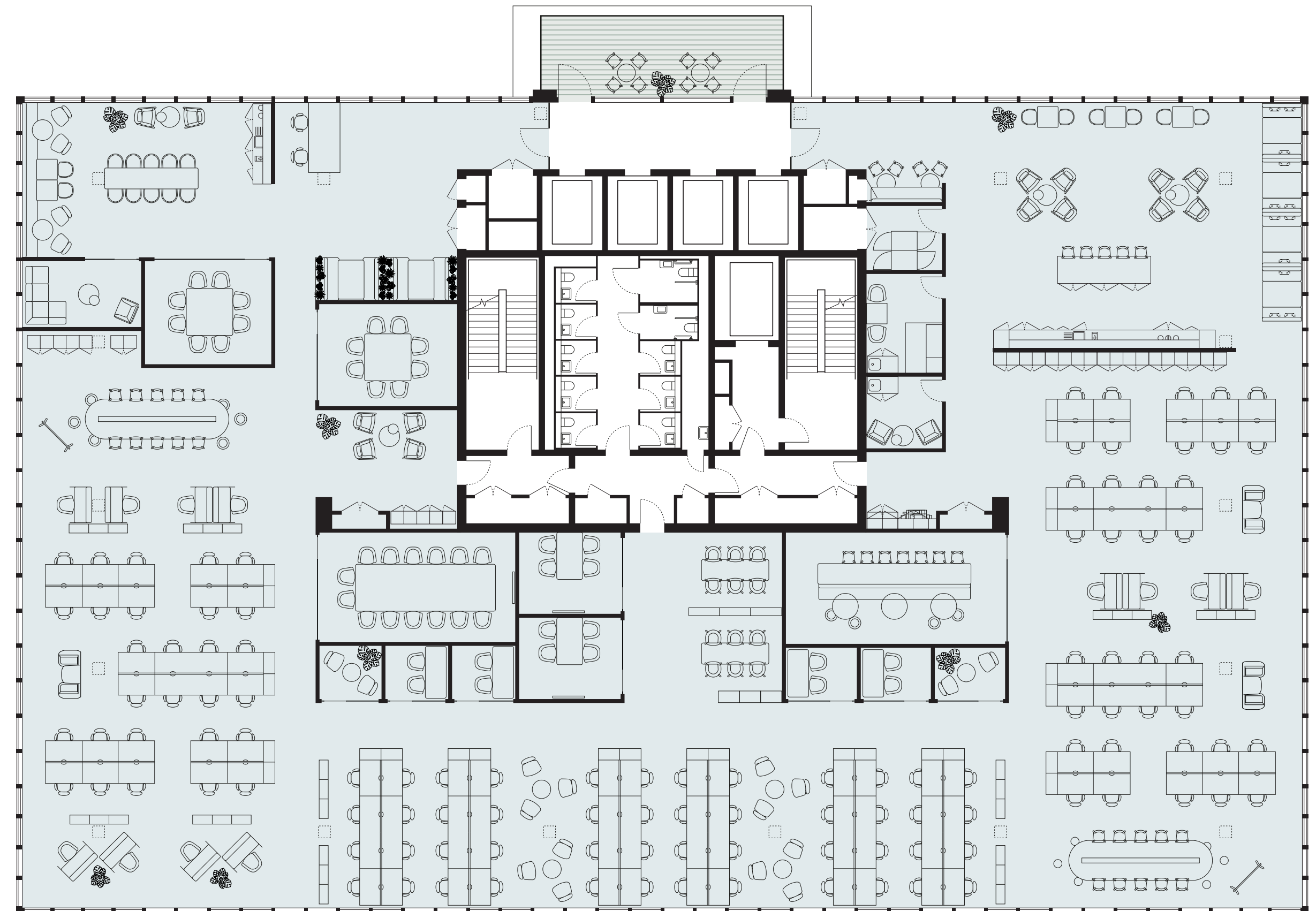
- 1 x Reception
- 2 x Tea Points
- 1 x Communication Room
- 1 x Print Area
- 1 x Wellness Room
- 1 x First Aid Room
- 112 x Desks
- 8 x Breakout / Informal Meeting
- 6 x 2p Meeting Rooms
- 2 x 4p Meeting Rooms
- 3 x 8p Meeting Rooms
- 1 x 16p Meeting Room
- 1 x AV Room
- 23 x Lockers/Coats (@5H lockers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

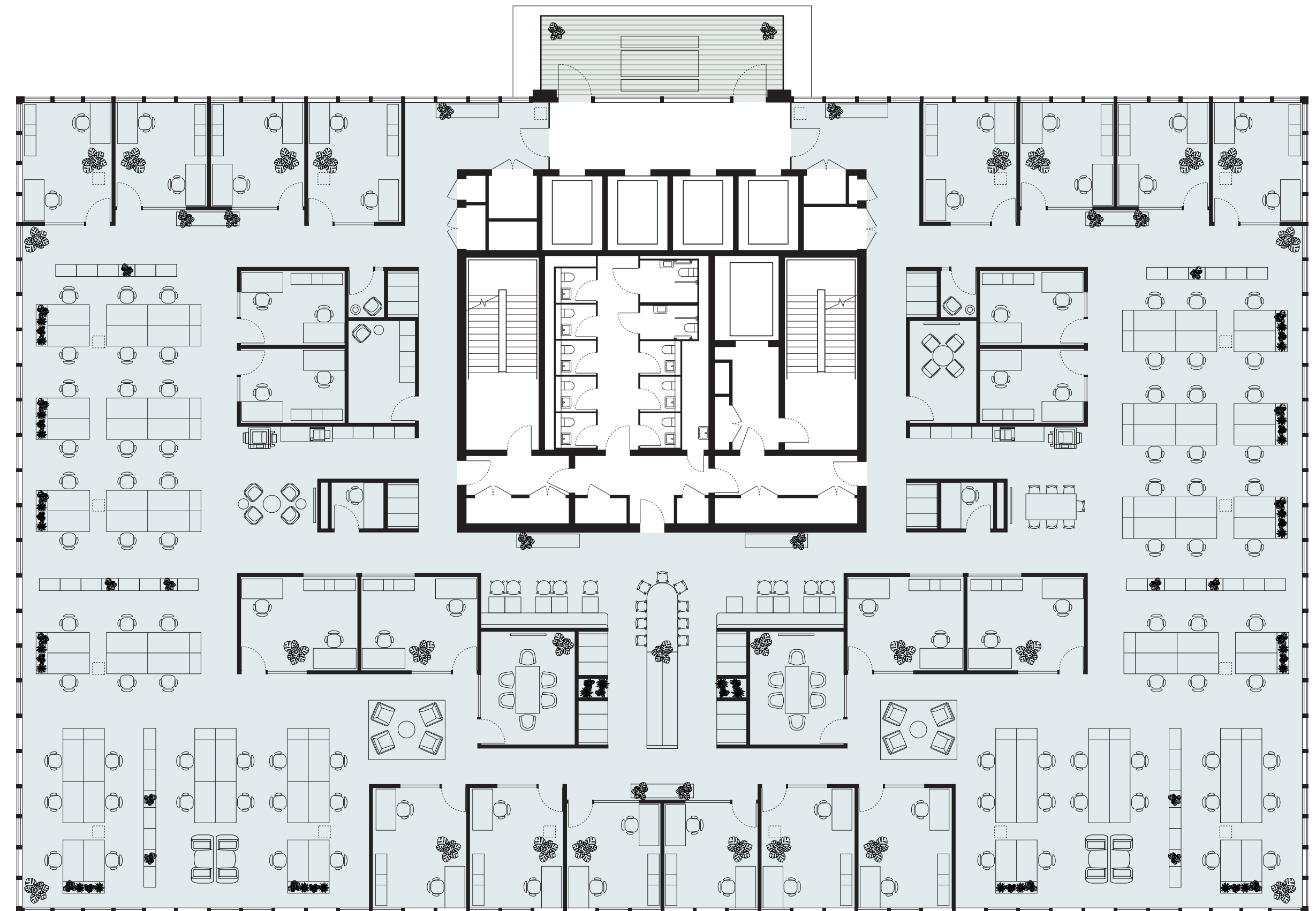
- 80 x Desks
- 22 x 2 Person Offices (44 Desks)
- 2 x Focus Rooms
- 2 x Phone Call Rooms
- 8 x Booths
- 6 x Breakout / Informal Meeting
- 1 x 4 Person Meeting Room
- 2 x 6 Person Meeting Rooms
- 1 x Wellness Room
- 1 x Large Teapoint with Seating
- 1 x External Terrace with Seating

### 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

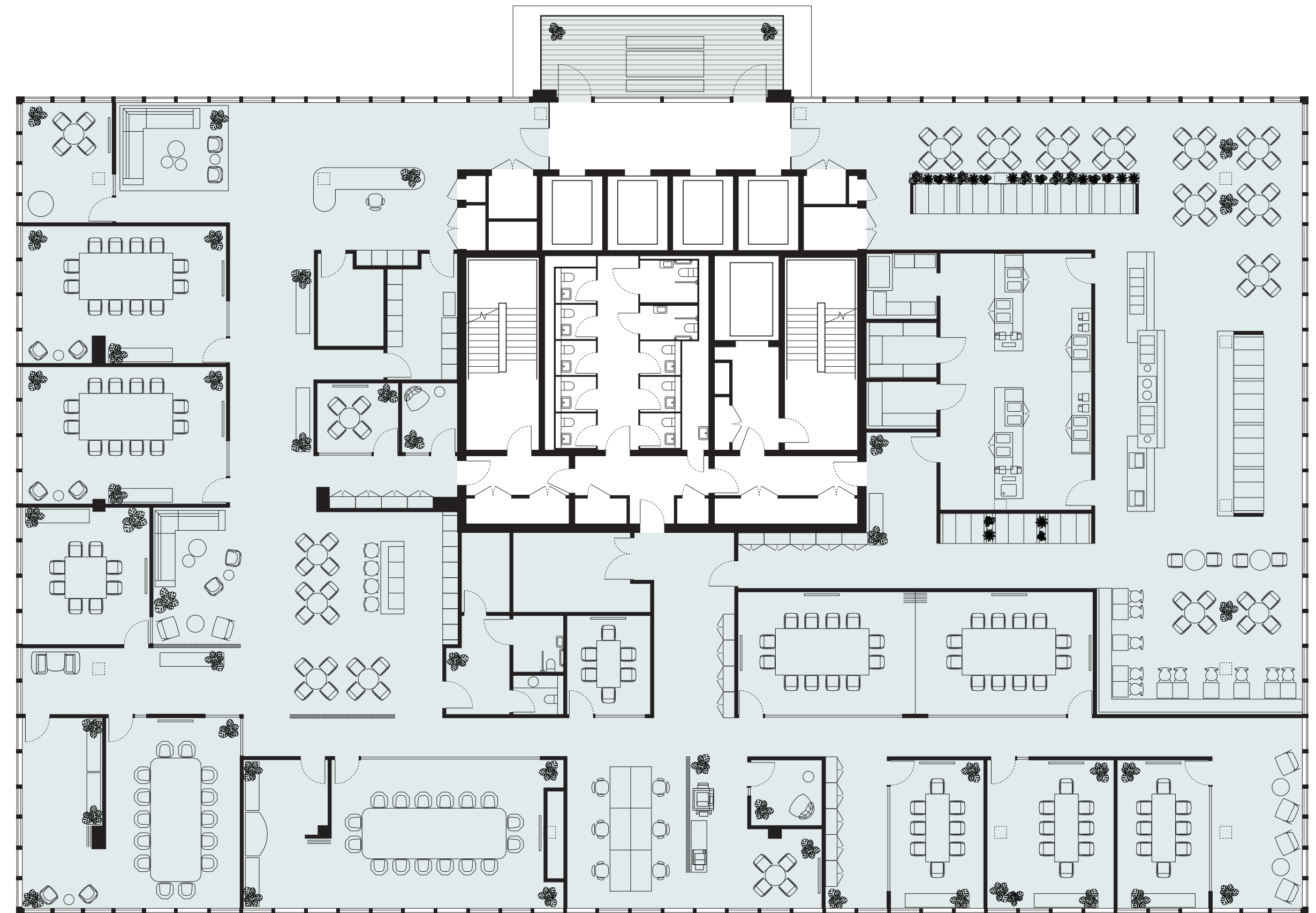
- 1 x 118 Person Cafeteria
- 1 x Kitchen
- 1 x Reception with Welcome Lounge
- 2 x 4 Person Meeting Room
- 1 x 6 Person Meeting Room
- 4 x 8 Person Meeting Room
- 4 x 12 Person Meeting Room
- 1 x 14 Person Meeting/Dining Room
- 1 x 16 Person Meeting/Dining Room
- 1 x Client Tea point with Breakout
-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

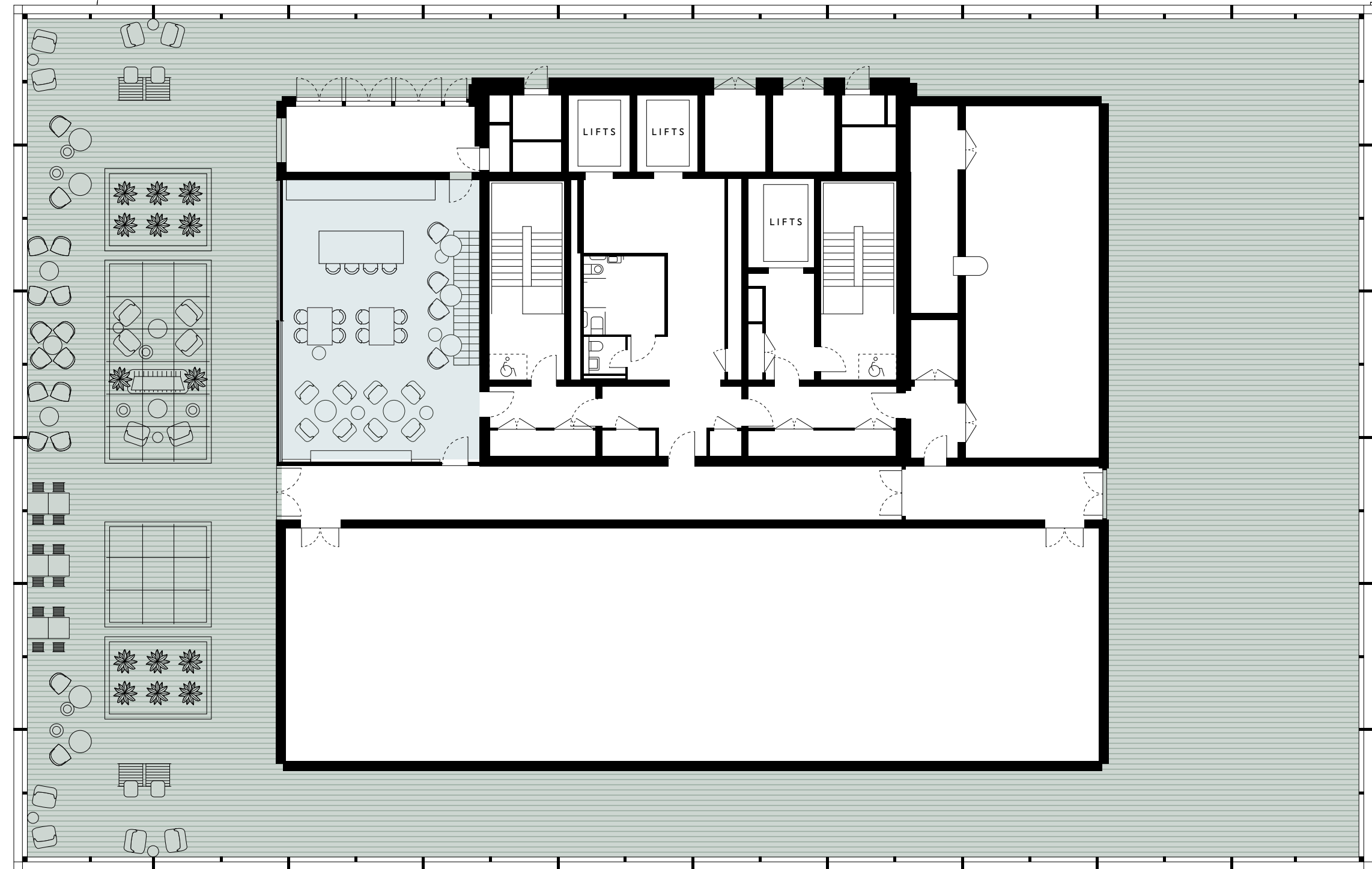
BUSINESS LOUNGE

**818** SQFT | **76** SQM

COMMUNAL TERRACE

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

WHITECHAPEL HIGH STREET



COMMERCIAL ROAD

# T H E R O W E

**THEROWE.LONDON**



The Joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (4) CGIs for indicative purposes only. April 2026.