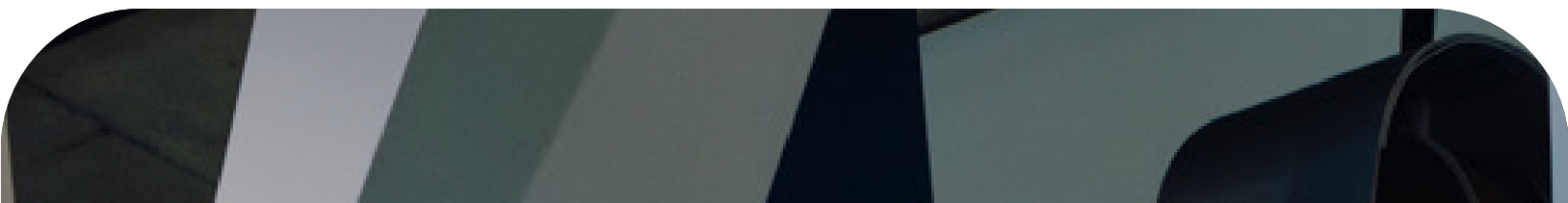
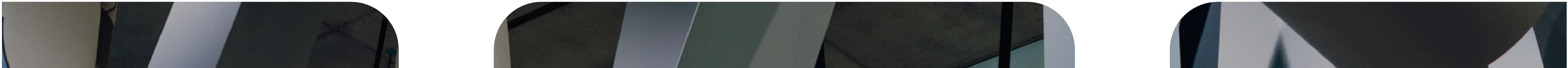
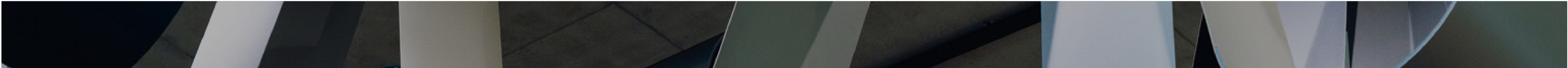


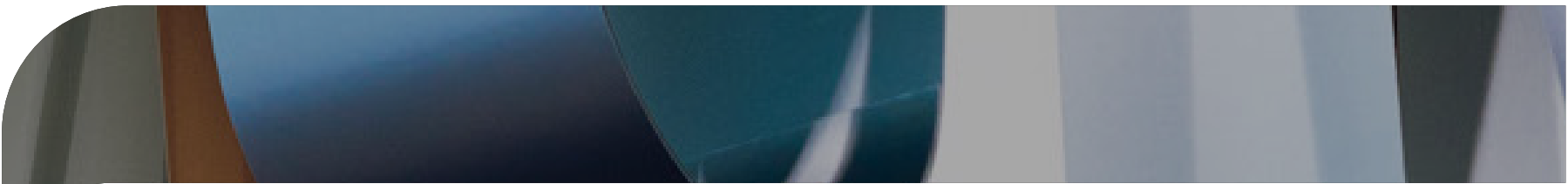
T H E R O W E

THEROWE.LONDON



**NEXT LEVEL
WORKSPACE**

In the heart of eclectic E1



THE FULL STACK



T H E
R O W E

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



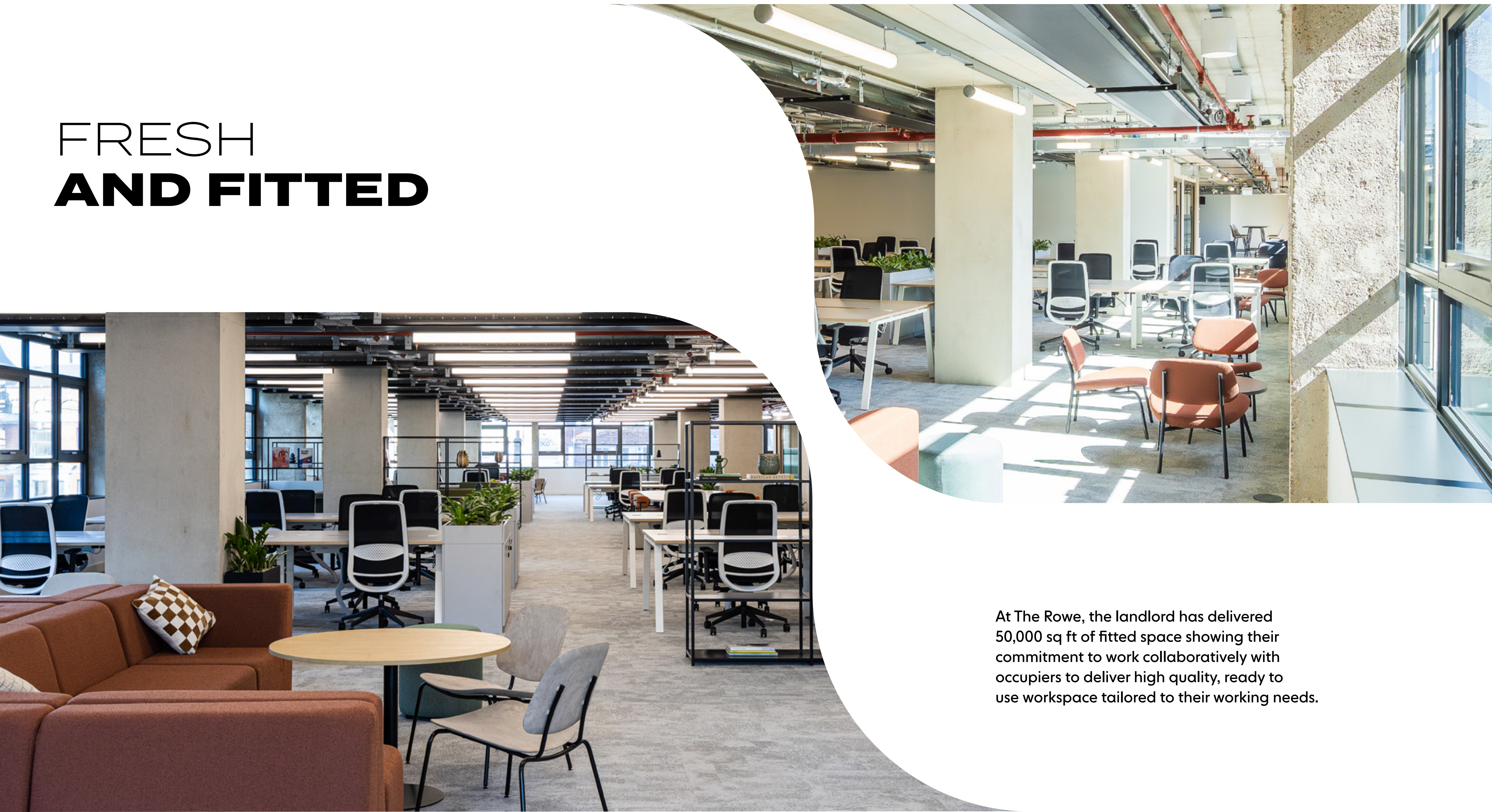
Third floor fitted reception



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**



At The Rowe, the landlord has delivered 50,000 sq ft of fitted space showing their commitment to work collaboratively with occupiers to deliver high quality, ready to use workspace tailored to their working needs.

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	AVON		-	-	-
3	CENTRE POINT ENDING YOUTH HOMELESSNESS	AVAILABLE – FULLY FITTED EDUCATIONAL/OFFICE USE	TERRACE	9,660	127
2	AVAILABLE – EDUCATIONAL AND OFFICE USE	TERRACE	17,178	127	
1	AVAILABLE – EDUCATIONAL AND OFFICE USE	TERRACE	14,248	994	
G	AVAILABLE – EDUCATIONAL AND OFFICE USE	RECEPTION & CAFÉ	2,692	-	
		TOTAL AVAILABLE SPACE	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

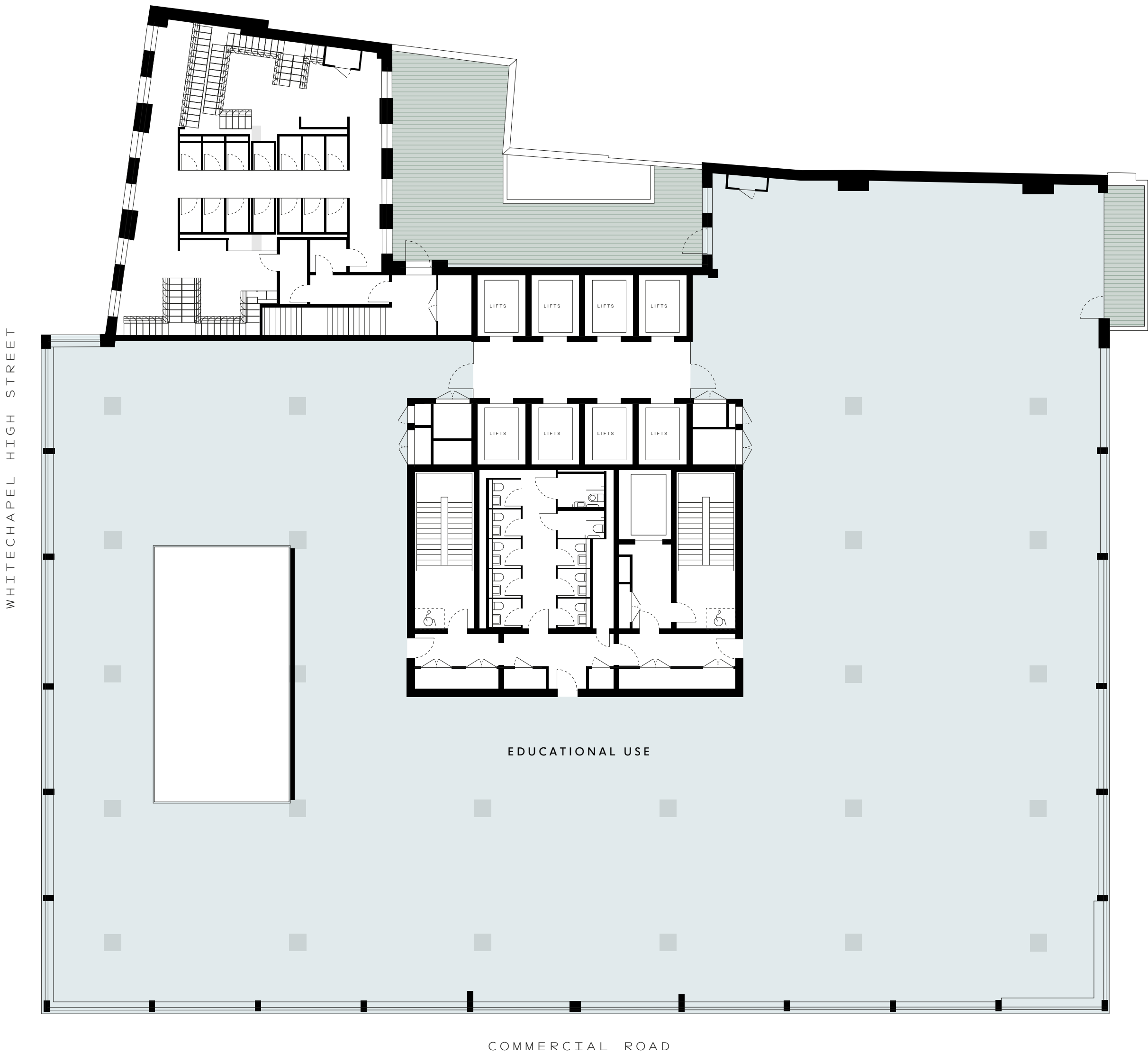


FIRST FLOOR

Educational use
Terrace
Core services

EDUCATIONAL USE
14,248 SQ FT | **1,324** SQ M

TERRACE
994 SQ FT | **92** SQ M

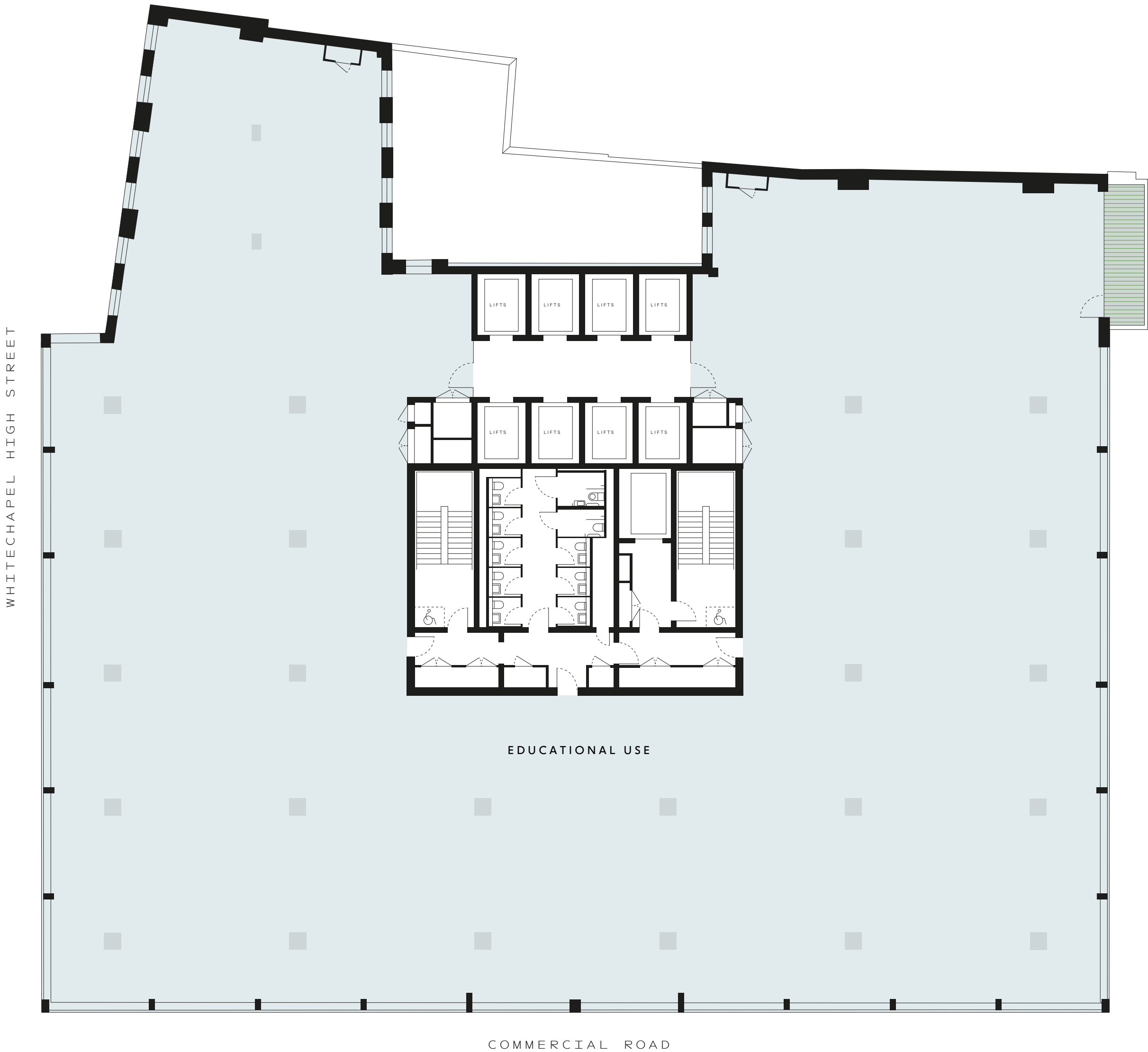


SECOND FLOOR

Educational use
Terrace
Core services

EDUCATIONAL USE
17,178 SQ FT | 1,596 SQ M

TERRACE
127 SQ FT | 12 SQ M



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 2-Person Meeting Rooms
- 2 x 5-Person Meeting Rooms
- 1 x 1-Person Meeting Room
- 16 x Lockers/Coats (@5H lockers = 80)

OFFICE/EDUCATIONAL USE

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

TERRACE

127 SQ FT | **12** SQ M



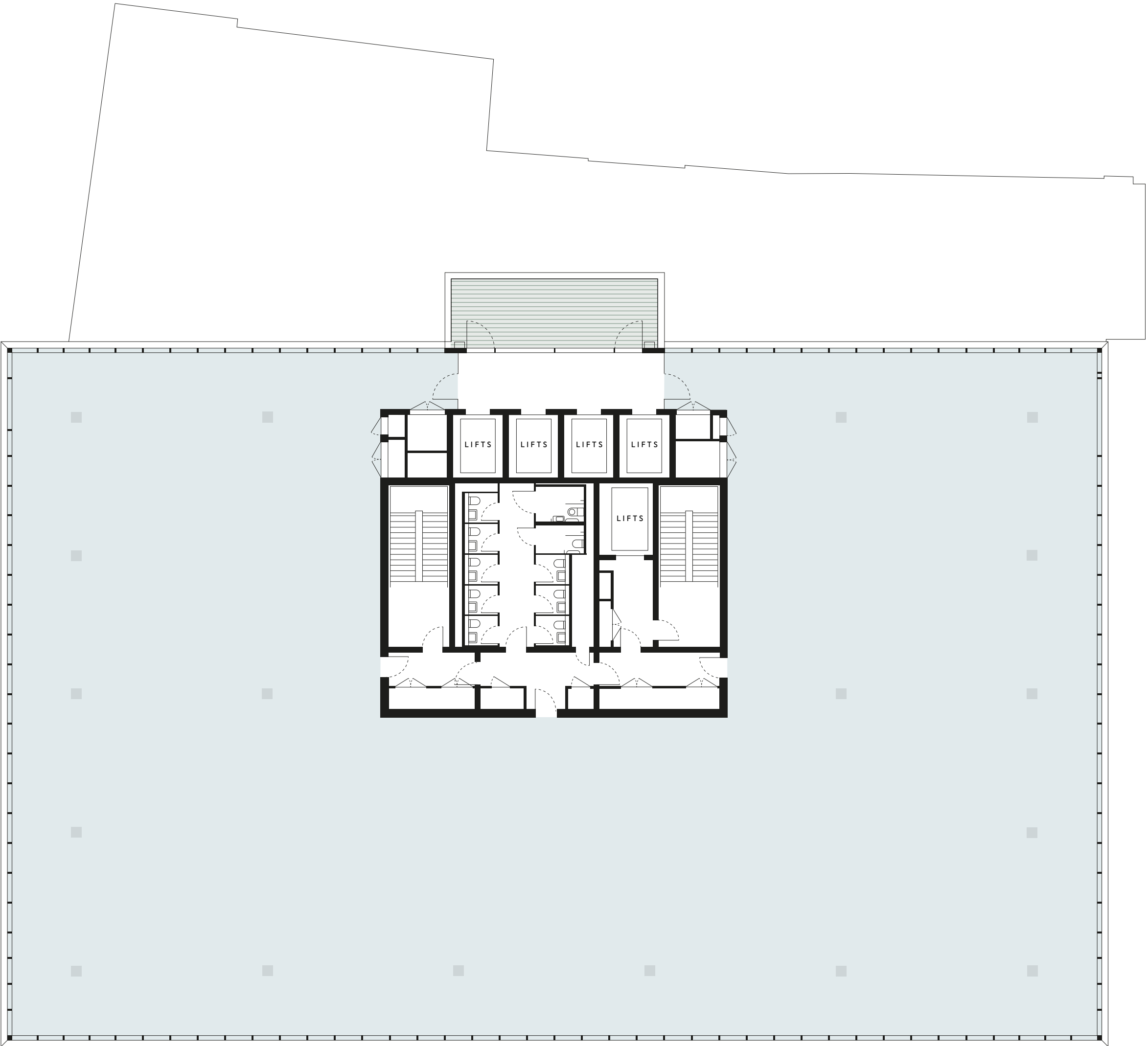
SEVENTH - TENTH TYPICAL FLOOR

Office Shared services Terrace

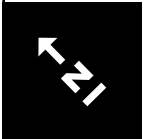
OFFICE
13,862 SQ FT | 1,288 SQ M

TERRACE
299 SQ FT | 28 SQ M

WHITECHAPEL HIGH STREET



COMMERCIAL ROAD



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 2-Person Meeting Rooms
- 2

x 4-Person Meeting Rooms
- 3

x 8-Person Meeting Rooms
- 1

x 16-Person Meeting Room
- 1

x AV Room
- 23

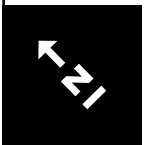
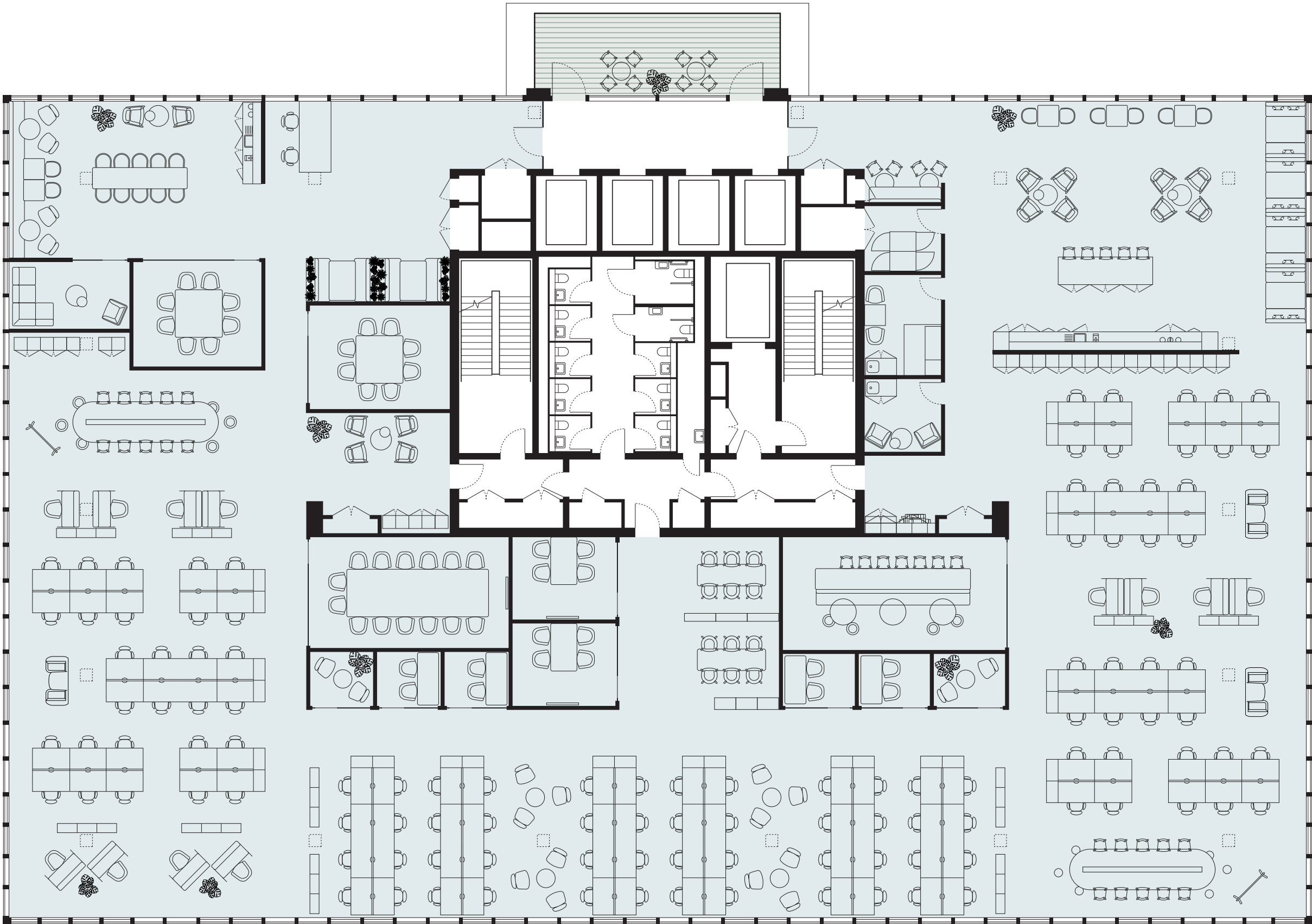
x Lockers/Coats (@5H lockers = 115)

OFFICE

13,862 SQ FT | 1,288 SQ M

TERRACE

299 SQ FT | 28 SQ M



7TH-10TH TYPICAL FLOOR

INDICATIVE
LAYOUT
LEGAL

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 Tea Point with Seating

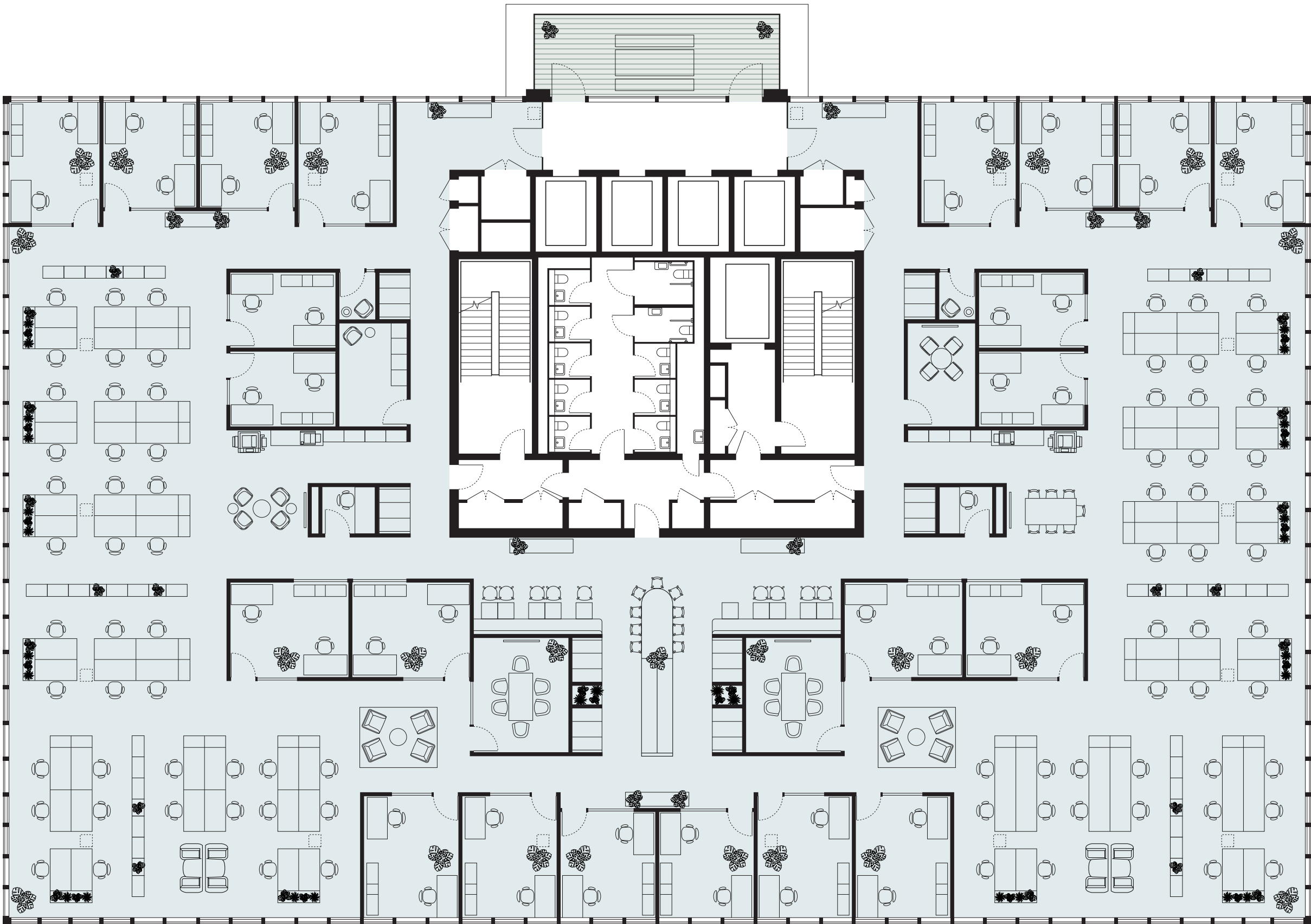
1 x External Terrace with Seating

OFFICE

13,862 SQ FT | 1,288 SQ M

TERRACE

299 SQ FT | 28 SQ M



7TH-10TH TYPICAL FLOOR

INDICATIVE LAYOUT MEETING ROOM SUITE

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 Rooms

1 x 6-Person Meeting Room

4 x 8-Person Meeting Rooms

4 x 12-Person Meeting Rooms

1 x 14-Person Meeting/Dining Room

1 x 16-Person Meeting/Dining Room
- 1 x Client Tea Point with Breakout

1 x Client Touchdown & 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

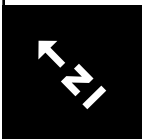
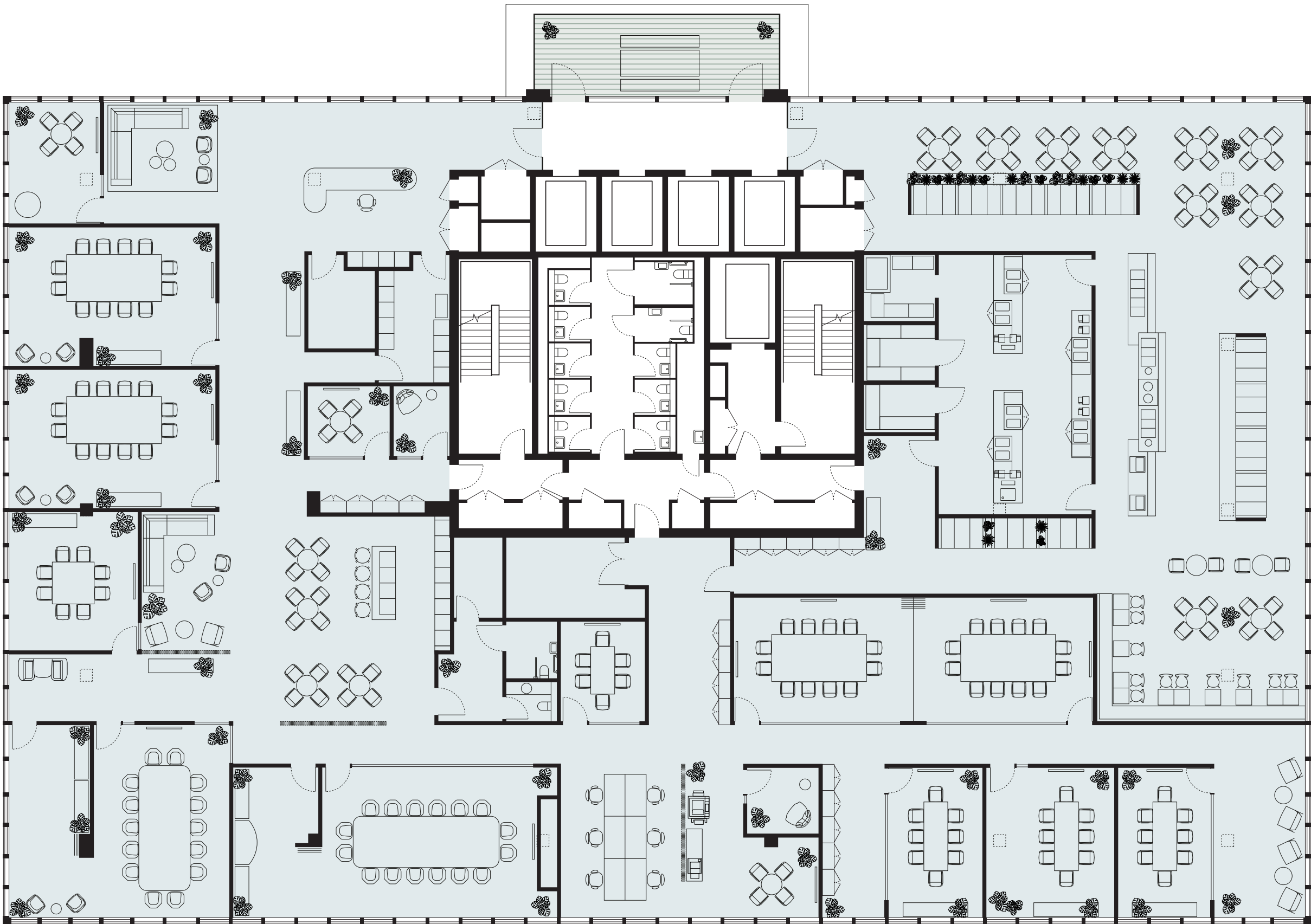
TERRACE

299

SQ FT

28

SQ M



BUSINESS LOUNGE & COMMUNAL TERRACE

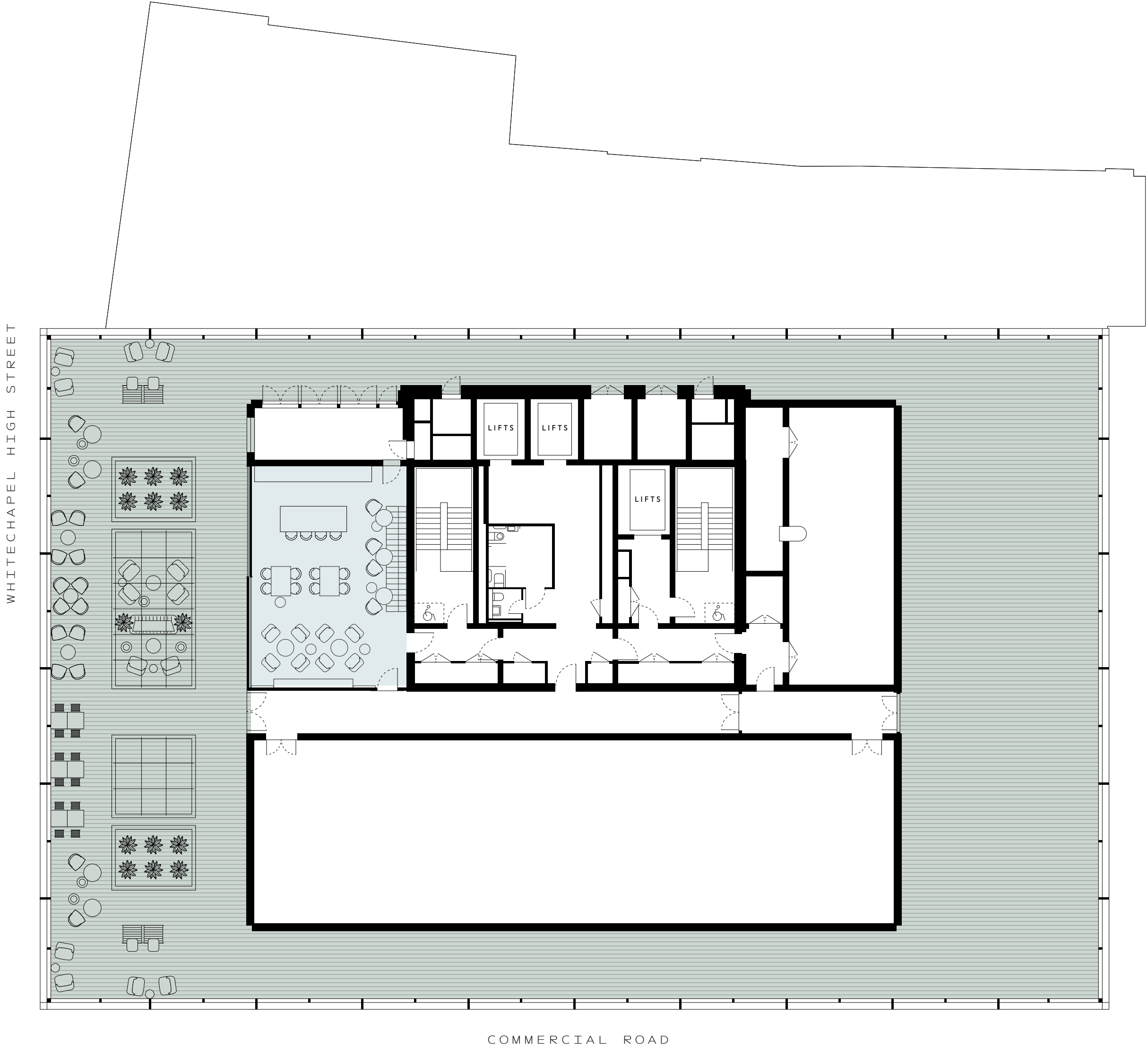
Business Lounge Shared services Terrace

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

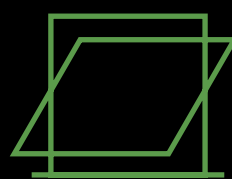
Lockers



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



Peloton bike studio



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.



COFFEE

- 1 Exmouth Coffee Company
- 2 Dulce Coffee
- 3 Alba Coffee
- 4 Black Sheep Coffee
- 5 JAAQ Coffee
- 6 Copper Coffee
- 7 Trade
- 8 Watchhouse Spitalfields
- 9 Querky Cafe
- 10 Long Shot Coffee
- 11 Kahaila Cafe

RESTAURANTS

- 1 Puppa
- 2 Efes Restaurant
- 3 Amber
- 4 The Culpeper
- 5 Som Saa
- 6 Satyrio
- 7 The Cardinal
- 8 Itsu
- 9 Bubala
- 10 Chez Elles Bistrot
- 11 Gunpowder
- 12 Ottolenghi

BARS & PUBS

- 1 The Castle
- 2 Boom Battle Bar
- 3 Leman Street Tavern
- 4 Apples & Pears
- 5 Sotto Cucina & Bar
- 6 PocketSquare Skyline Bar
- 7 The Hoop & Grapes
- 8 The Ten Bells
- 9 The Mayor Of Scaredy Cat Town
- 10 Pizza East
- 11 The Alchemist
- 12 Brick Lane Tap Room

FITNESS

- 1 CrossFit
- 2 Anytime Fitness
- 3 Arete Gyms
- 4 City Boulderling
- 5 PureGym Aldgate
- 6 Fitness First

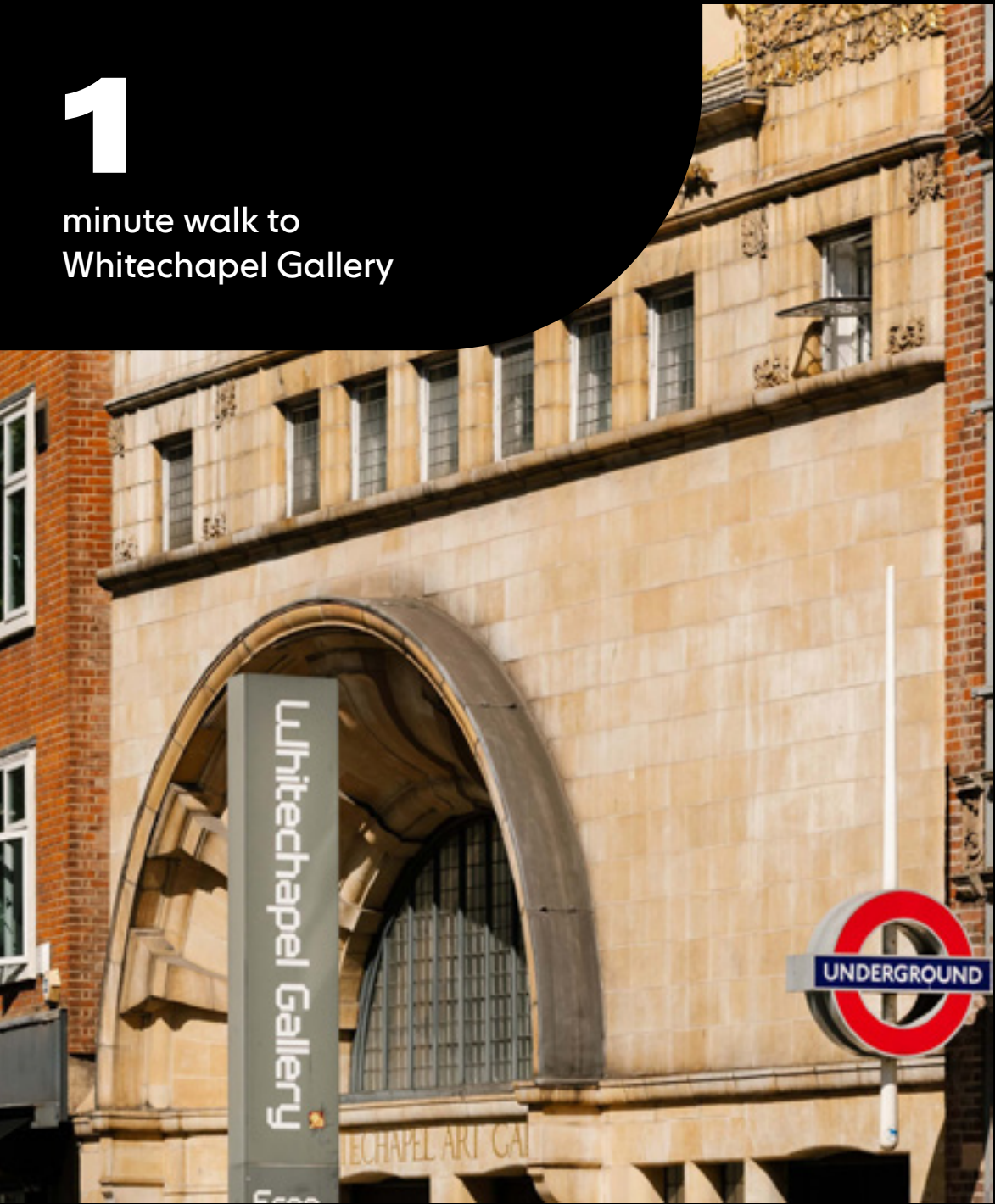


STACKED WITH CULTURE

WHITECHAPEL GALLERY	1 min walk	ANYTIME FITNESS	5 mins walk
BRICK LANE	3 mins walk	TRADE COFFEE	7 mins walk
THE CURZON CINEMA	4 mins walk	SATYRIO	7 mins walk
SOM SAA	5 mins walk	ARETE GYMS	7 mins walk
THE BUXTON	5 mins walk	BUBALA	8 mins walk
THE CULPEPER	5 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

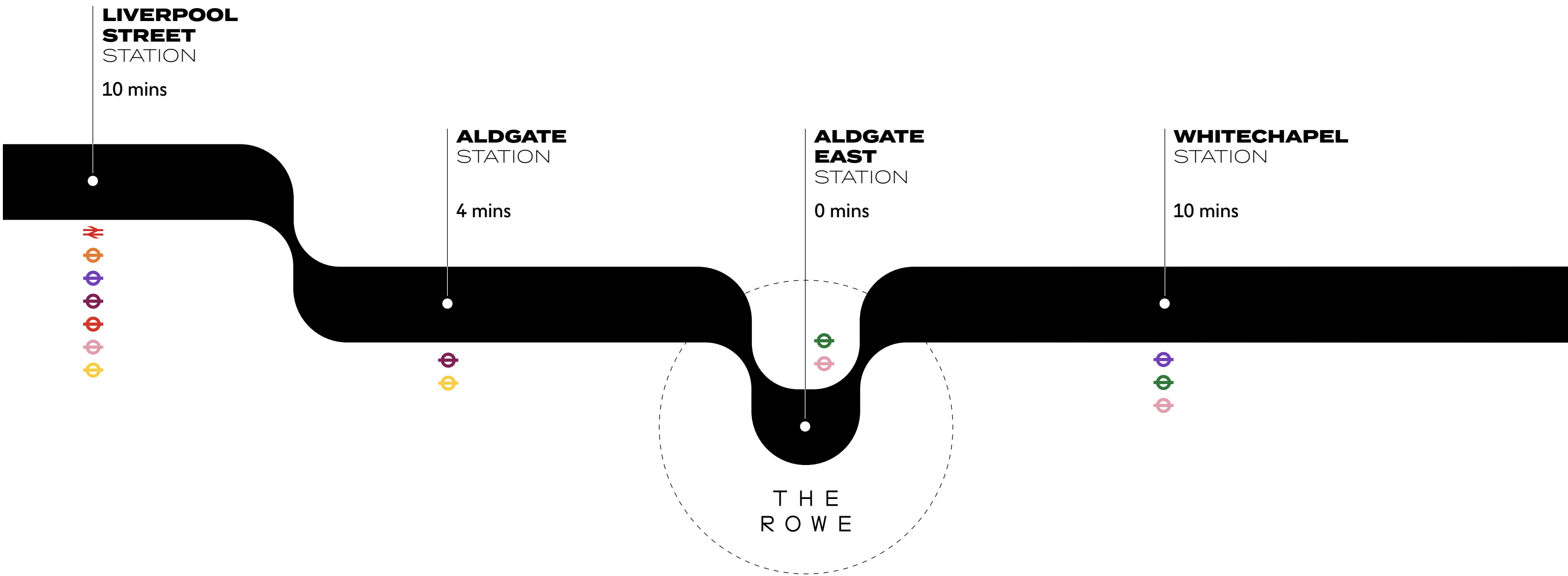
minutes walk to
Spitalfields



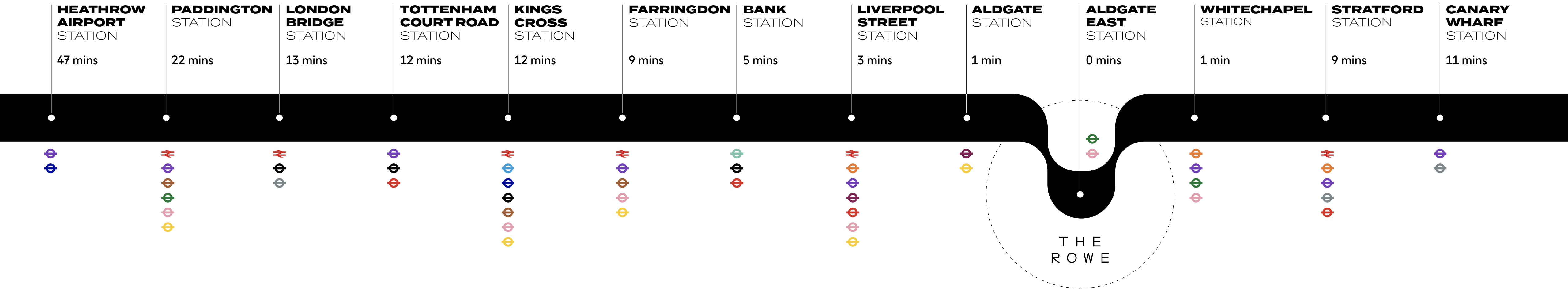
ALL THE RIGHT CONNECTIONS

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%

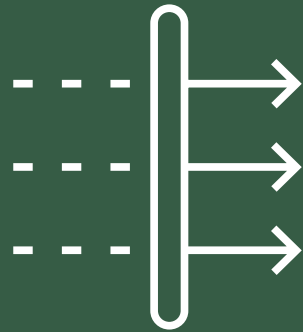
Renewable electricity

45%

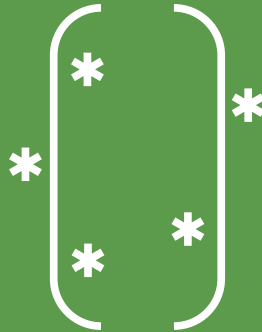
Less carbon emissions
than standard
office buildings



Outdoor space on every
floor and a large communal roof
garden



Mechanical ventilation systems
with heat recovery



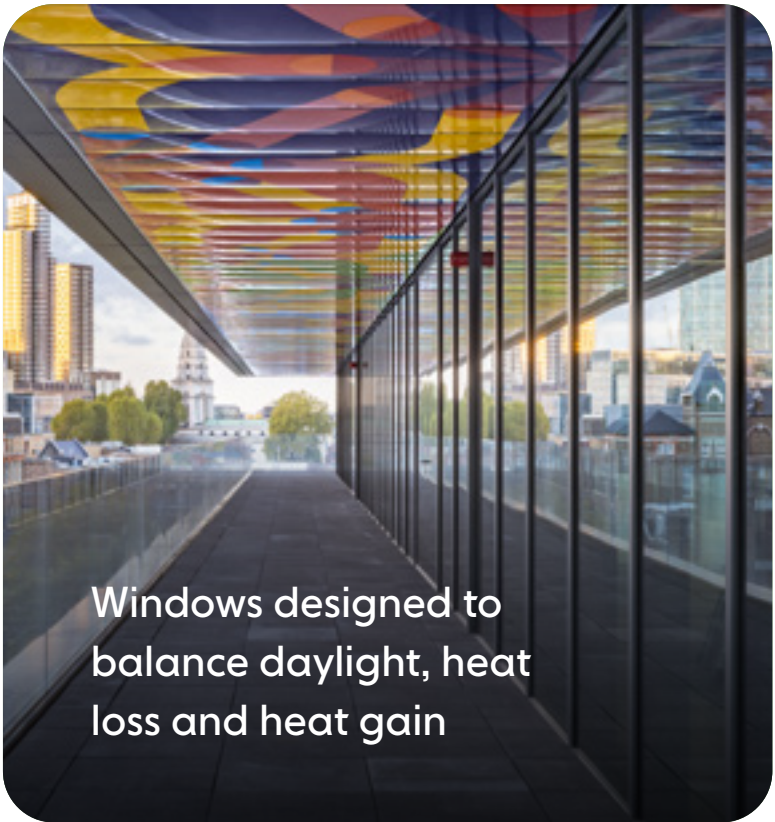
Chilled beam system
on lower floors



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

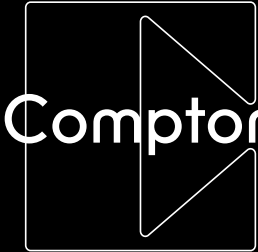
Monitoring the building’s utility data to optimise efficiencies and environments

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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