

# PLUG & PLAY

*A unique opportunity to acquire  
a fully fitted office in a revitalized  
Victorian wool warehouse.*

# FULLY FITTED & FURNISHED





The Loom offers  
characterful work  
spaces for creative  
businesses



# TAKE A LOOK



TAKE A VIRTUAL  
TOUR OF THE  
OFFICE SPACE

# THE SPACE

## Fully fitted and furnished office space



### Office space specification

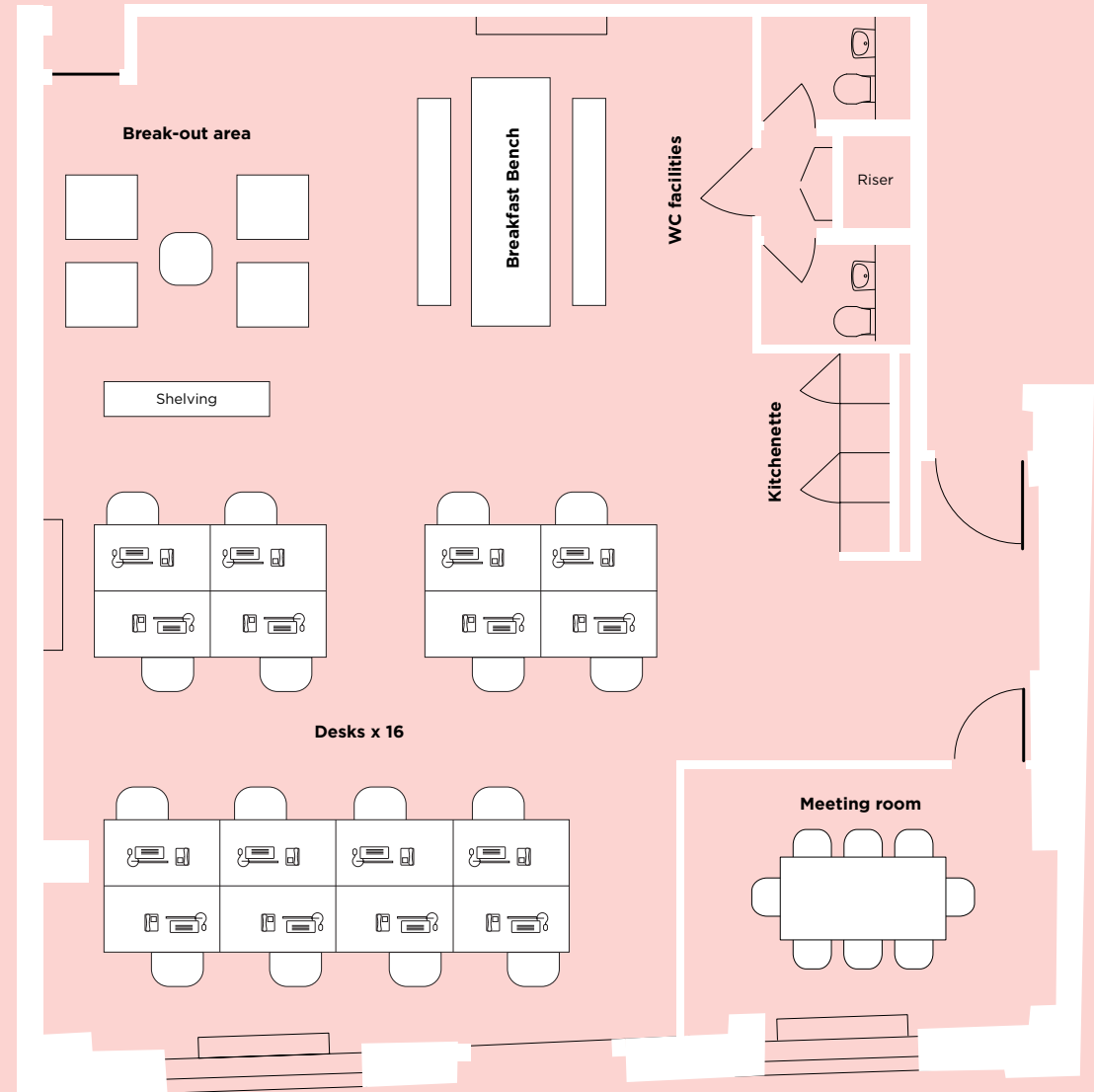
- Fully fitted and furnished office space
- 16 desks
- 1 x meeting room
- Kitchenette with integrated Bosch appliances
- Breakfast bench
- Break-out area
- Perimeter mounted air-conditioning
- Fully cabled throughout
- Self-contained WC facilities

### Terms

- Private office space available on flexible lease terms from 12 months
- Rate is inclusive of rent, service charge, business rates and building insurance
- Short form lease to be contracted outside the Landlord & Tenant Act

Work Space	Size	Monthly All inclusive rate	Annual All inclusive rate	Lease Minimum length
3.1	1,414 Ft <sup>2</sup>	£9,950 pcm	£119,400*	12 months

\*Subject to 3% annual uplifts to account for inflation, service charge, business rates and building insurance increases.



# Why choose The Loom over serviced or co-working offices?



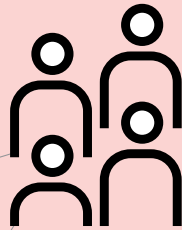
## **FLEXIBLE LEASES**

- Lease length and break provisions to suit your business plan and growth requirements.



## **CHOICE OF PROVIDERS**

- Gold Wirescore.
- Four high speed fibre providers serving the building, all with wayleaves in place.
- Manage your own contracts.
- No hidden costs or premiums being paid to landlord.
- Control your own IT infrastructure, without risking a security breach on a shared system.



## **COLLABORATIVE WORKING ENVIRONMENT**

- Look Mum No Hands! provides a place for occupiers to collaborate.
- Networking events held for occupiers of the building.
- Access to communal facilities (bike store, showers, lockers etc) at no extra cost.



## **IDENTITY**

- Your Company name displayed on occupier directory and The Loom website.
- Your own front door and name on entrance.



## **OFFICE DESIGN**

- Have your own meeting rooms without being dependant on shared facilities.
- Privacy of your own w/c and kitchenette facilities.



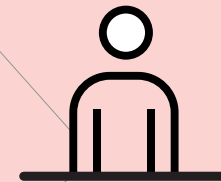
## **SECURITY**

- Secure your occupation via a lease, unlike a licence held at a serviced office where the providers have the ability to terminate and to move you around the building.



## **FLEXIBILITY ON SIZE**

- Ability to expand and contract within the building (subject to availability).



## **ON-SITE STAFF**

- 24 hour on-site security.
- Responsive on site building manager to address any occupier issues.
- Building receptionist during office hours.



**One of London's  
most exciting  
neighbourhoods**



# THE LOCATION

Packed with iconic landmarks and a stone's throw from the City, Whitechapel's unique blend of history, culture and creativity makes it one of London's most vibrant neighbourhoods. It's no wonder so many innovative companies and blue-chip corporates have chosen to make this area their home.



Whitechapel is full of world-class cultural institutions including old favourites, such as the Whitechapel Gallery and Wilton Hall, as well as exciting newcomers.

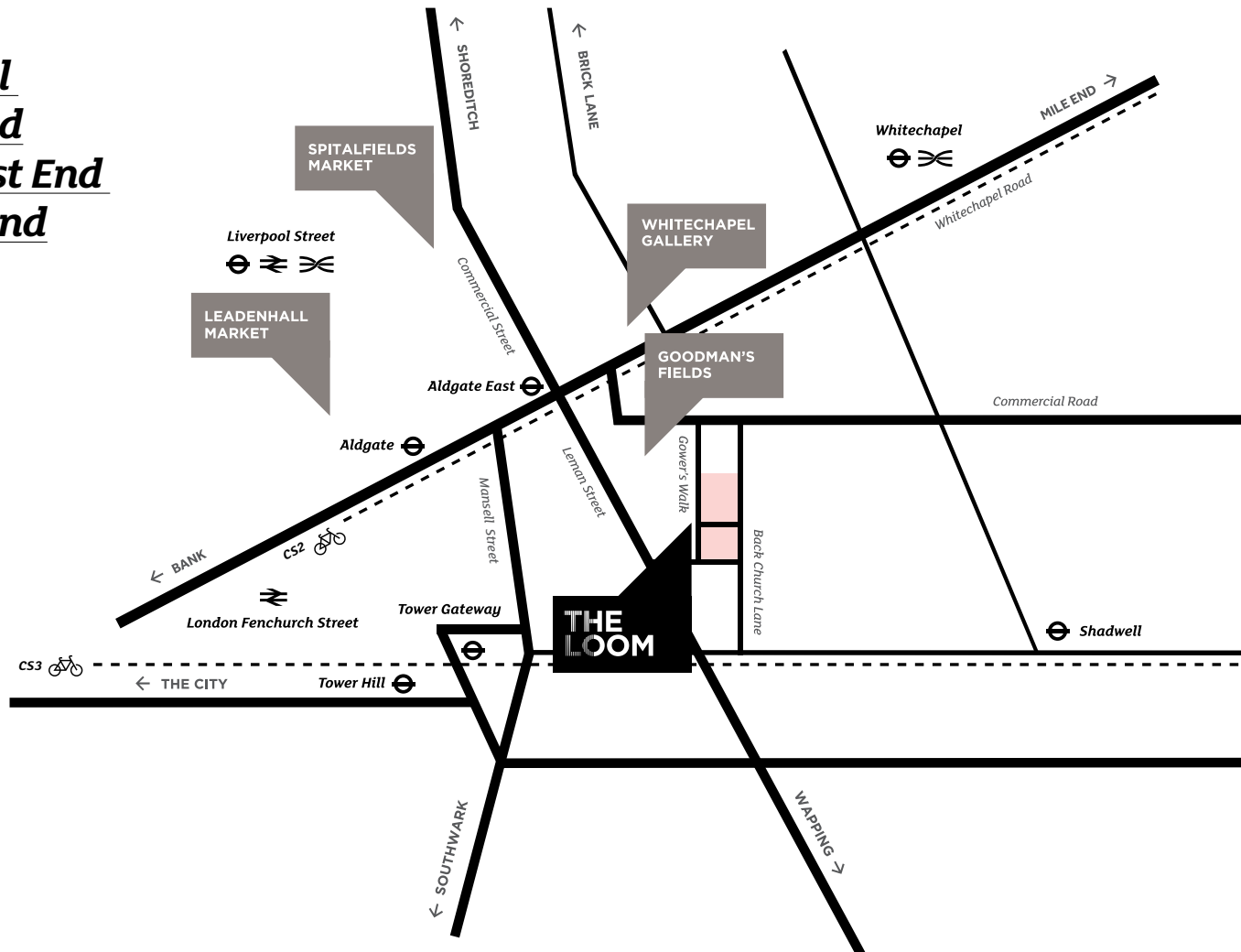
We're also just a skip and a jump away from some of London's greatest markets - Spitalfields, Brick Lane, Columbia Road Flower Market and Leadenhall Market.



Alongside the established heroes of the East End scene, there's a new wave of bars, boutiques, coffee shops and galleries coming to the area.



**We're well connected in the East End and beyond**

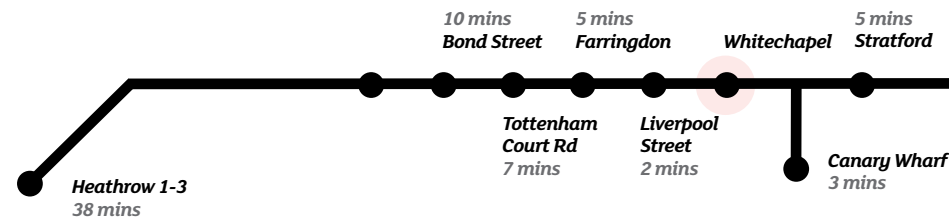


**Get here**  
Whitechapel is one of the best connected parts of the city. It's got links to the Central, Circle, Hammersmith & City, District and Metropolitan lines as well as a number of Overground stations. Better still, they're all within easy walking distance of The Loom.

It's a five-minute stroll from Aldgate East and a short walk from Aldgate, Liverpool Street and Whitechapel station. Crossrail's Elizabeth line is launching in Autumn 2019 and will cut most journey times in half. It will also provide a direct service to Heathrow with a travel time of just 38 minutes.

**On your bike**  
It's easy for cyclists to get here with two Cycle Superhighways on our doorstep. CS2 runs from Aldgate to Bow along Whitechapel High Street, and CS3 links the nearby Tower of London to Green Park.

**Elizabeth line**  
Crossrail's high-speed Elizabeth line launches in Autumn 2019. During peak times there will be 24 trains running every hour allowing passengers to travel all the way through to Paddington, Heathrow or Reading, and across to Shenfield and Abbey Wood in the east.



# GET IN TOUCH

## Contacts

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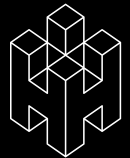
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## View all our current availability:

[www.theloom-e1.com](http://www.theloom-e1.com)



HELICAL

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