

41–71 Commercial Road  
Whitechapel  
London E11LA

theAmp

**How can we expect our students to become bold and fearless in thought and action if we encase them in sentimental shrines feigning a culture which has long since disappeared?**

**Walter Gropius (1883–1969)  
Founder, Bauhaus**



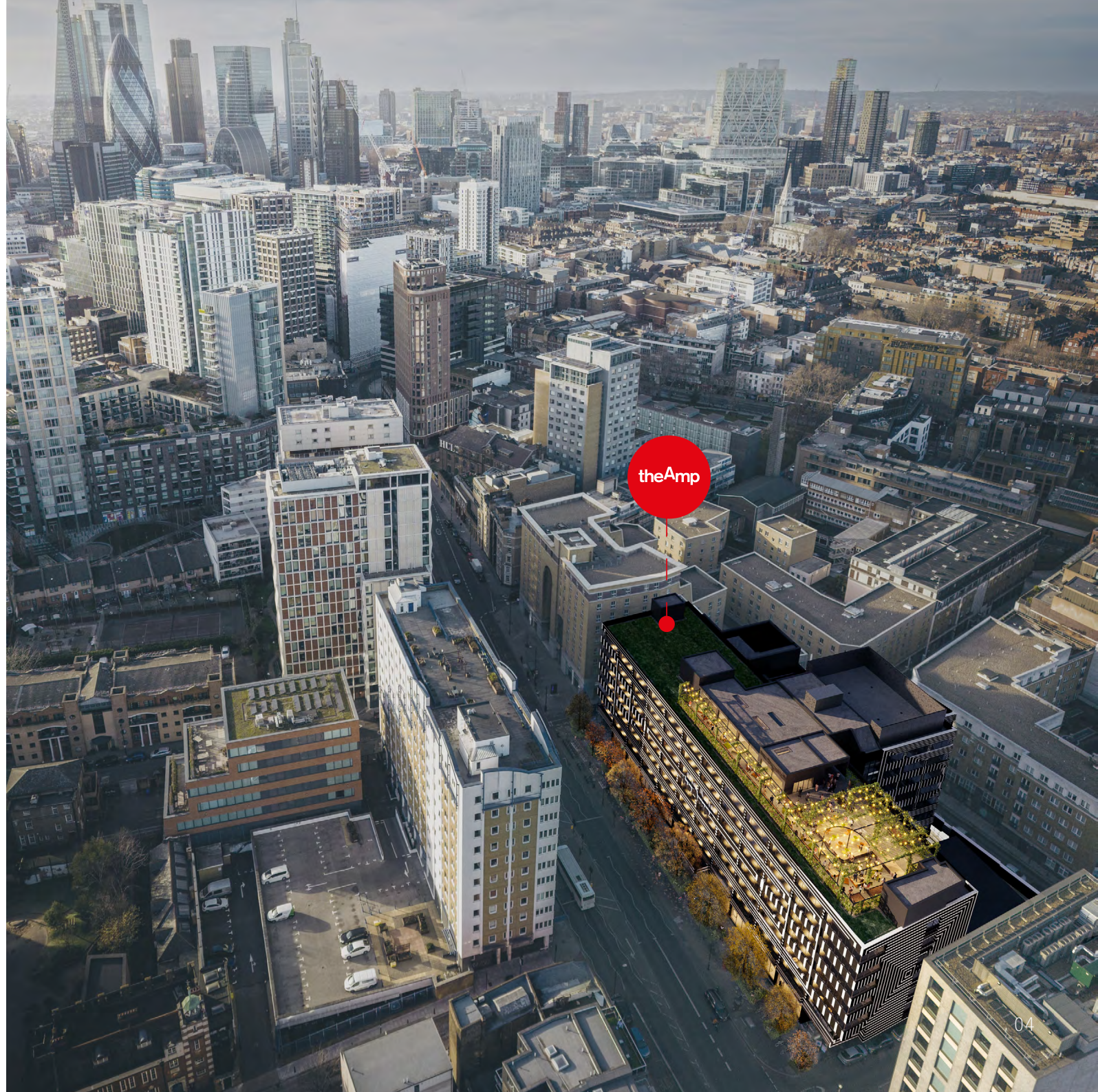
Located in the heart of Whitechapel, The Amp is a newly refurbished innovation hub where creativity, training, education and commerce interlink to form a sum greater than their parts. It is an antenna at the heart of London's youngest and fastest growing borough. A place where the talent of the future can thrive.





The building has been designed and re-purposed specifically for the contemporary education and workspace market.

It is a vessel for learning, innovation and collaboration which celebrates its sustainable ethos and interaction with the wider community.







the Amp

COVO

COVO





Existing dual F1 (education/training) and E (Office) consent in place



Building non-VAT elected – reduced occupancy costs for educational users



Highly efficient floorplates and configuration – facilitating high density occupation

Fire occupancy – 1:5

M&E (HVAC) 1:10 with ability for tenant fitout to increase to 1:5



Available as a Self-contained 'HQ building' with own entrance or on a multi-let basis



Private rooftop terrace with panoramic views of the City available to let

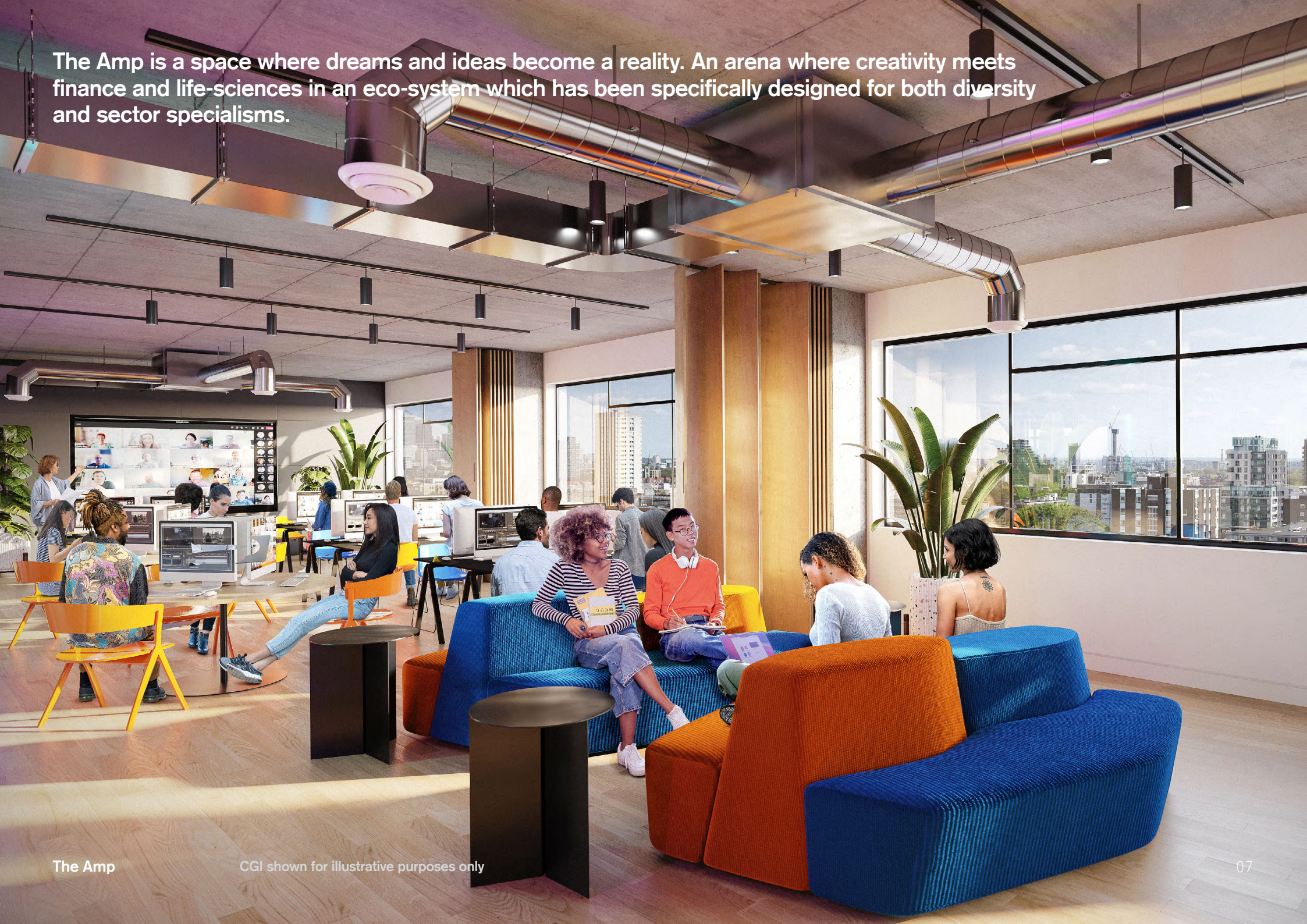


Exceptional connectivity with abundance of student focused amenity in the locality

# Key USPs

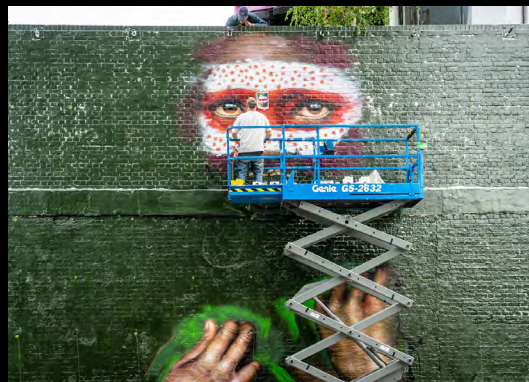


The Amp is a space where dreams and ideas become a reality. An arena where creativity meets finance and life-sciences in an eco-system which has been specifically designed for both diversity and sector specialisms.





# Whitechapel: A vital, vibrant, creative and culturally diverse community.





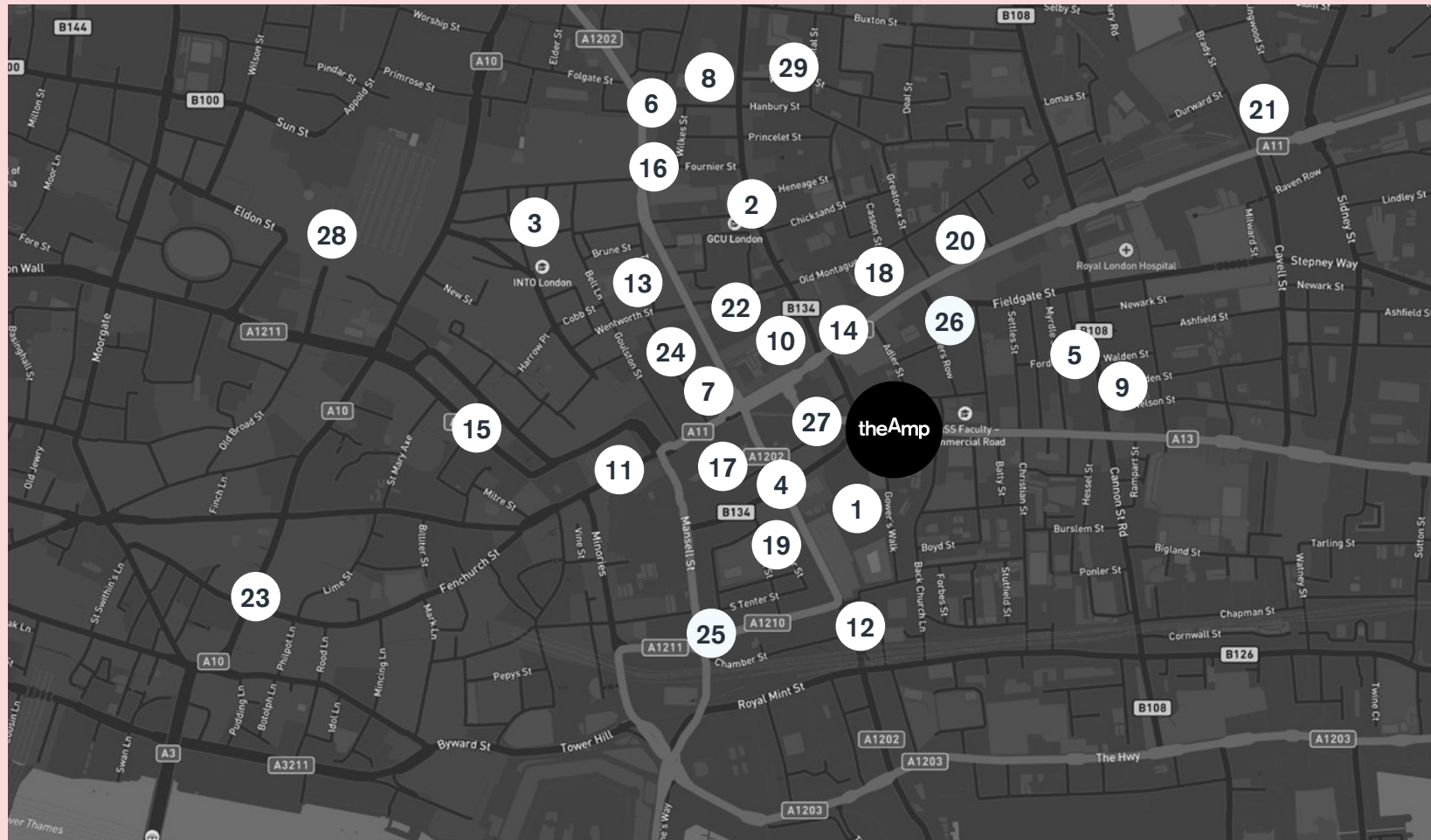
## THE AREA

# Whitechapel is a neighbourhood renowned for its culture, history, cuisines and nightlife...

### Distance from The Amp

Brick Lane	5 mins
Liverpool St	8 mins
Whitechapel Gallery	4 mins
Shoreditch	8 mins
Elizabeth line	10 mins

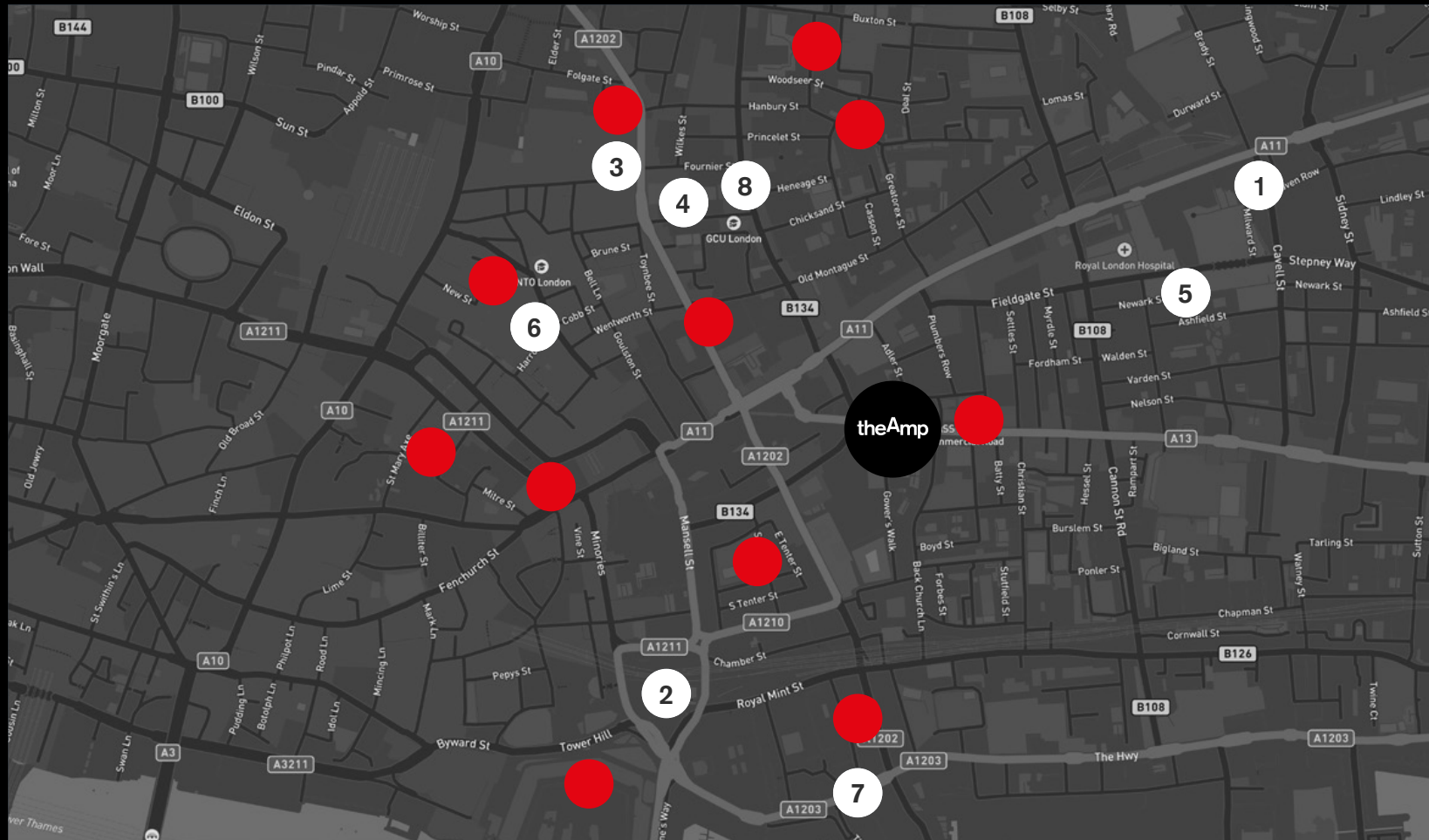
Restaurants	1 Amber
	2 Chez Elles Bistroquet
	3 Ottolenghi
	4 Pizza East
	5 Tayyabs
	6 Big Chill Brick Lane
	7 The Culpeper
	8 Sichuan Folk
	9 Needoo Grill
Coffee	10 Exmouth Coffee Company
	11 Grounded Coffee Company
	12 Long Shot Coffee
	13 Trade
Bars	14 Jin Bo Law
	15 The Alchemist
	16 The Ten Bells
Retail & Fitness	17 Leman
	18 Pocket Square Skyline
	19 The Oliver Conquest
	20 Indo
	21 The Blind Beggar
	22 Apples and Pears
	23 Leadenhall Market
	24 Old Spitalfields Market
	25 Sainsbury's Local
	26 Tesco Express
	27 CrossFit Gym
	28 1Rebel
	29 The Truman Brewery





...as well as being a long-established hub for educational institutions and student accommodation.

- 1 Queen Mary University of London
- 2 Arden University London
- 3 Northumbria University London
- 4 Newcastle University London
- 5 Barts NHS Trust
- 6 Coventry University London
- 7 Northeastern University London
- 8 Istituto Marangoni London
- Student Accommodation



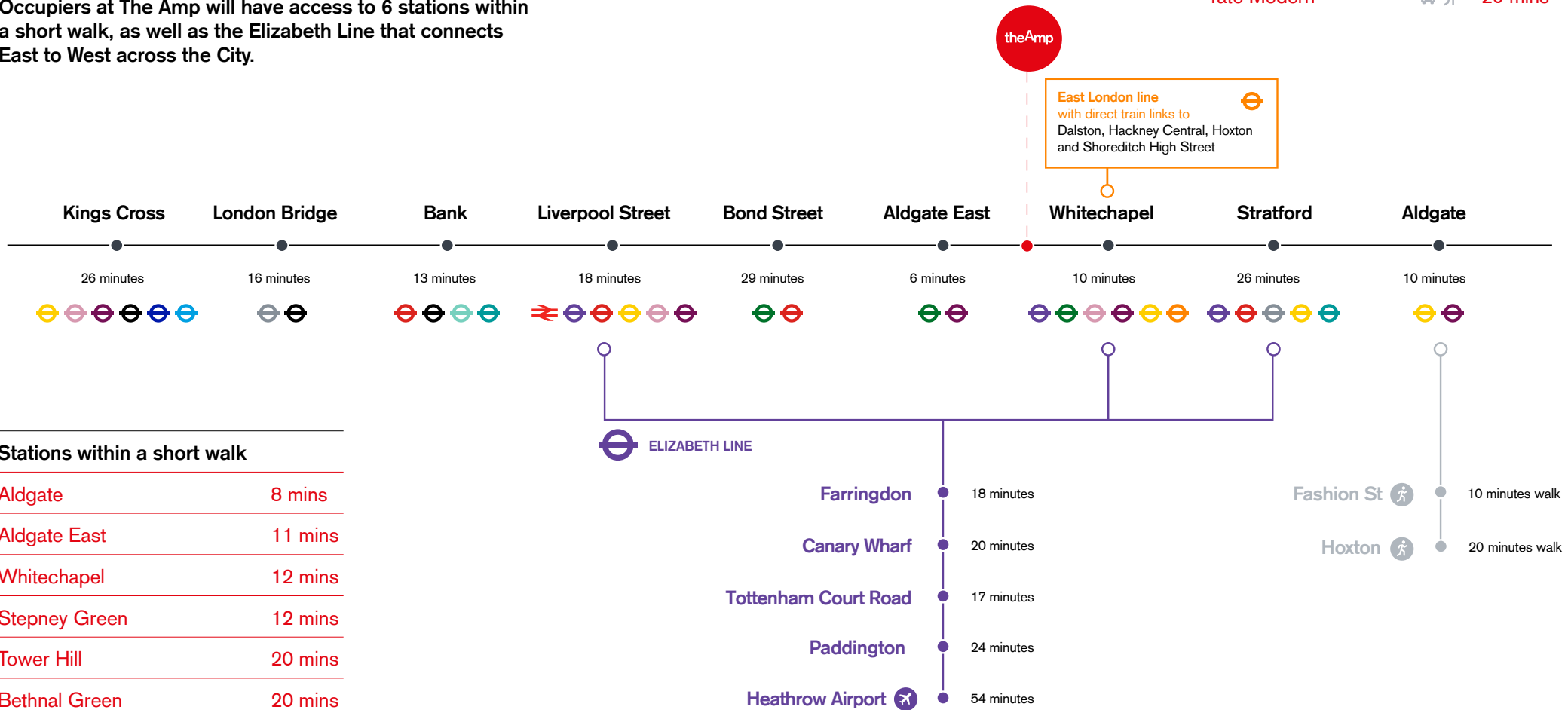


# The Elizabeth line: Bringing London to the doorstep

## Travel time from The Amp

Trafalgar Sq	⚙️ 🚶	30 mins
Southbank Centre	⚙️ 🚶	30 mins
Oxford Circus	⚙️ 🚶	15 mins
Soho	⚙️ 🚶	25 mins
Tower Bridge	🚆	10 mins
Tate Modern	🚆 🚶	20 mins

Occupiers at The Amp will have access to 6 stations within a short walk, as well as the Elizabeth Line that connects East to West across the City.



## Stations within a short walk

Aldgate	8 mins
Aldgate East	11 mins
Whitechapel	12 mins
Stepney Green	12 mins
Tower Hill	20 mins
Bethnal Green	20 mins



# ESG – a crucial touchstone of The Amp project



## Sustainability is at the heart of The Amp

- \_\_\_\_\_
- BREEAM – excellent (targeted)
- \_\_\_\_\_
- EPC B
- \_\_\_\_\_
- Low energy lighting
- \_\_\_\_\_
- Smart sub-metering
- \_\_\_\_\_
- Low-flow water
- \_\_\_\_\_
- 272 cycle spaces on site
- \_\_\_\_\_
- Creation of new biodiverse areas on Commercial Road and rooftop

## A clear strategy to drive social value

- \_\_\_\_\_
- Social Value Manager appointed
- \_\_\_\_\_
- Asset Based Community Development (ABCD) strategy underway
- \_\_\_\_\_
- Knowledge Exchange Frameworks (KEF) established with educator network
- \_\_\_\_\_
- Streetscape public realm improvements

## Wellness

- \_\_\_\_\_
- Ground floor reception and café space designed for student and guest break out spaces.
- \_\_\_\_\_
- Biodiverse private rooftop terrace with panoramic views of the City, alongside spaces for yoga, drinks, events and reflection. Available to let.





The Amp celebrates the work of creative pioneers

The Amp

# THIS WAY UP

The external façades were designed by The Amp's 'Artist in Residence' Scott King.

King worked as an art director for i-D magazine and as creative director for Sleazation magazine.

He has collaborated with Michael Clark Dance Company, Malcolm McLaren, Pet Shop Boys, Róisín Murphy, John Grant, Saint Etienne, Earl Brutus and Suicide amongst many others.

Scott's work has been exhibited internationally, in both commercial galleries and institutions including Institute of Contemporary Arts, Barbican and Studio Voltaire in London; Museum of Modern Art and White Columns, in New York; Palais de Tokyo, Paris; State Hermitage Museum, St Petersburg; Museum of Contemporary Art, Chicago; Portikus, Frankfurt; and Kunstverein Munich.

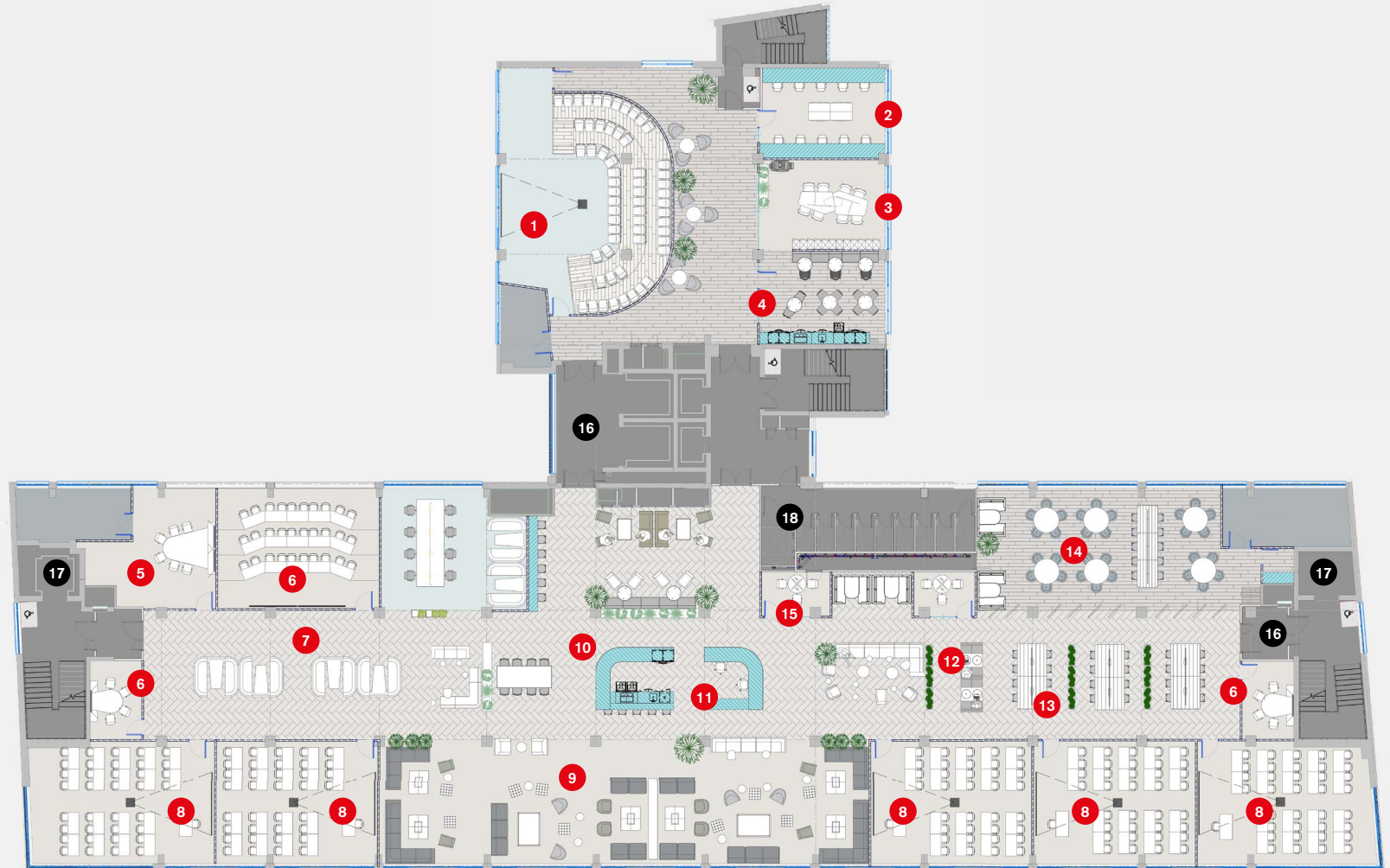




## INDICATIVE SPACE PLAN

The floorplates can be fitted out to deliver a variety of cutting edge contemporary learning environments. Equally, they are capable of accommodating a high density of students and faculty workers.

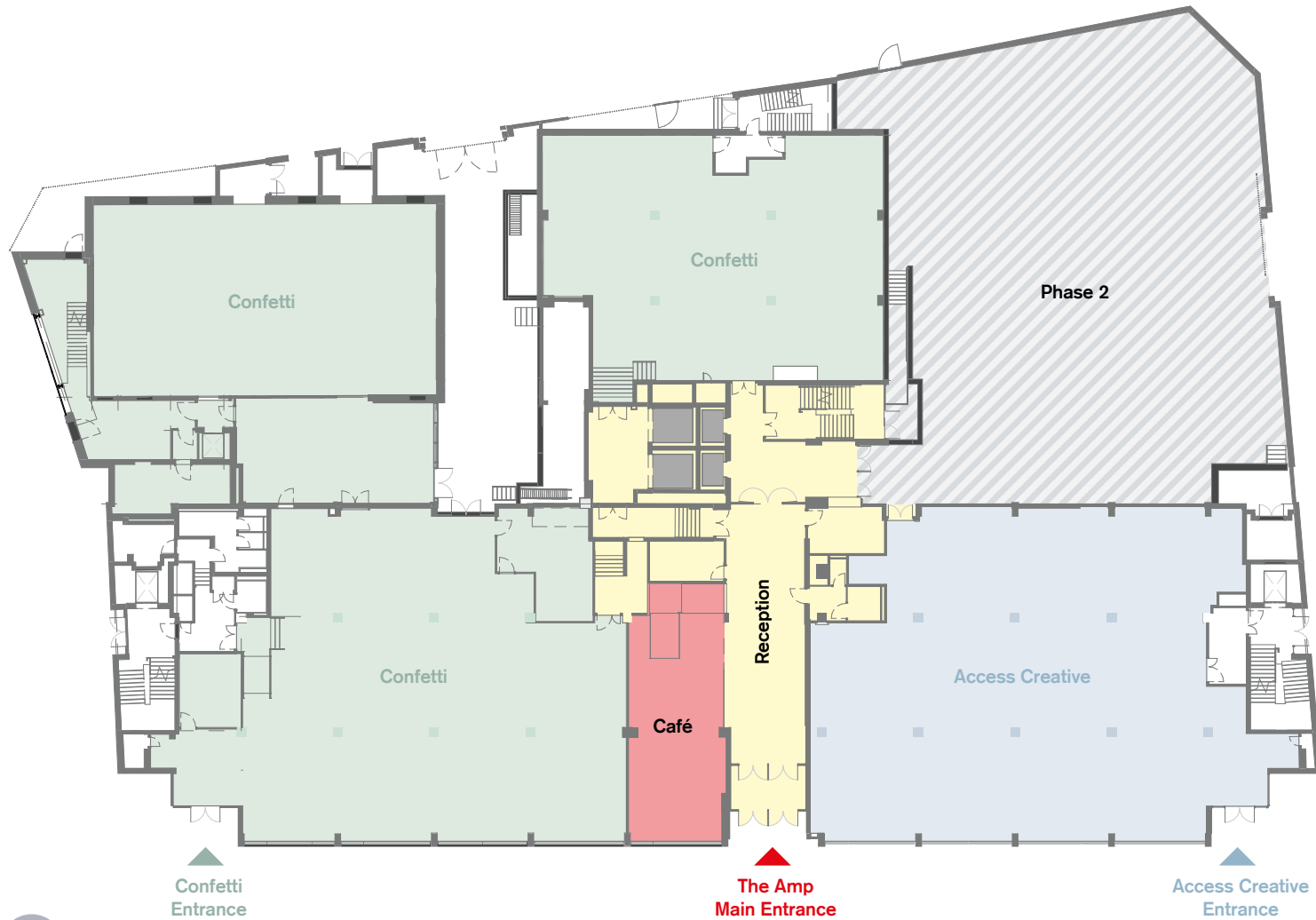
- 1 Lecture Theatre (60 person)
- 2 Private Study area
- 3 Staff Area
- 4 Tea Point
- 5 Remote Learning
- 6 Remote Learning Suite
- 7 Library / Breakout Area
- 8 Teaching Room (36 person)
- 9 Cafe Lounge
- 10 Cafe / Bar
- 11 Student Reception
- 12 Booths
- 13 Enterprise Area
- 14 Informal Workspace
- 15 Meeting Room
- 16 Lobby Area
- 17 Lifts
- 18 WCs





SCHEDULE OF AREAS & AVAILABILITY

GF



Floor	Areas	Areas Ft <sup>2</sup>	Total available Ft <sup>2</sup>
7	Private Roof Terrace & Pavilion	1,730	
6	Available	3,455 14,424	17,879
5	Available	3,462 14,433	17,895
4	Let	-	-
3	Let	-	-
2	Let	-	-
1	Let	-	-
<b>GF</b>	<b>Reception &amp; Café</b>	<b>3,000</b>	<b>-</b>





SCHEDULE OF AREAS & AVAILABILITY

F1



Floor	Areas	Areas Ft <sup>2</sup>	Total available Ft <sup>2</sup>
7	Private Roof Terrace & Pavilion	1,730	
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GF	Reception & Café	3,000	-





# F2

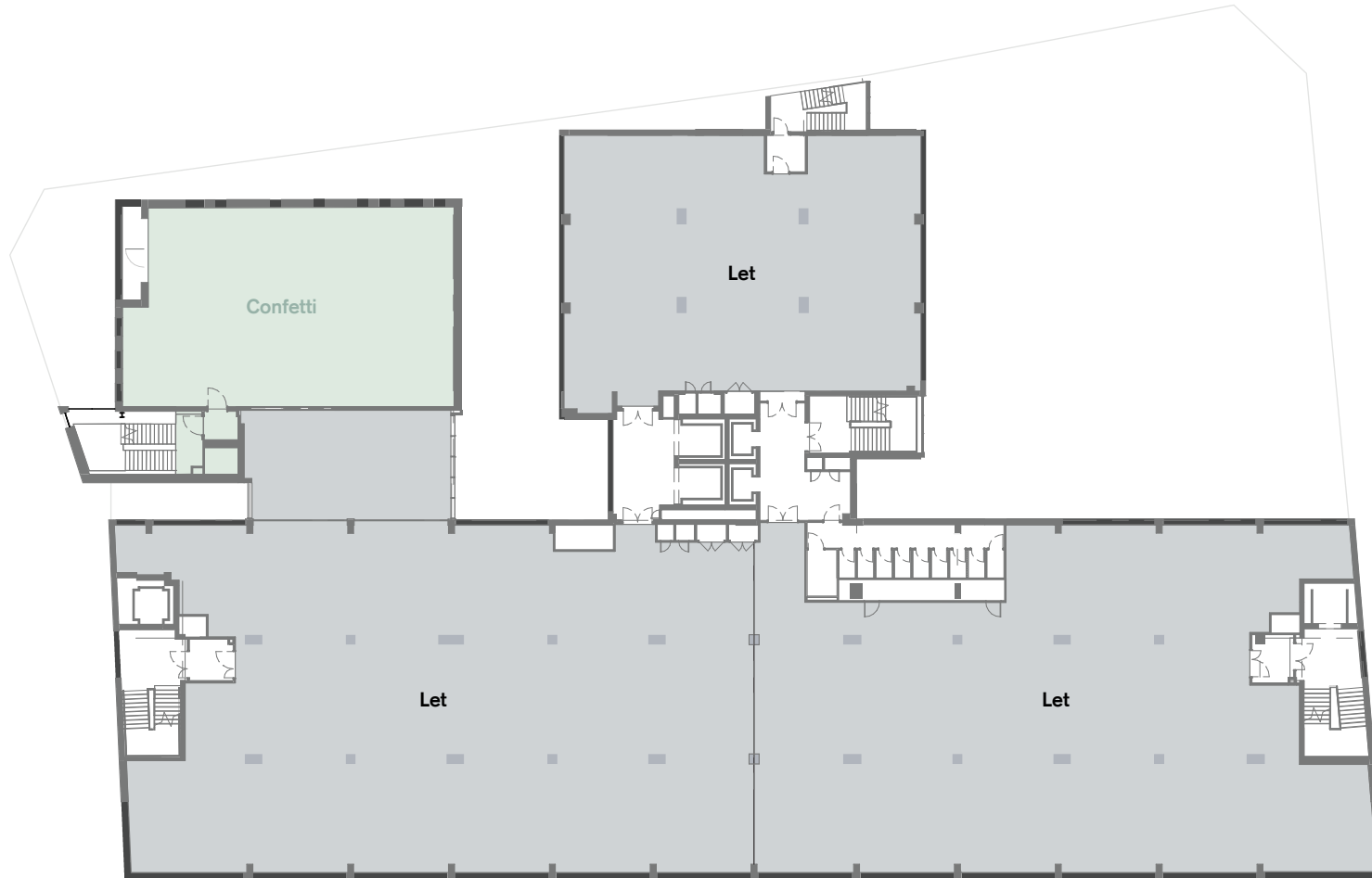


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GF	Reception & Café	3,000	-





# F3

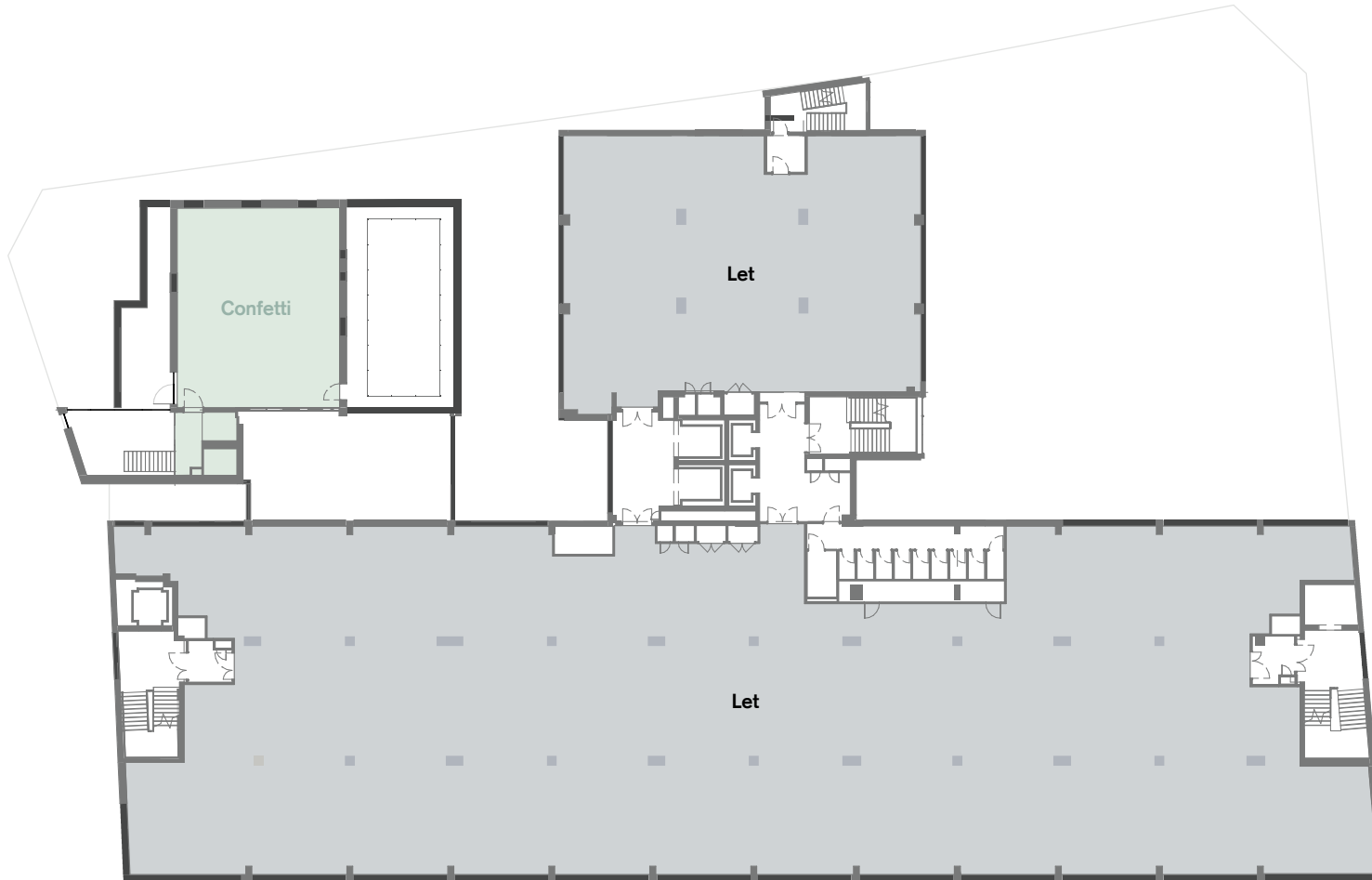


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# F4

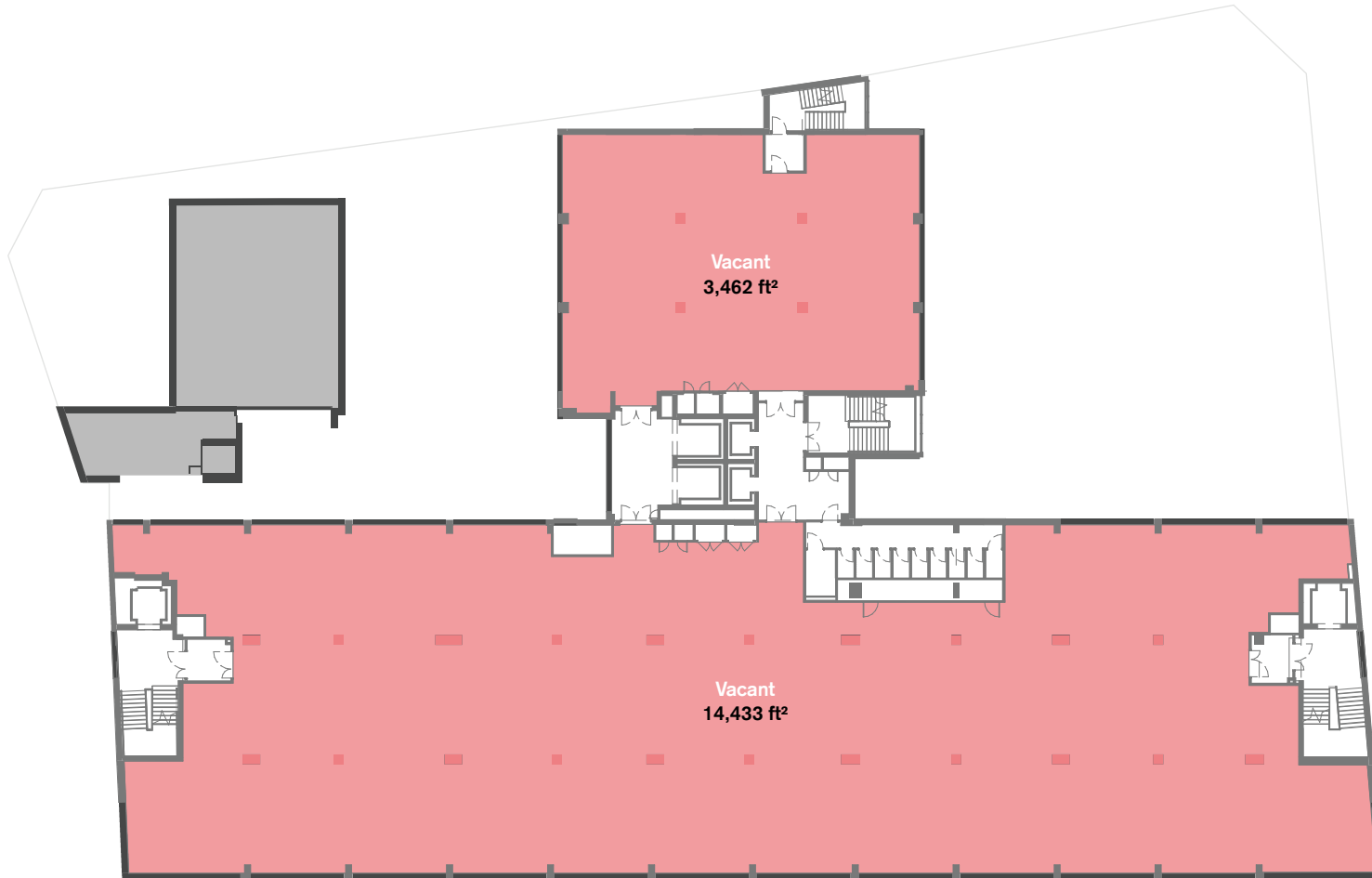


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GF	Reception & Café	3,000	-





# F5

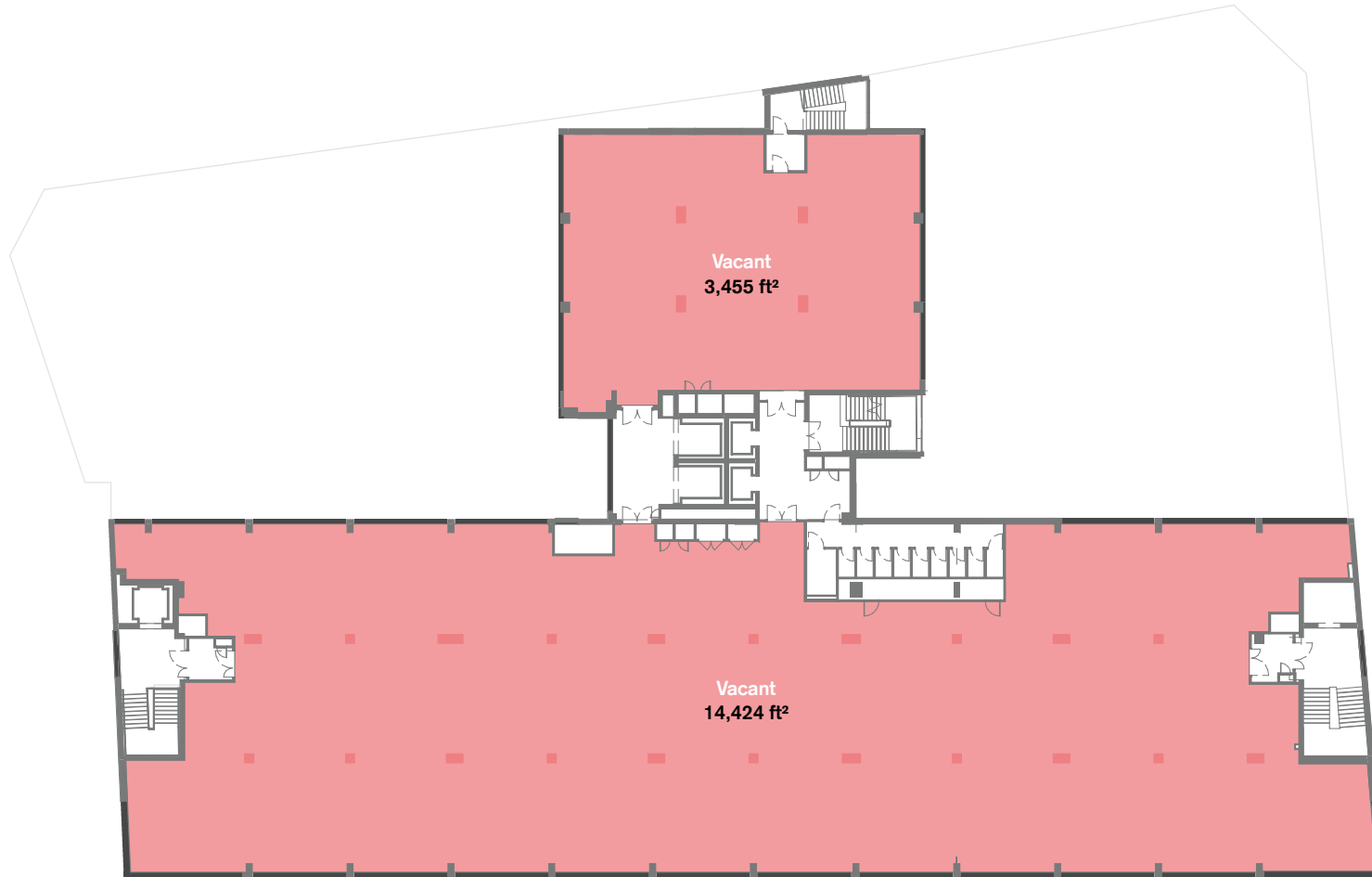


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GF	Reception & Café	3,000	-





# F6



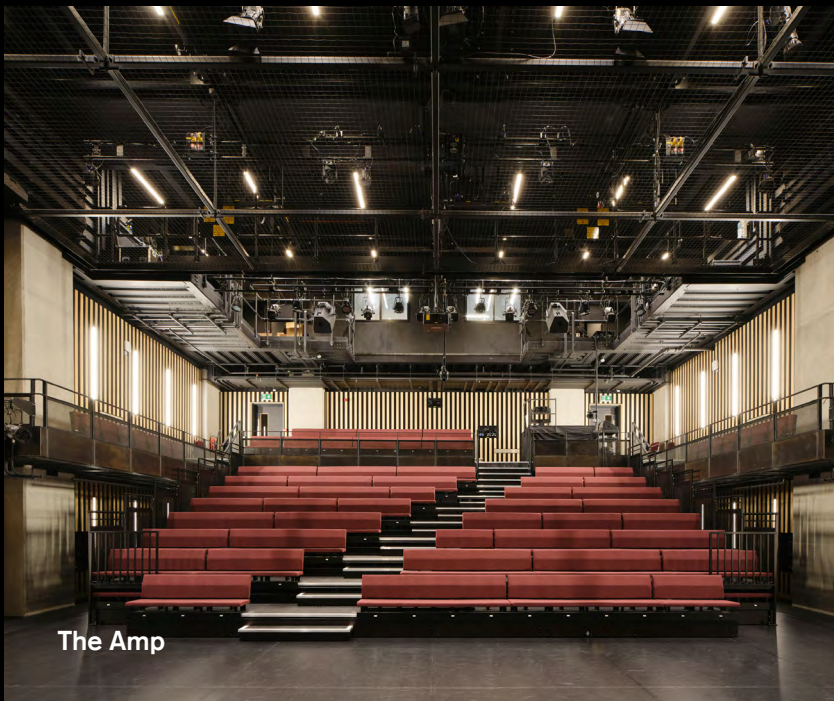
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GF	Reception & Café	3,000	-



# Phase 2: for the daydreamers, pipedreamers and visionaries.

Phase 1 of The Amp has been focused on repurposing a forgotten asset into a dynamic cutting-edge learning environment for the talent of the future.

With pre-lets already in place, ambitious plans are now underway for Phase 2: the creation of a purpose built multifaceted events space which can provide further dedicated teaching, performance and learning zones.





# The first pillars of The Amp revolution have already been established.

The Amp's first two occupiers will open the doors of their self-contained London HQs from September 2023.

## Confetti Institute of Creative Technologies, part of Nottingham Trent University:

Modern University of the Year by The Times and The Sunday Times Good University Guide 2023.

Own dedicated entrance

Space across three floors

600-capacity multi-purpose venue for live music, entertainment, virtual production and eSports

Specialist studios and teaching spaces

Degrees for undergraduate and postgraduate

Home and international students

Delivering hands-on degree in performance, production and business for the music industries; event management and production; content creation; virtual production; eSports production.

## The UK's largest independent training provider, Access Creative College (ACC) has decades of success and experience educating creatives within London and nationally:

Exclusive entrance

Dedicated eSports classroom, complete with competition wings

A multi-functional event venue

A live music suite filled with innovative recording studios, rehearsal rooms and production pods

Bespoke 'Super Space' classrooms, designed to bring the professional world into the classroom environment

A wide range of creative courses and apprenticeships for 16-18 and 19+ age groups across eSports, computing, games, media and music

Rich partnerships with London's foremost creative industry organisations.



Top  
Confetti social space, artist's impression

Bottom  
Facilities will mirror those at Confetti Nottingham

## BUILDING SPECIFICATION

### Reception

Terrazzo tile flooring

Contemporary reception and café space providing break out areas for students and guests

Feature lighting to the ceiling to provide visual draw to café reception area. Lighting to be provided in line with Cat A areas, standard linears as per contract layout.

### Private Rooftop Terrace available to let

4,790 ft<sup>2</sup> external rooftop amenity space providing opportunities for collaboration, yoga, reflection and meetings

1,820 ft<sup>2</sup> internal event space / cafe

Covered external areas provide protection from the elements and shade in the summer

Planters and landscaping design throughout the terrace

### Office Specification

“Excellent” BREEAM rating

EPC rating B

WELL ready

New double-glazed windows

Openable windows installed to all floors providing mixed mode ventilation

### Floors

Floors are to be locally cleaned and repaired where necessary, prior to the installation of any tenant floor coverings

The design has been progressed typical on a uniformly distributed live load of 3.0kN/m<sup>2</sup>

### Ceilings

Exposed concrete ceiling, cleaned and spray painted with white masonry paint

MEP services will be “exposed” and no suspended ceilings are to be provided

Slab to slab is 3000mm and underside of services (lights) is 2500mm from SSL

### Occupancy

1 person per 10m<sup>2</sup> NIA HVAC provision

1 person per 5m<sup>2</sup> maximum permitted density in accordance with fire strategy

### Internal Specification

Structural floor to structural soffit 3000mm

Structural floor to underside of services 2500mm

Structural columns and soffit concrete painted white.

Structural column grid 6m x 7m (south block) and 7m x 5m (north block)

### Toilet Provision

1 person per 12m<sup>2</sup> NIA in relation to WC's. All toilets unisex.

### Cycle Provision

272 cycle spaces

1 Disabled parking space

### Lifts

New passenger and fire fighting lifts to be provided within the existing lift shafts

Capacity 100kg for central core lifts and 750kg for the firefighting lifts located on the eastern and western elevations of the southern block

### Mechanical and Electrical Office Design Conditions

Winter 21°C ± 2°C

Summer 24°C ± 2°C

### Temperature Ambient Design Conditions

Winter -4°C dry bulb

Summer 32.5°C dry bulb / 21.5°C wet bulb

Variable Refrigerant Flow system (VRF) sized at 35°C ambient dry bulb

### Office Fresh Air Provisions

12 litres per second per person on a 1:10 occupancy

### Mechanical services

The space will be mechanically ventilated. Heating and cooling will be provided by VRF fan coil units served from an air source heat pump system

On floor cooling loads 217kW (for levels 3 to 6 excluding landlord areas)

### Noise Levels

NR 40 when configured as open plan offices

### Electrical Services Provision Small Power

Cat-A provision of 25W/m<sup>2</sup> for small power and 8W/m<sup>2</sup> for lighting with additional 10 W/m<sup>2</sup> for Local ICT (comms room)

### Lighting

Motion-controlled, LED lighting providing 400 lux at the working plane with a uniformity of 0.6

### Telecommunications / Data

Telecom and data containment provision will be provided within the landlord core area

### Fire Alarm System

An independent fully addressable fire alarm system to L2 minimum standard shall be provided

### BMS

All M&E equipment fully controlled by a new BMS installation

### Hot & Cold Water Services.

Domestic cold water tank sizing for the shell and core and CAT A is based on the BS EN 806-3 and the Plumbing Engineering Services Design Guide by the Institute of Plumbing

The consumption of potable water within the building will be minimised through the use of low water consumption sanitary appliances, including:

- Low capacity dual flush toilets
- Low flow rate showers
- Low flow rate taps

All water consumption shall be metered and sub-metered per tenant. In addition, sanitary supply shut off and mains leakage detection shall be employed to ensure water wastage is minimised.



**TOGETHER  
WE  
RISE**

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TRILOGY

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