

THE  
WHITE CHAPEL  
BUILDING  
ONE BUILDING  
ENDLESS  
POSSIBILITIES

10 WHITECHAPEL HIGH STREET E1 8QS



**RIGHT SPACE  
RIGHT PLACE  
RIGHT TIME**

As a new part of the capital's tech belt, Whitechapel is seeing continued investment in planning, infrastructure and talent. And with the Elizabeth line, the area is identified as the smart choice for businesses that want the rare combination of space, amenities and connectivity in the capital's centre.

Tenancy options include flexible lease terms and a range of fit-out options, from CAT A to fully furnished.



# VERSATILE WORKSPACE VIBRANT LIFE SPACE



## **The memorable welcome**

Dominating the corner of Whitechapel High Street and Mansell Street, the 8-storey, fully refurbished building creates an influential impression.

## **The multifaceted atrium**

You're immediately welcomed by the 7,000 sq ft, full-height atrium – the beating heart of the building. This dynamic, multifunctional space features breakout areas, meeting spaces, workstations, a buzzing new café DL/ Service and a space to host an array of Member's events.

## DL/ Service

## **The outdoor realm**

Grab a drink from the café and duck out for a moment to relax in our private landscaped terrace with its café seating. From here, you can discover Braham Park – a tree-lined green space on Braham Street. Tucked away behind our building, it's your alfresco haven away from the hum of traffic.





# KEY FEATURES



- 62,164 sq ft of office space available arranged over four floors
- 22,850 sq ft on the third floor is available as either partially fitted or fully furnished space
- Ground-floor reception and lobby featuring communal workstations, and lounge seating
- Dramatic 8-storey central atrium
- The café provides a dedicated service to tenants and visitors, operated by DL/ Service
- Private outdoor terrace with café seating and access to Braham Park green space
- Street-level cycle storage area with 187 bike racks and 20 showers
- Floor-to-ceiling heights from 3.15m to 3.92m
- Raised-access metal-tiled flooring
- Active and passive 2-pipe chilled beams throughout the office floors
- WiredScore Certified Gold
- Moments from Aldgate & Aldgate East tube stations and a short walk from both Whitechapel and Liverpool Street Elizabeth line stations





# ONE BUILDING FOUR FLOORS ENDLESS POSSIBILITIES

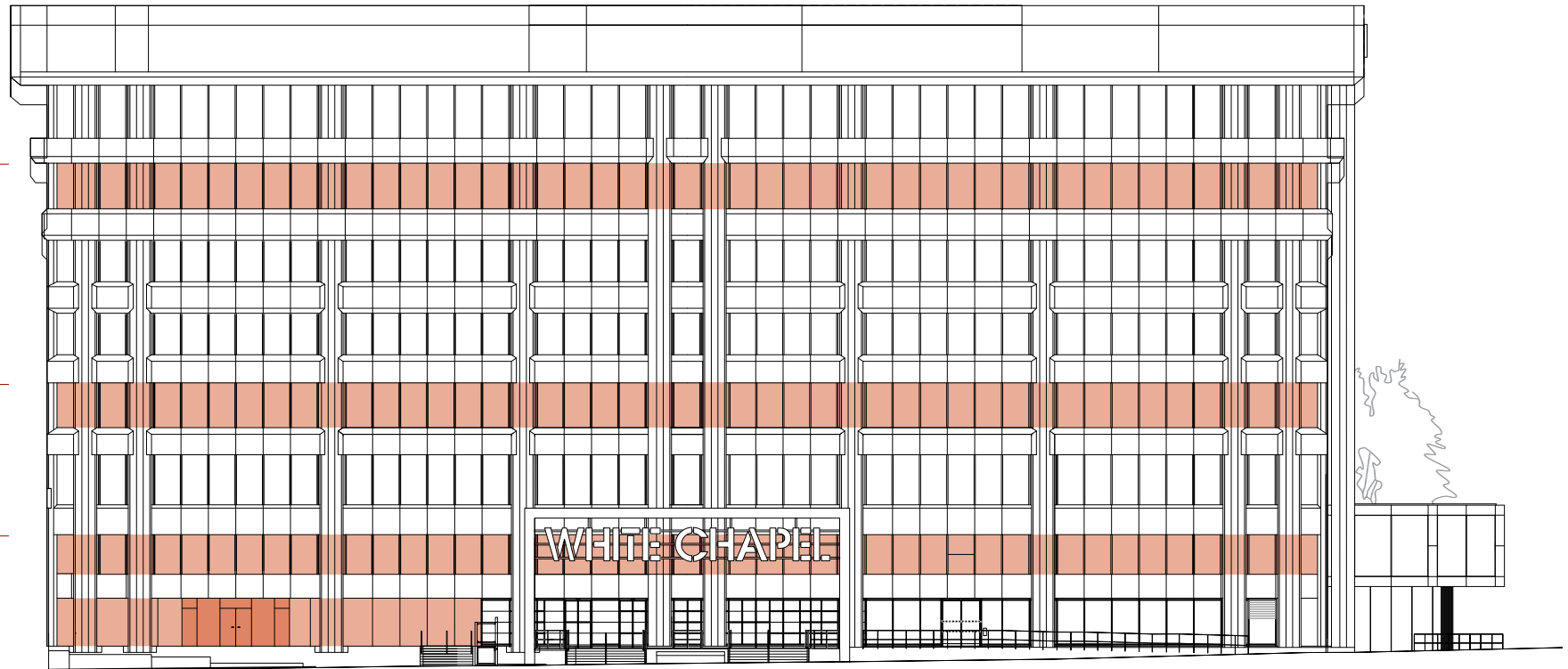
## Availability

	sq ft	sq m
Sixth floor	15,714	1,460
Third floor	22,850	2,123
Ground and first floor	23,600	2,193
<b>Total</b>	<b>62,164</b>	<b>5,776</b>

**Sixth floor**  
CAT A  
15,714 sq ft

**Third floor**  
Fitted and part furnished  
22,850 sq ft

**Ground and first floor**  
Self-contained unit  
CAT A  
23,600 sq ft





# LOCAL REGENERATION SOCIAL REJUVENATION



Gunpowder, White's Row



Culpeper, Commercial Street

## An enviable position

With the City of London on one side and the vibrant environs of Shoreditch and Spitalfields on the other, Whitechapel finds itself in a prime location. The area proudly boasts a strong identity, characterised by its industrial history, cultural diversity and reputation as a homeland for artists and innovators.

## A cradle of enterprise

Repurposed warehouses buzz to a new generation of workers: digital marketers, app creators, makers and hot-deskers. Enriching the area's already vibrant mix of flavours comes a fresh flood of food and drink pioneers. Sample the delicacies of Argentinian steak maestros, rotisserie smokers, artisan chocolatiers, underground mixologists and tequila connoisseurs.



Ottolenghi, Artillery Lane

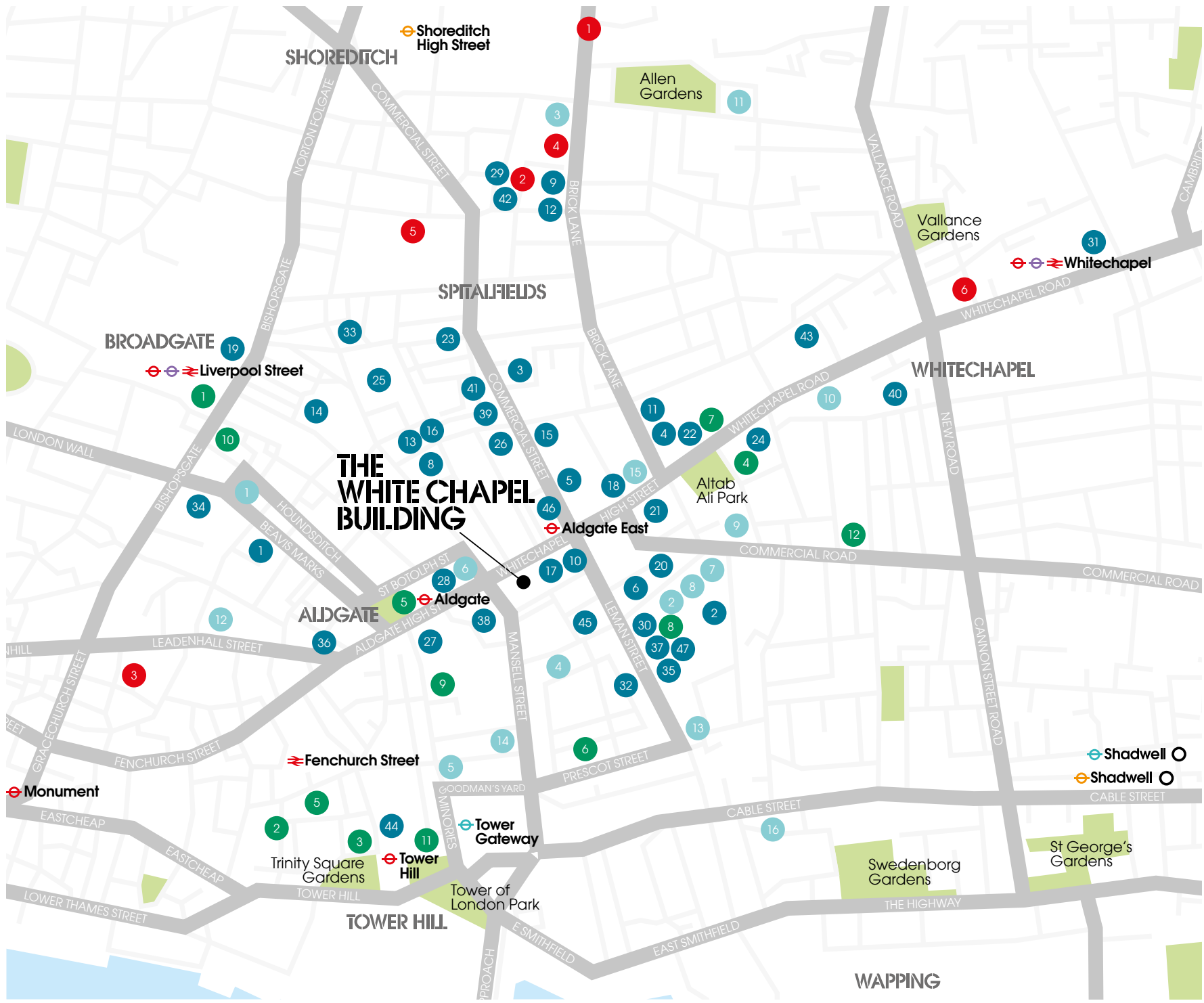


Trade, Commercial Street



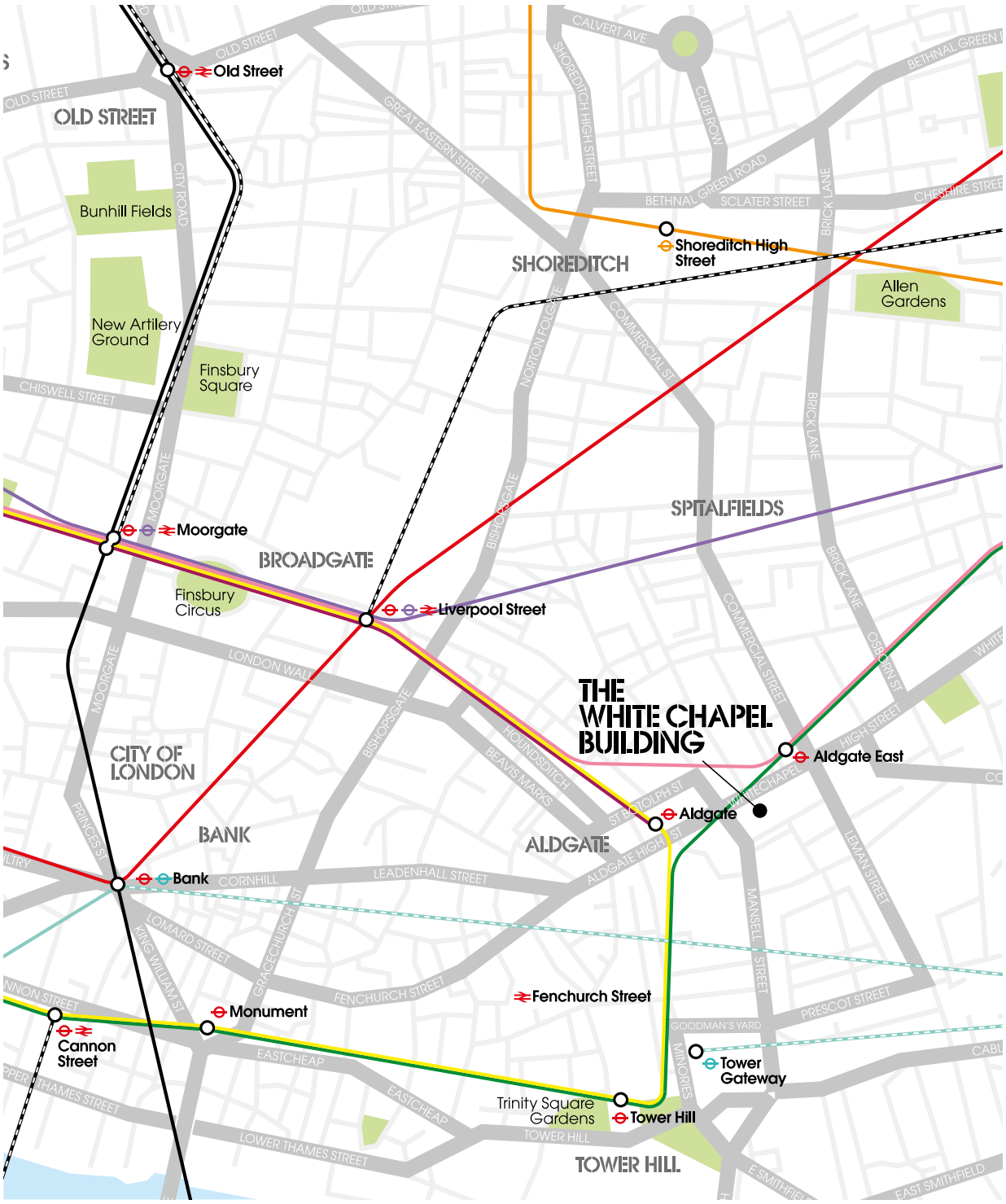
The Pastry Parlour, Piazza Walk





- Retail**
- 1 Brick Lane
  - 2 Dray Walk
  - 3 Leadenhall Market
  - 4 Rough Trade East
  - 5 Spitalfields Market
  - 6 Whitechapel Market
- Eat & Drink**
- 1 The Alchemist
  - 2 Amber
  - 3 Andina Spitalfields
  - 4 Apples & Pears
  - 5 Artsadmin, Toynbee Studios
  - 6 Bar + Block
  - 7 Beigel Bake Brick Lane Bakery
  - 8 Bife
  - 9 Big Chill
  - 10 Black Sheep Coffee
  - 11 The Buxton
  - 12 Caboose
  - 13 Chew Fun
  - 14 Cinnamon Kitchen
  - 15 The Culpeper
  - 16 Discount Suit Company
  - 17 DL/ Service
  - 18 Dulce Coffee
  - 19 Eatly London
  - 20 Emilia's Crafted Pasta
  - 21 Exmouth Coffee Company
  - 22 Grounded
  - 23 Gunpowder
  - 24 Hichki
  - 25 HotBox
  - 26 Hungry Donkey Greek Kitchen
  - 27 The Jewry
  - 28 Jin Bo Law
  - 29 JuJu's Bar & Stage
  - 30 Leman Street Tavern
  - 31 Mouse Tail Coffee
  - 32 The Oliver Conquest
  - 33 Ottolenghi
  - 34 Paradise Green
  - 35 The Pastry Parlour
  - 36 Patch East
  - 37 The Running Horse
  - 38 Satyrio
  - 39 Som Saa
  - 40 Tayyabs
  - 41 Trade
  - 42 Truman Brewery
  - 43 The Urban Chocolatier
  - 44 The Wine Library
  - 45 White Swan
  - 46 Yuu Kitchen
  - 47 Zia Lucia
- Leisure & Fitness**
- 1 1 Rebel
  - 2 Aim Escape
  - 3 All Star Lanes
  - 4 Anytime Fitness
  - 5 Axeperience Axe Throwing
  - 6 City Bouldering
  - 7 CrossFit Aldgate East
  - 8 Curzon Cinema
  - 9 MoreYoga Aldgate
  - 10 PureGym
  - 11 Spitalfields City Farm
  - 12 Swingers Crazy Golf
  - 13 Urban Fitness Aldgate
  - 14 Victus Soul
  - 15 Whitechapel Gallery
  - 16 Wilton's Music Hall
- Hotels**
- 1 Andaz Hotel
  - 2 Apex Hotel
  - 3 Citizen M
  - 4 The Corner Hotel
  - 5 Double Tree Hilton
  - 6 Grange Tower Bridge
  - 7 Hyatt Place Hotel
  - 8 Leman Locke
  - 9 Motel One
  - 10 Pan Pacific London
  - 11 Tower Suites by Blue Orchid Hotels
  - 12 Wilde Aparthotels





# FIRST-CLASS TRANSPORT FUTURE TRANSFORMATION

## Abundant rail and cycle links

A one-minute walk takes you to Aldgate and Aldgate East stations. And in ten minutes, you're at Liverpool Street, a travel nexus of four underground lines and overground services. Ten minutes to the east lies Whitechapel station, which offers a further two underground lines and more overground train links.

Connectivity on your door step – all within a short walk of The White Chapel Building



Circle line	1 min
District line	1 min
Hammersmith & City line	1 min
Metropolitan line	1 min
Central line	10 mins
Elizabeth line	10 mins
Overground	10 mins

# Effortless travel connections are a prerequisite of London-based businesses, and Whitechapel doesn't disappoint

## The Elizabeth line

The arrival of the Elizabeth line has made Whitechapel one of the best-connected areas of London. The White Chapel Building is served by two equidistant stations: Liverpool Street to the west and Whitechapel to the east.

### Journey times from Liverpool Street (minutes)

4 minutes to Tottenham Court Road  
6 minutes to Canary Wharf  
35 minutes to Heathrow





# DESIGN-LED CREATIVE WORKSPACE



## **White Collar Factory EC1**

Size: 291,400 sq ft  
Completion: 2017  
Architects: AHMM  
Tenants include: Adobe, AKT II, BGL, Box.com, Capital One, Egress, Runpath, Spark44 and The Office Group  
Restaurants: Daffodil Mulligan and Lilienblum



## **Morelands EC1**

Size: 89,000 sq ft  
Architects: AHMM  
Completion: 2003  
Tenants include: AHMM, Jackson Coles, Next Management and Stink Digital



## **The Featherstone Building EC1**

Size: 126,500 sq ft  
Completion: 2022  
Architects: Morris+Company  
Tenants include: Buro Happold, DEPT Agency, Marshmallow and Tide

**Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where occupiers become long-term partners.**

We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to ever-changing workspace requirements.

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively, it is visible in our culture, approach and design and management of our buildings. We have set a target to achieve net zero carbon by 2030.

[Watch our Net Zero pathway video](#)

## NET ZERO



## **Tea Building E1**

Size: 269,000 sq ft  
Completion: 2003  
Architects: AHMM  
Tenants include: Albion, Buckley Gray Yeoman, Dentsu Aegis, Gemba, Method, Monkey Kingdom, Mother Advertising, Shoreditch House and Wise  
Restaurants: BRAT, Lyle's, Pizza East and Smoking Goat

**Belong to something bigger with Derwent London. We nurture a sense of unity and empower DL/ Members with exclusive amenities and tools**



**Lounge at DL/78**

**Lounge and co-working space at DL/28**



**Created for connection and collaboration, our DL/ Lounges are inspiring hybrid spaces where Members can come to work, meet, eat, socialise and be inspired**

Designed for our community to gather, learn and share meaningful and productive experiences

## DL/28.OLD STREET

**DL/28 is the community focal point for our East London village. It offers Members a range of business and social amenities**

You'll find it across two expansive levels in The Featherstone Building, a 10 minute walk from The White Chapel Building

**Opening autumn 2023, DL/28 will include**

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- One and two person phone booths
- Library for quiet working
- Multifunctional event and fitness space with self-contained entrance
- On-site café
- Curated events programme
- All connected via the DL/ App

28 Featherstone Street, Old Street EC1

## DL/78.FITZROVIA

**DL/78 is in the heart of our Fitzrovia campus and includes**

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Curated events programme
- All connected via the DL/ App

78 Charlotte Street, Fitzrovia W1



**BNP Paribas Real Estate**  
**020 7338 4000**

**James Strevens**

james.strevens@realestate.bnpparibas  
07824 414 682

**Alastair Robinson**

alastair.robinson@realestate.bnpparibas  
07717 504 438

**Compton**  
**020 7101 2020**

**Shaun Simons**

ss@compton.london  
07788 423 131

**Elliott Stern**

es@compton.london  
07834 918 700

**Josh Perlmutter**

jp@compton.london  
07814 699 096

**Cushman & Wakefield**  
**020 3296 3000**

**Tim Plumbe**

tim.plumbe@cushwake.com  
07768 146 280

**Eleanor Reed**

eleanor.reed@cushwake.com  
07860 267 086

**Holly Hamer**

holly.hamer@cushwake.com  
07471 725 112

**Misrepresentation Act**

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents BNP Paribas Real Estate, Compton and Cushman & Wakefield. All figures are exclusive of rates, service charge, VAT and all other outgoings.

The agents have not tested the services. Where stated floor areas are approximate. Date of preparation September 2023.



thewhitechapelbuilding.london

DERWENT  
LONDON