

THE
WHITE CHAPEL
BUILDING
ONE BUILDING
ENDLESS
POSSIBILITIES

10 WHITECHAPEL HIGH STREET E1 8QS

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RIGHT SPACE RIGHT PLACE RIGHT TIME



The White Chapel Building is a dynamic business hub designed for progressive companies seeking a substantial central base close to the City

A destination for the new wave of East London innovation

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

Flexible accommodation for modern business needs

In touch with today's commercial climate, The White Chapel Building offers many routes for occupiers. Derwent London's modern tenancy options include several lease terms and a range of fit-outs, 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 seven-story, fully refurbished building creates an influential impression. At street level, the steel-clad portal and giant name sign set a confident tone for the arrival experience.

The multifaceted atrium

You're immediately welcomed by the vast and voluminous 7,000 sq ft, full-height atrium – the beating heart of the building. This dynamic, multifunctional space features breakout areas, meeting spaces and workstations. There's also the buzzing café and bar run by coffee gurus, Grind.

The outdoor realm

Grab a drink from Grind and duck out for a moment to relax in our private landscaped terrace with its café seating. And from here, you can discover the newly created 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.

The cyclist's HQ

With direct street access to a 3,500 sq ft space dedicated to their needs, including changing rooms, 20 showers and secure storage for 187 bikes, cyclists have it all here.

Executive summary



- 74,159 sq ft of office space available arranged over four floors
- 22,850 sq ft is fitted space (3rd floor)
- 7,000 sq ft ground-floor reception and lobby featuring communal workstations, a lounge and multiple breakout spaces
- Dramatic 7-storey central atrium
- Lift lobby and 8 passenger lifts
- Grind independent café provides a dedicated service to tenants and visitors
- 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
- WCs with vanity units
- 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 both Whitechapel and Liverpool Street Elizabeth line stations

ONE BUILDING FOUR FLOORS ENDLESS POSSIBILITIES



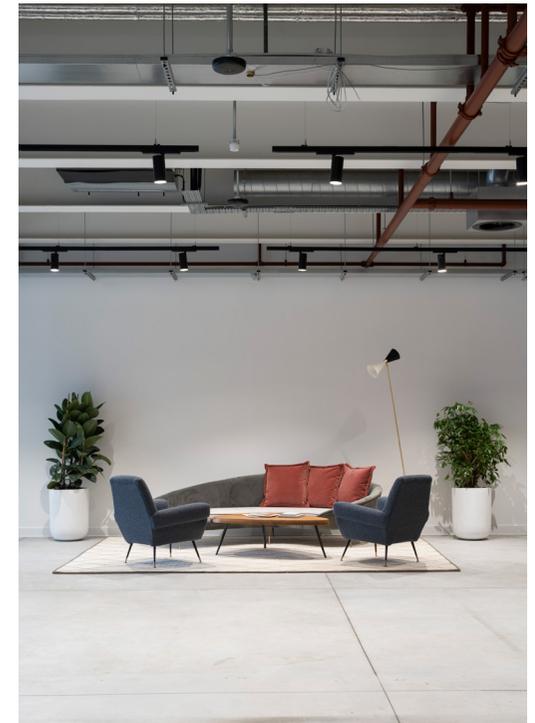
6th floor – flexible CAT A office space



3rd floor – open plan desk space with excellent natural light

Availability

	sq ft	sq m
Sixth floor	27,709	2,574
Third floor (fitted)	22,850	2,123
First floor and Ground floor (duplex)	21,001 2,599	1,951 242
Total	74,159	6,890



Ground floor – indicative reception space

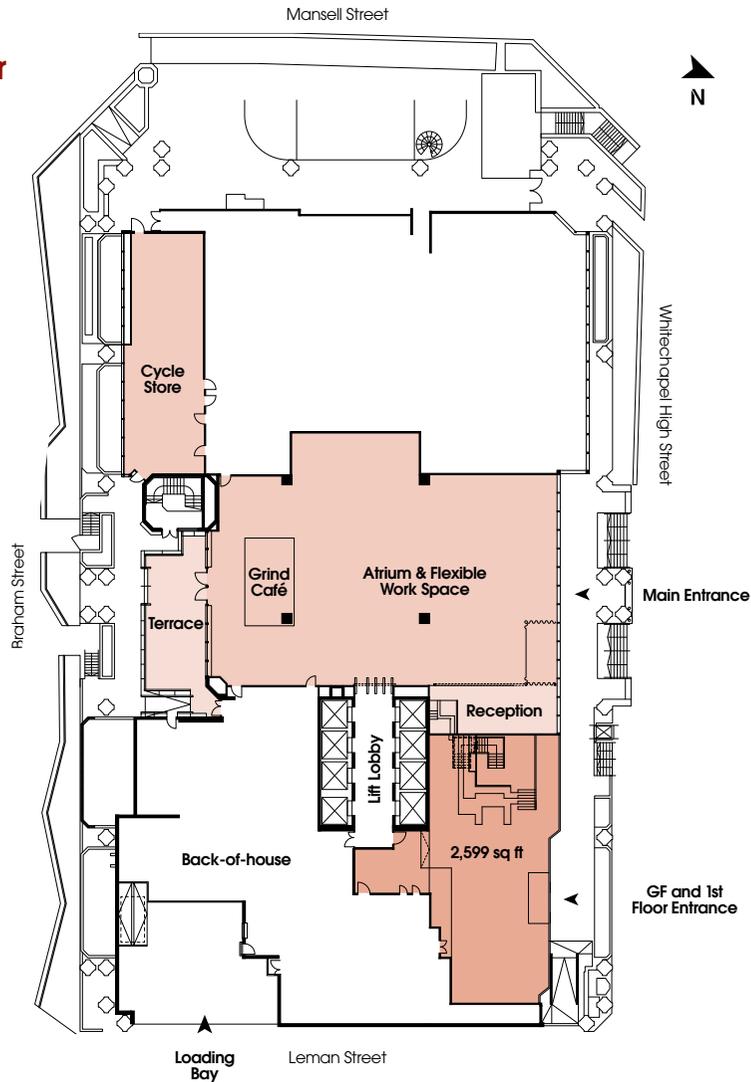
Ground & first floor

This is a seldom-found chance to rent a self-contained duplex office with the attractive perk of a private street-level entrance

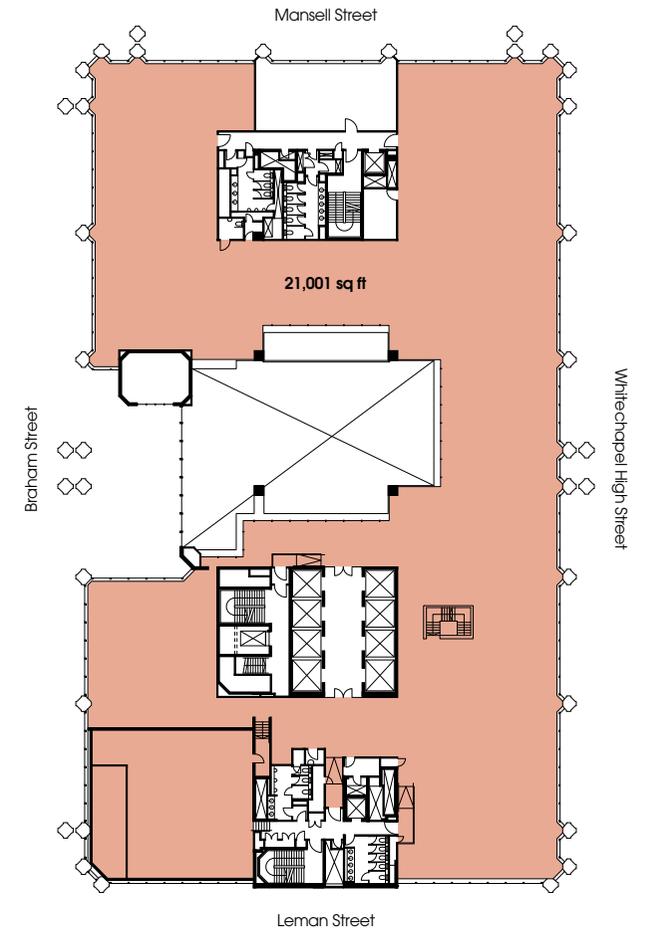
Schedule of Areas

	sq ft	sq m
First floor	21,001	1,951
Ground floor	2,599	242
Total	23,600	2,193

Ground floor



First floor



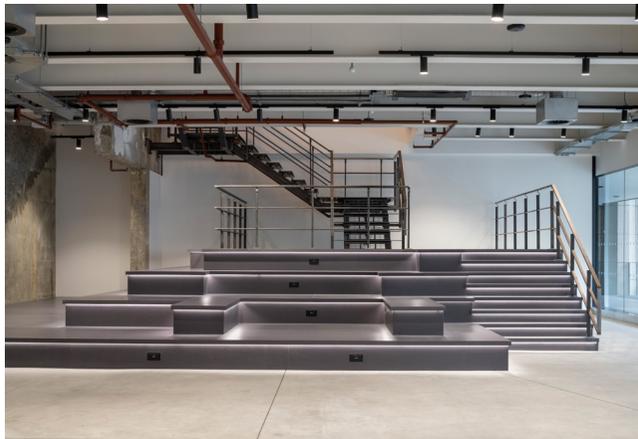
Ground & first floor



Ground floor - arrival space



1st floor - view of floorplate along Whitechapel High Street



Ground floor - bleacher stairs connecting to 1st



Interconnectivity between the ground and first floors

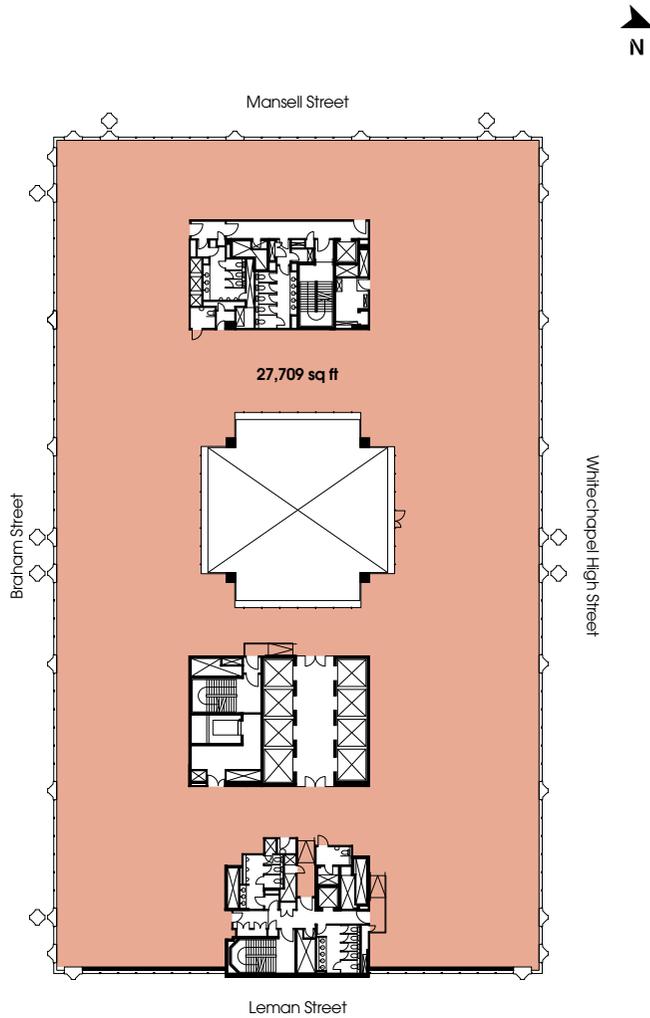
Sixth floor

This extensive workspace can be let as a single office floor or split into two, three or four smaller units, from 4,677 sq ft

Schedule of Areas

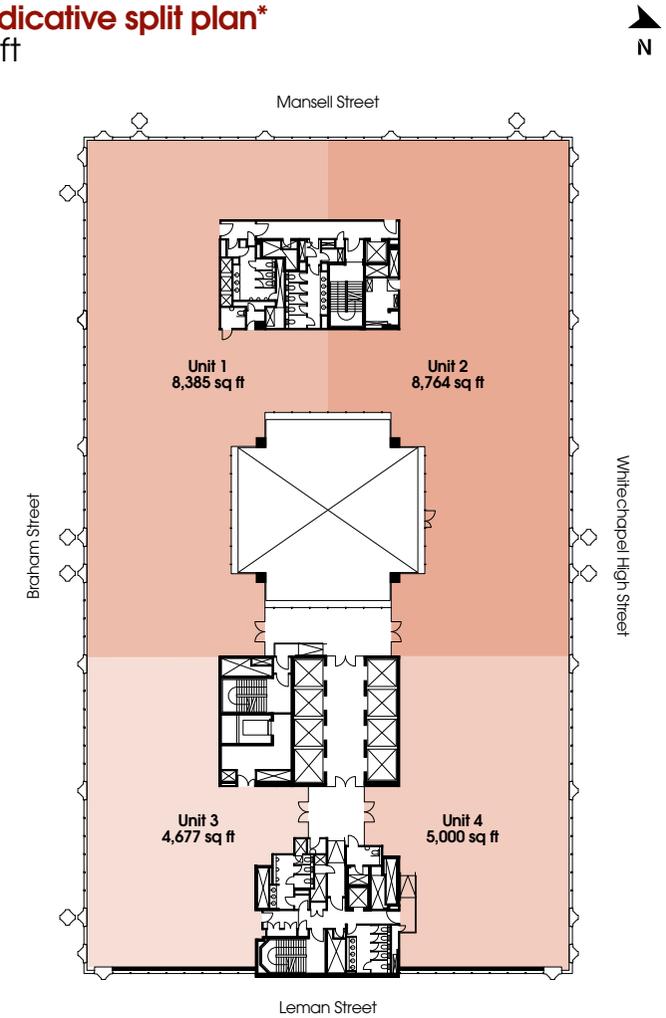
	sq ft	sq m
Sixth floor	27,709	2,574
Total	27,709	2,574

Sixth floor



Sixth floor – Indicative split plan*

From 4,677 sq ft



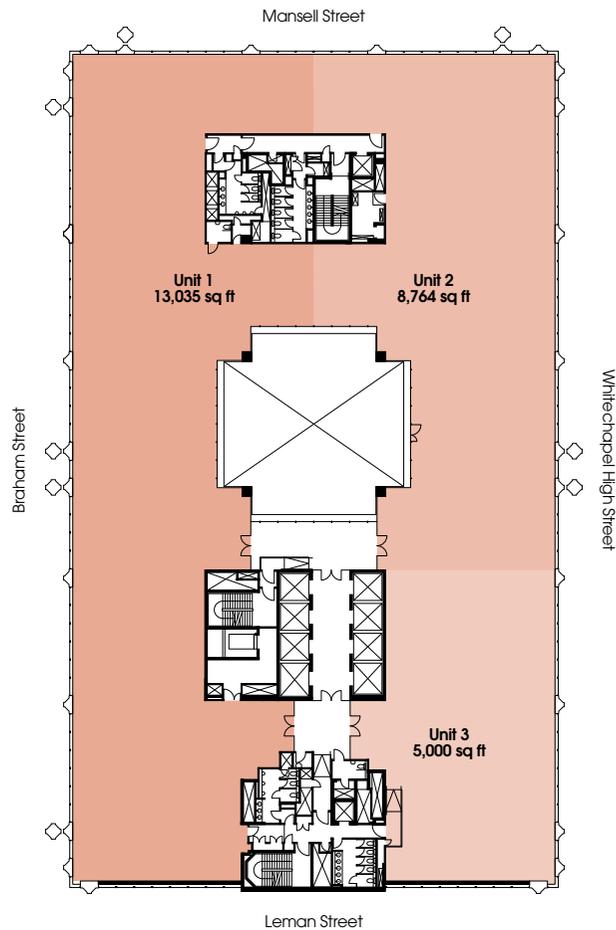
*Subject to final measurement on practical completion

Sixth floor

This extensive workspace can be let as a single office floor or split into two, three or four smaller units, from 4,677 sq ft

Sixth floor - Indicative split plan*

From 5,000 sq ft



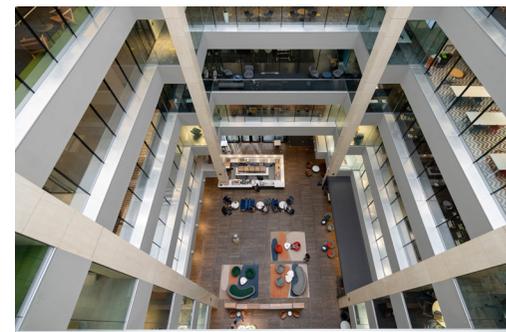
*Subject to final measurement on practical completion

Schedule of Areas

	sq ft	sq m
Sixth floor	27,709	2,574
Total	27,709	2,574



6th floor - flexible floorplate



View from 6th floor into the atrium



6th floor - lift lobby area

Fit-out flexibility



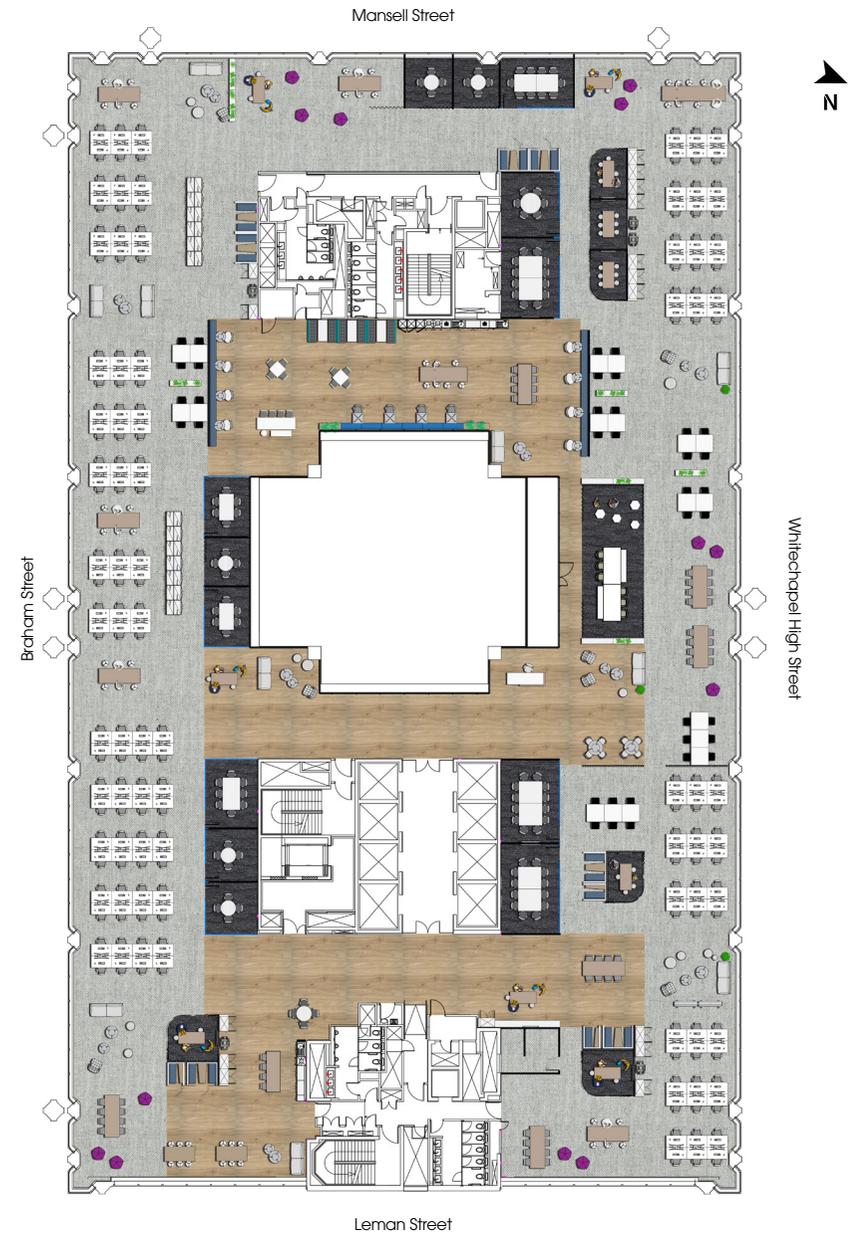
Fit-out freedom

When it comes to creating your space, Derwent puts you in control. You can snap up an unfurnished unit, beautifully finished to Cat A standard, and make it a home yourself. Or you can fast-track the process with the support of our fit-out partners, TX. They'll help you select furniture and fittings from a broad modern palette and do all the hard work for you.

Sixth floor – Indicative fit-out*

27,709 sq ft

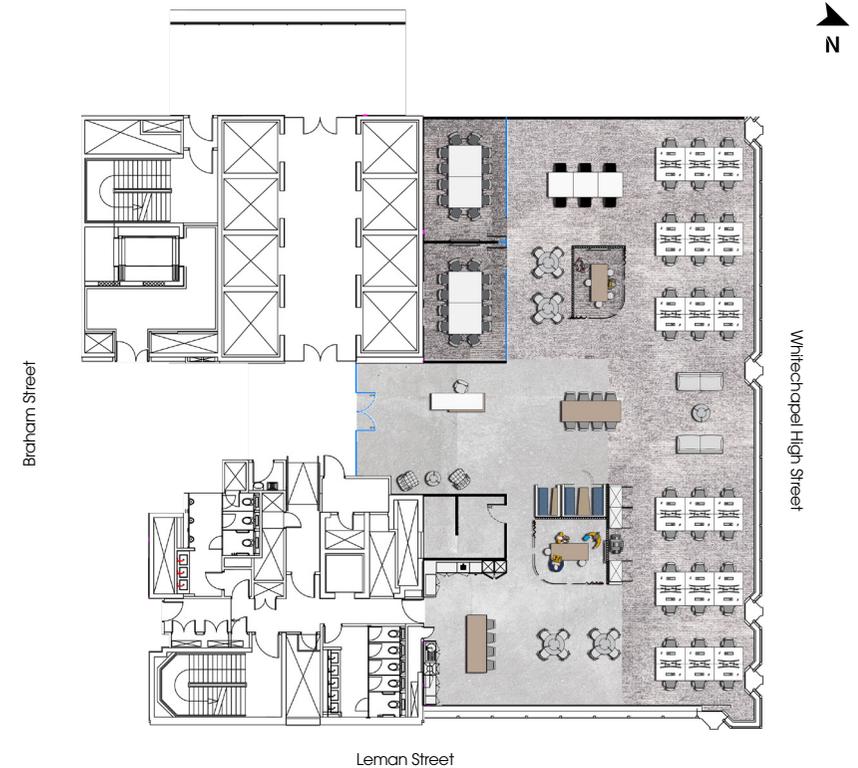
- 154 x open plan desks
- 158 x touchdown seats
- 19 x meeting rooms
 - 3 x 12 person
 - 1 x 10 person
 - 1 x 8 person
 - 7 x 6 person
 - 2 x 5 person
 - 5 x 4 person
- 8 x focus booths
- Breakout and collaborative areas
- Reception and waiting area
- Large kitchenette
- Comms room and storage space



*Indicative fit-out, in partnership with TX

Sixth floor – Indicative split fit-out* 5,000 sq ft

- 36 x open plan desks
- 18 x touchdown seats
- 4 x meeting rooms
 - 2 x 12 person
 - 1 x 6 person
 - 1 x 5 person
- 2 x focus booths
- Breakout and collaborative areas
- Reception and waiting area
- Kitchenette
- Comms room and storage space

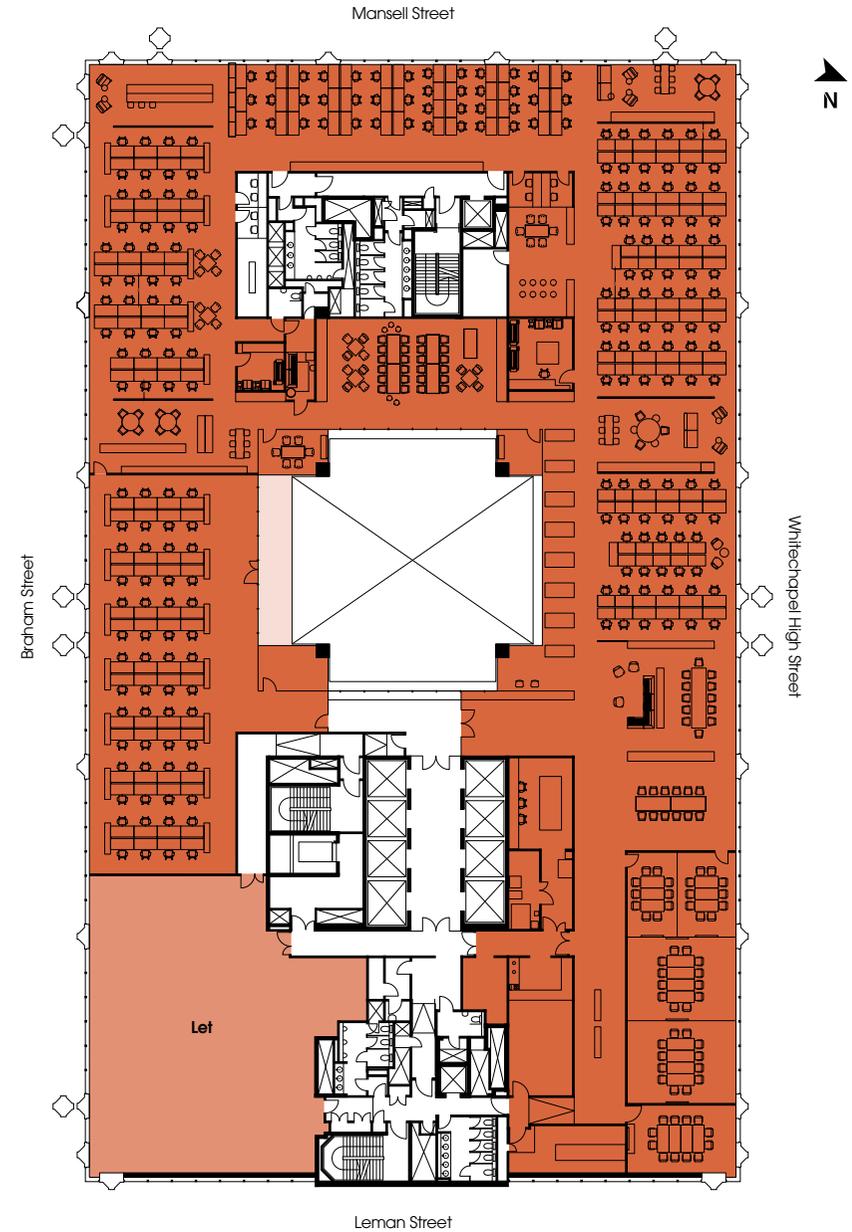


*Indicative split fit-out, in partnership with TX

Third floor

From 22,850 sq ft / 2,123 sq m

- Reception and lounge area
- 175 x open plan desks
- 48 x hot desking spaces
- 7 x meeting rooms
 - 3 x 12 person
 - 2 x 10 person
 - 1 x 6 person
 - 1 x 4 person
- 4 x 2 person focus pods
- Large kitchenette
- Multiple breakout areas
- 2 x comms rooms
- Available from May 2023



*Approximate fit-out. Subject to final inspection

LOCAL REGENERATION SOCIAL REJUVENATION



Gunpowder, White's Row



Leadenhall Market



Ottolenghi, Artillery Lane



Rough Trade East



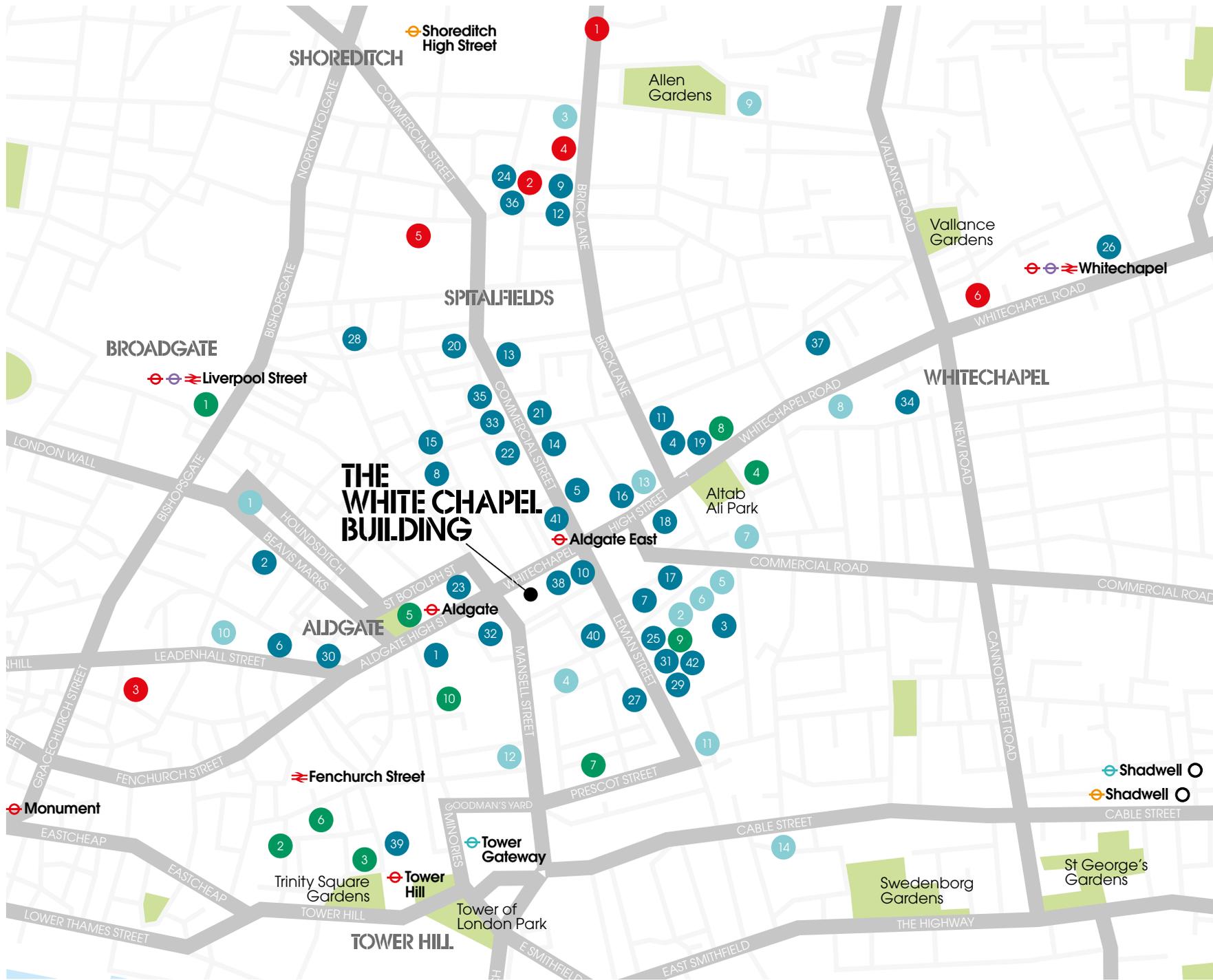
Whitechapel Market

An enviable position

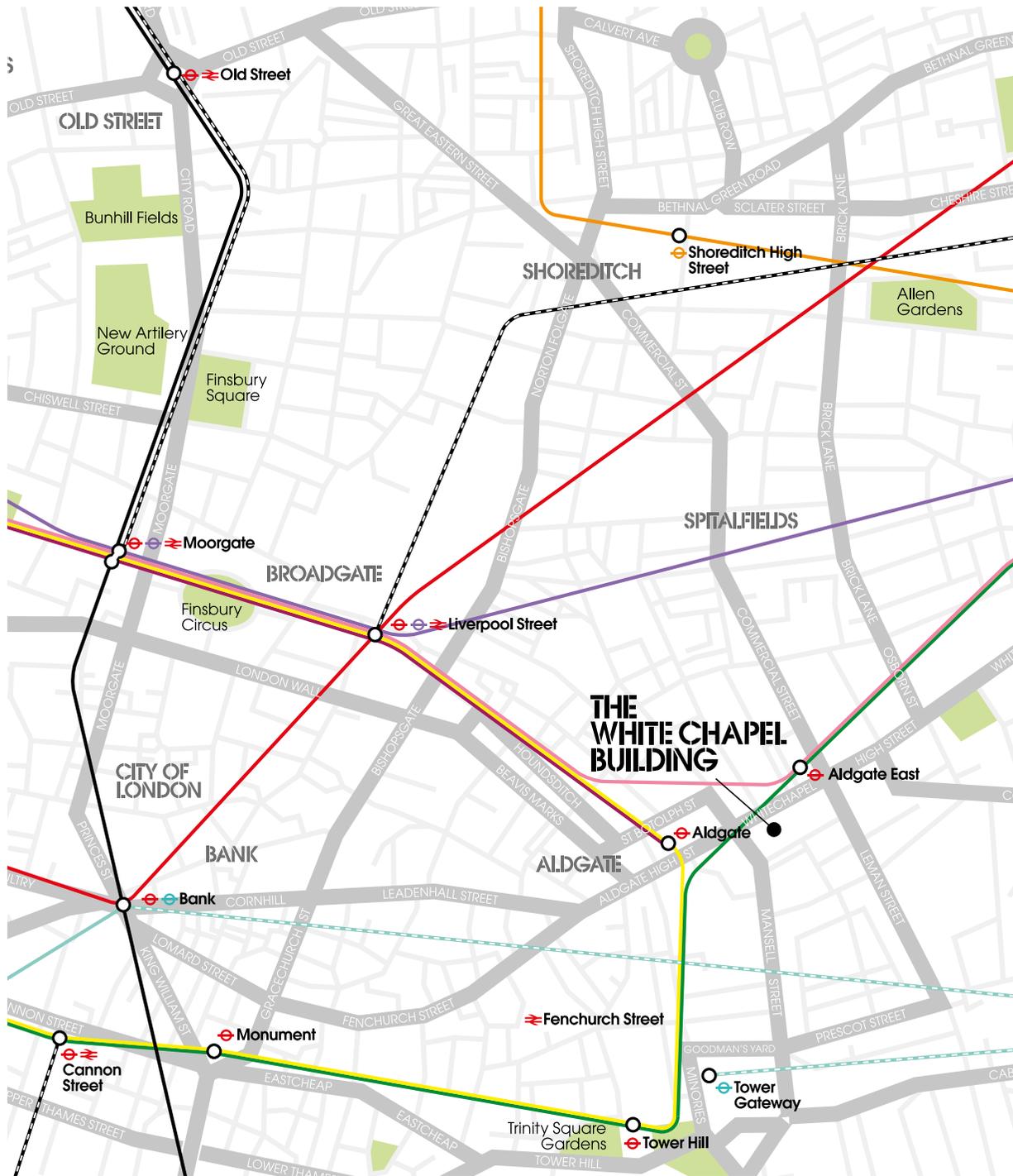
Once the inbetweener, Whitechapel is finding its niche and finally securing destination status. With the City of London on one side and the vibrant environs of Shoreditch and Spitalfields on the other, Whitechapel finds itself in a prime location. But not to be defined by its neighbours, the area proudly 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. And non-work time can be easily filled with a plethora of pleasurable experiences. 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. You can even sip cocktails in a prison or order street food from a train carriage. The amenity list is dizzying, and it's added to almost daily.



- Retail**
- 1 Brick Lane
 - 2 Dray Walk
 - 3 Leadenhall Market
 - 4 Rough Trade East
 - 5 Spitalfields Market
 - 6 Whitechapel Market
- Eat & Drink**
- 1 37 Jewry
 - 2 The Alchemist
 - 3 Amber
 - 4 Apple & Pears
 - 5 Arts Bar and Café (Toynbee Studios)
 - 6 Association Coffee
 - 7 Bar + Block
 - 8 Bife
 - 9 Big Chill
 - 10 Black Sheep Coffee
 - 11 The Buxton
 - 12 Caboose
 - 13 Café from Crisis
 - 14 The Culpeper
 - 15 Discount Suit Company
 - 16 Dulce Coffee
 - 17 Emilia's Crafted Pasta
 - 18 Exmouth Coffee Company
 - 19 Grounded
 - 20 Gunpowder
 - 21 HotBox
 - 22 Hungry Donkey Greek Kitchen
 - 23 Jin Bo Law
 - 24 JuJu's Bar & Stage
 - 25 The Leman Street Tavern
 - 26 Mouse Tail Coffee Stories
 - 27 The Oliver Conquest
 - 28 Ottolenghi
 - 29 The Pastry Parlour
 - 30 Patch East
 - 31 The Running Horse
 - 32 Satyrio
 - 33 Som Saa
 - 34 Tayyabs
 - 35 Trade
 - 36 Truman Brewery
 - 37 The Urban Chocolatier
 - 38 Whitechapel Grind
 - 39 The Wine Library
 - 40 The White Swan
 - 41 Yuu Kitchen
 - 42 Zia Lucia
- Leisure & Fitness**
- 1 1 Rebel
 - 2 Aim Escape
 - 3 All Star Lanes
 - 4 Anytime Fitness
 - 5 CrossFit Aldgate East
 - 6 Curzon Cinema
 - 7 MoreYoga Aldgate
 - 8 PureGym
 - 9 Spitalfields City Farm
 - 10 Swingers Crazy Golf
 - 11 Urban Fitness Aldgate
 - 12 Victus Soul
 - 13 Whitechapel Gallery
 - 14 Wilton's Music Hall
- Hotels**
- 1 Andaz Hotel
 - 2 Apex Hotel
 - 3 Citizen M
 - 4 The Corner Hotel
 - 5 Dorsett Hotel
 - 6 Double Tree Hilton
 - 7 Grange Tower Bridge
 - 8 Hyatt Place Hotel
 - 9 Leman Locke
 - 10 Motel One



First-class transport Future transformation

Abundant rail and cycle links

A one-minute walk takes you to Aldgate and Aldgate East stations. And in seven 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. Whitechapel is also one of the easiest parts of London to enjoy and access by bike. The Cycleway that runs from Aldgate to Bow along Whitechapel High Street is being improved, and a planned cycle 'super corridor' will link the nearby Tower of London to Green Park.

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



District line	1 min
Circle line	1 min
Central line	14 mins
Hammersmith & City line	3 mins
Metropolitan line	3 mins
Overground	14 mins
Elizabeth line (coming soon)	14 mins
Cycle Superhighway	1 min

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)

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



Source: [crossrail.co.uk](https://www.crossrail.co.uk)



FAMILY BONDS COMMUNITY BENEFITS



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



Morelands EC1

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



The Featherstone Building EC1

Size: 126,500 sq ft
Completion: 2022
Architects: Morris & Company
Tenants include: DEPT Agency and Marshmallow

Derwent London is a different kind of developer – a designed 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, 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 members with exclusive amenities and tools



The world of Derwent London in your pocket

Unlock a curated collection of features and benefits with the DL/App, available to all our tenants. Book DL/78 meeting rooms with discounted rates, secure a place at cultural events, lectures and screenings, and access exclusive offers and discounts on a wide range of products and services. You can manage it all effortlessly in a few clicks, and handy notifications ensure you never miss a thing.



Reception at DL/78



Club lounge at DL/78

DL/78.W1

78 Charlotte Street, Fitzrovia W1

Your home in the heart of the West End. Launched in October 2021, DL/78 is a hybrid space for connection and collaboration in the heart of Fitzrovia. A curated environment in which to work, meet, socialise and be inspired for our creative Derwent London community.

Drop in, find a seat in the Club Lounge or book a conference room configured to your needs. The space is also available for exclusive hire for townhalls or other large gatherings. It hosts cultural events, talks and lectures, and film and sports screenings. The street-level café offers a diverse all-day menu. The Wellness Room offers a range of treatments created to relax and reinvigorate.

[Watch our video for information](#)

DL/28.EC1

28 Featherstone Street, Old Street EC1

Following the successful launch of DL/78 in Fitzrovia, we are excited to be creating our second multipurpose destination, DL/28, over ground and lower ground floors at The Featherstone Building. It will reflect our design-led approach, creating an inspiring and adaptable space.

With a targeted opening from Autumn 2023, the space aims to offer:

- Open plan workspace
- Bookable meeting rooms for group work sessions
- One and two person phone booths
- Library for quiet working
- Multipurpose event space with self-contained entrance
- On-site café
- Curated events programme to socialise, learn and share experiences
- All connected via the Derwent London

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The agents have not tested the services. Where stated floor areas are approximate. Date of preparation December 2022.



[thewhitechapelbuilding.london](https://www.thewhitechapelbuilding.london)

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