

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.

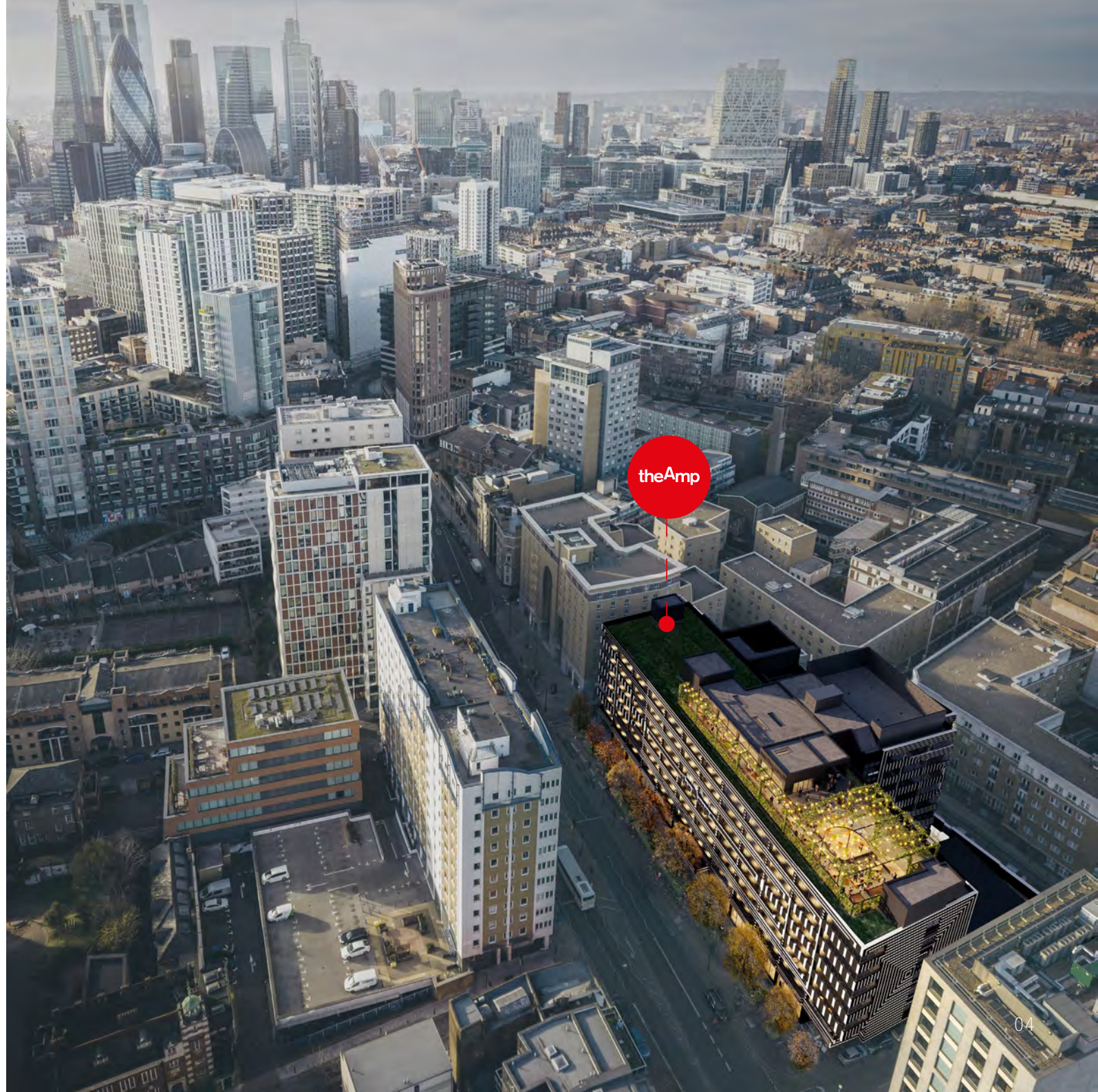
The Amp





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

CGI shown for illustrative purposes only

0.5





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



Designated reception  
and café available



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

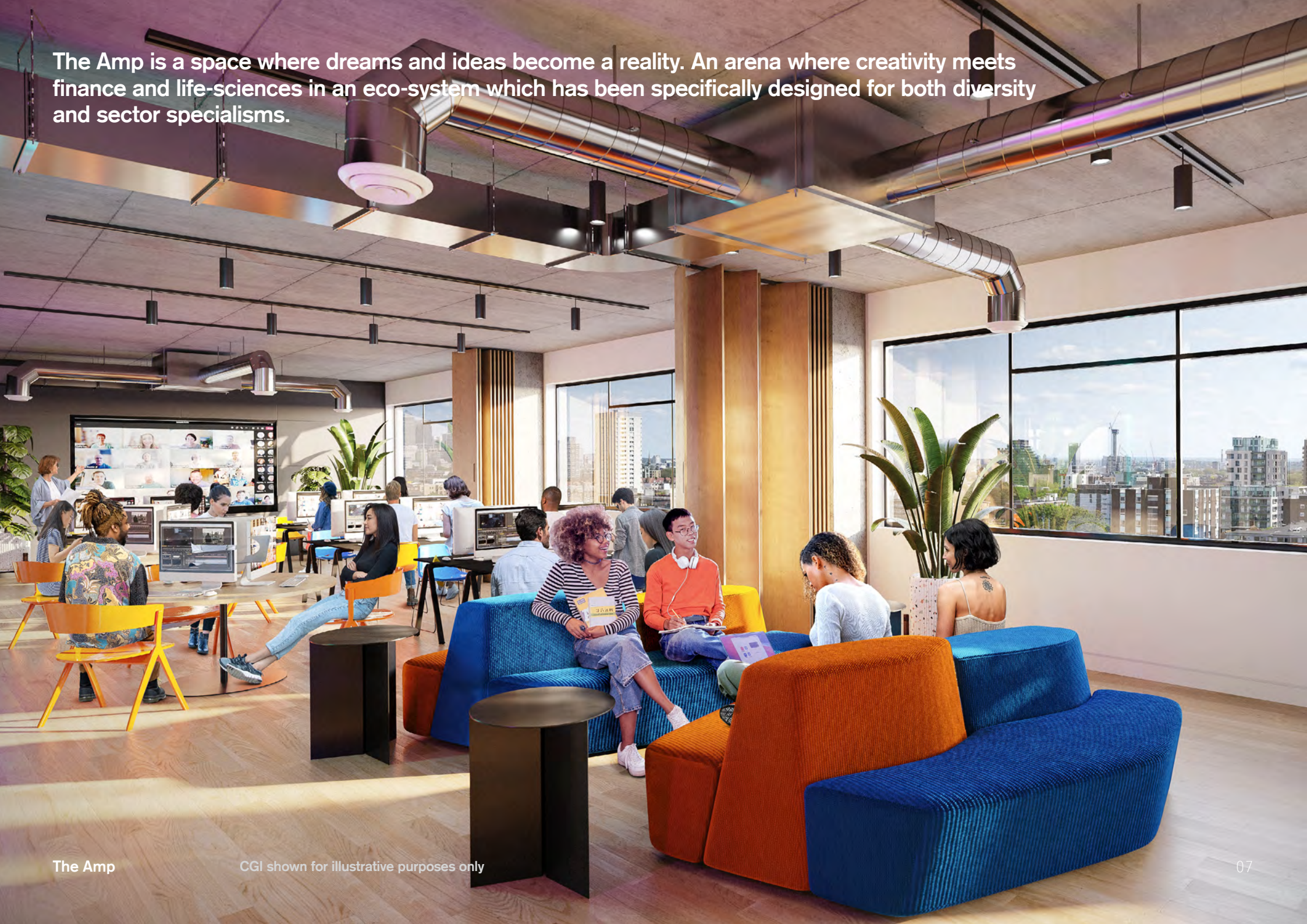


Exceptional connectivity  
with abundance of  
student focused amenity  
in the locality

# Key USPs

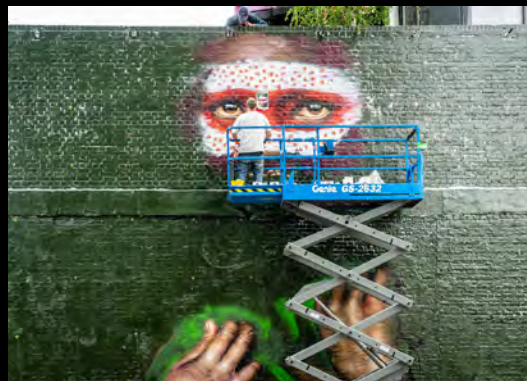


The Amp is a space where dreams and ideas become a reality. An arena where creativity meets finance and life-sciences in an eco-system which has been specifically designed for both diversity and sector specialisms.





# 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

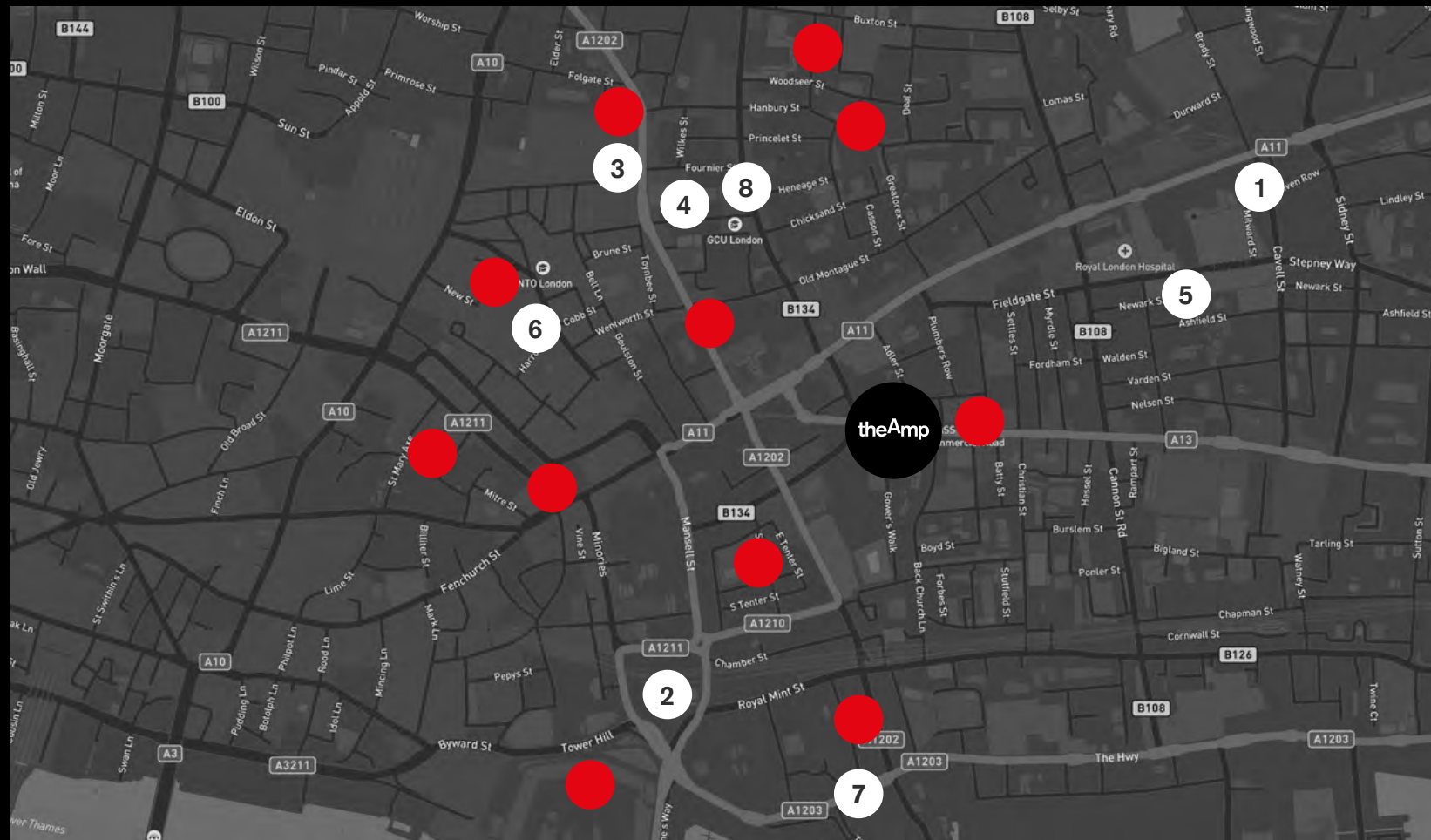
Restaurants	<ul style="list-style-type: none"> <li>1 Amber</li> <li>2 Chez Elles Bistroquet</li> <li>3 Ottolenghi</li> <li>4 Pizza East</li> <li>5 Tayyabs</li> <li>6 Big Chill Brick Lane</li> <li>7 The Culpeper</li> <li>8 Sichuan Folk</li> <li>9 Needoo Grill</li> </ul>
Coffee	<ul style="list-style-type: none"> <li>10 Exmouth Coffee Company</li> <li>11 Grounded Coffee Company</li> <li>12 Long Shot Coffee</li> <li>13 Trade</li> </ul>
Bars	<ul style="list-style-type: none"> <li>14 Jin Bo Law</li> <li>15 The Alchemist</li> <li>16 The Ten Bells</li> </ul>
Retail & Fitness	<ul style="list-style-type: none"> <li>17 Leman</li> <li>18 Pocket Square Skyline</li> <li>19 The Oliver Conquest</li> <li>20 Indo</li> <li>21 The Blind Beggar</li> <li>22 Apples and Pears</li> <li>23 Leadenhall Market</li> <li>24 Old Spitalfields Market</li> <li>25 Sainsbury's Local</li> <li>26 Tesco Express</li> <li>27 CrossFit Gym</li> <li>28 1Rebel</li> <li>29 The Truman Brewery</li> </ul>





...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





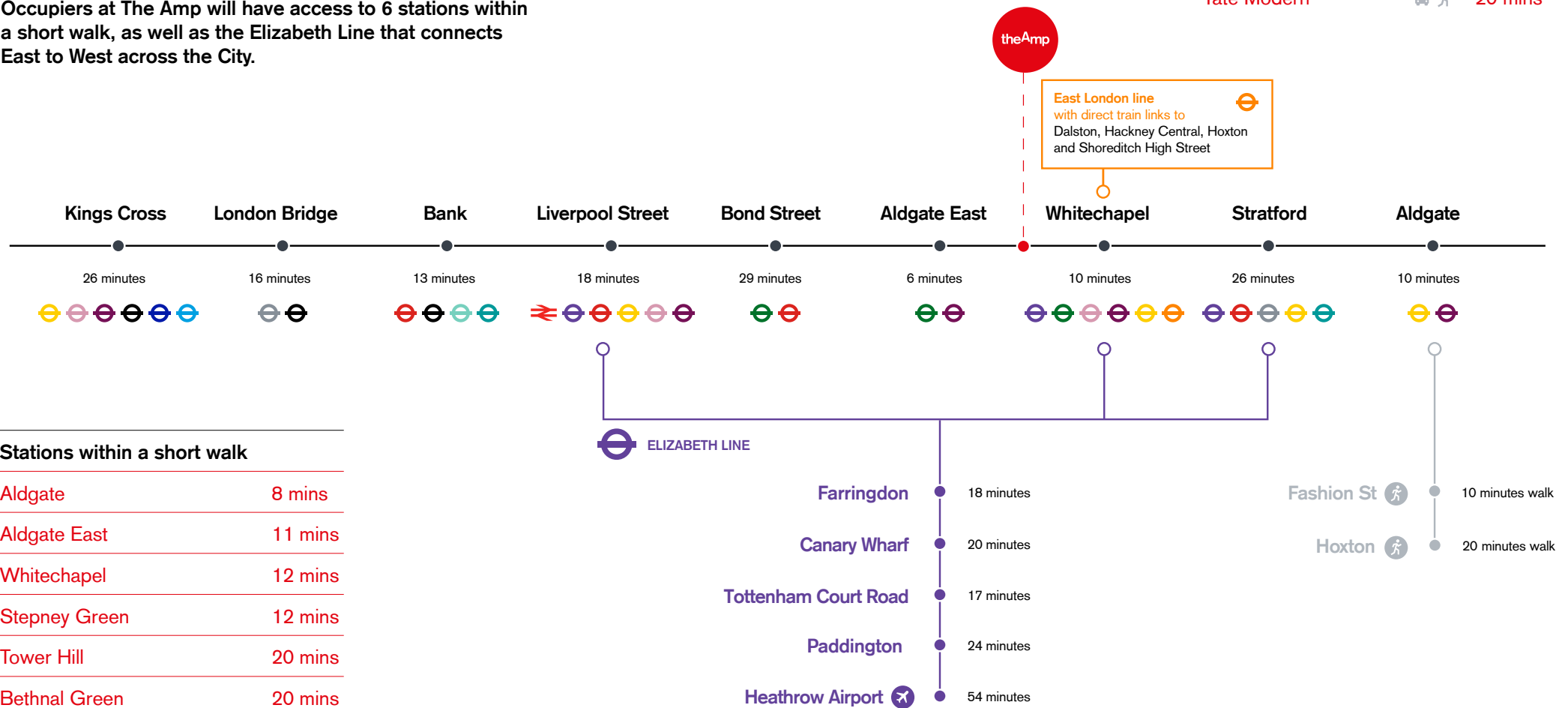
# The Elizabeth line:

## Bringing London to the doorstep

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.

### 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





# 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.



## INTERNAL SPACES





## INDICATIVE SPACE PLAN

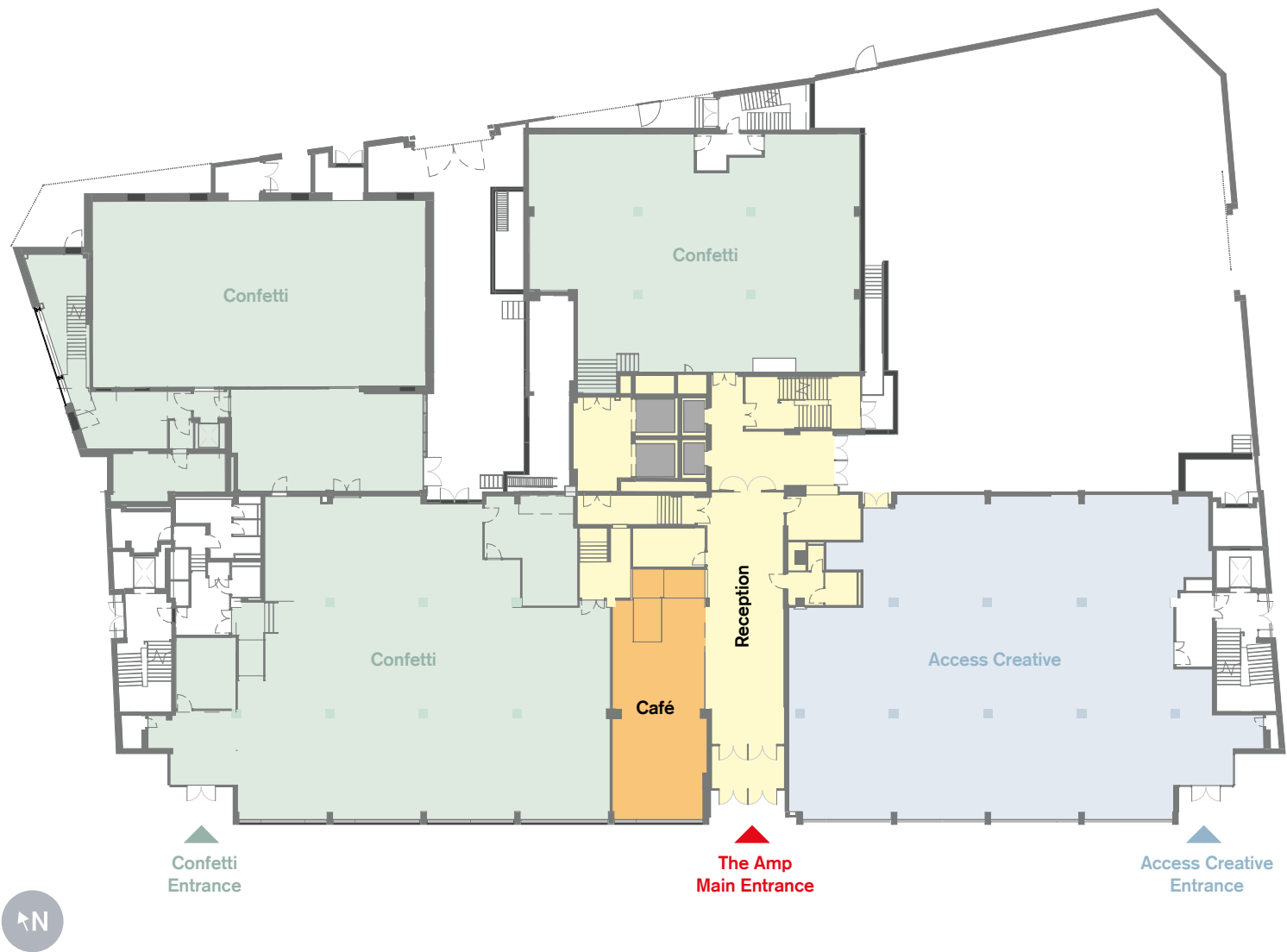
The floorplates can be fitted out to deliver a variety of cutting edge contemporary learning environments. Equally, they are capable of accommodating a high density of students and faculty workers.

- |    |                             |
|----|-----------------------------|
| 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                         |





GF



Floor		Areas Ft²	Total available Ft²
7	Private Roof Terrace & Pavilion	1,730	
6	Let	-	-
5	Under offer	3,462 15,015	18,477
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café	1,062	
	Reception		



F1



Floor		Areas Ft²	Total available Ft²
7	Private Roof Terrace & Pavilion	1,730	
6	Let	-	-
5	Under offer	3,462 15,015	18,477
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café	1,062	
	Reception		





# F2

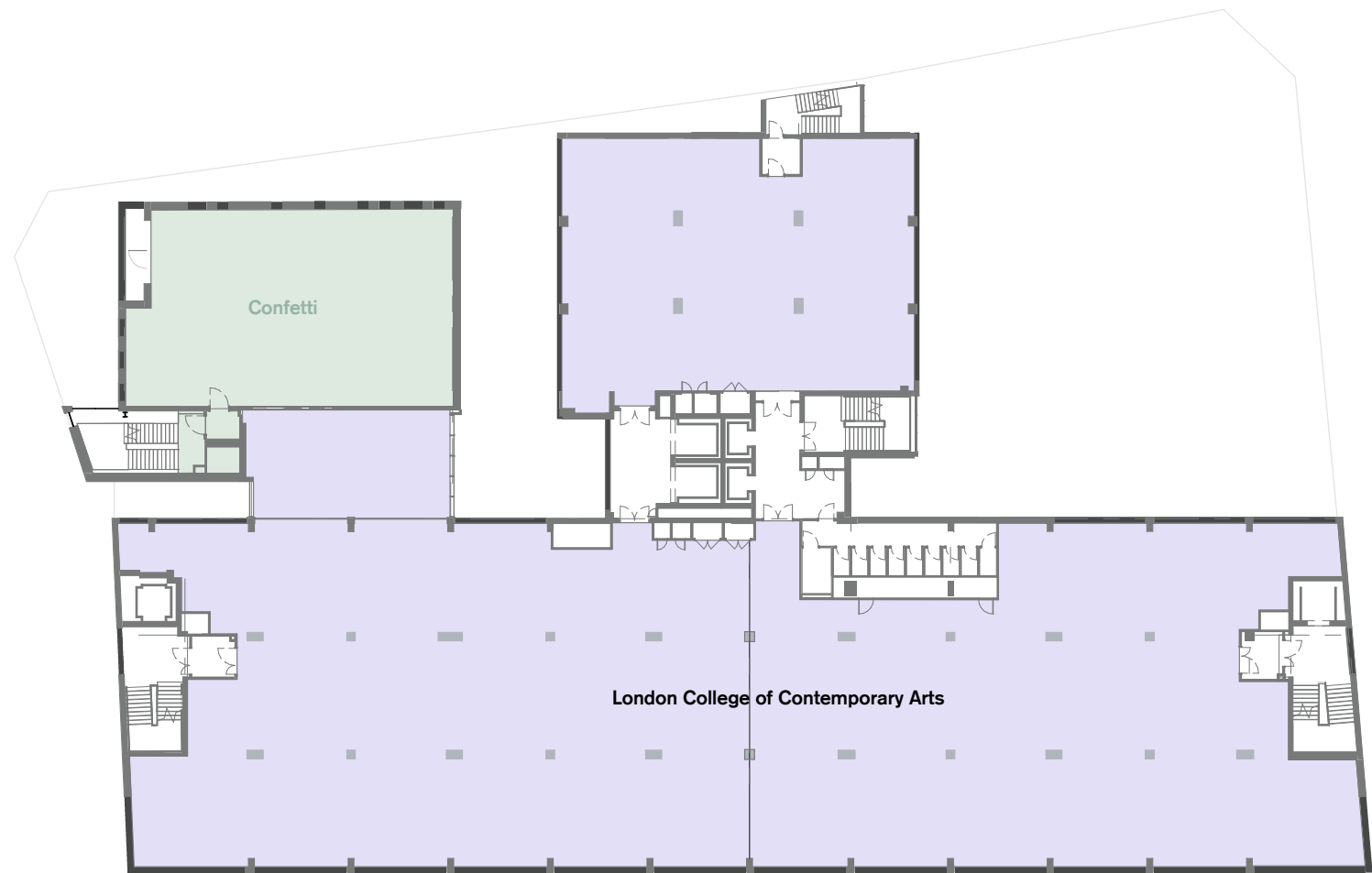


Floor		Areas Ft²	Total available Ft²
7	Private Roof Terrace & Pavilion	1,730	
6	Let	-	-
5	Under offer	3,462 15,015	18,477
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café Reception	1,062	

↑N



F3

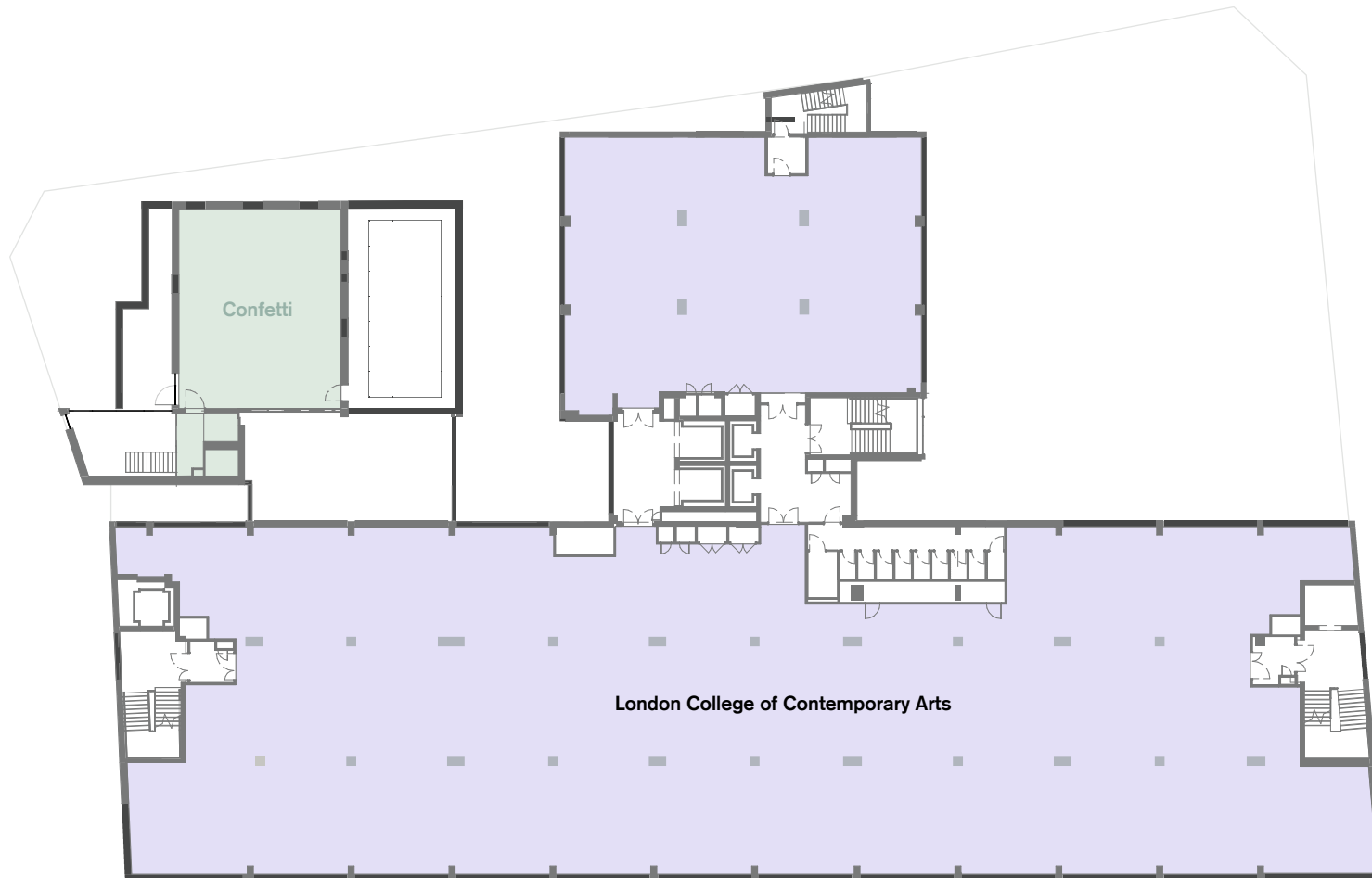


Floor		Areas Ft²	Total available Ft²
7	Private Roof Terrace & Pavilion	1,730	
6	Let	-	-
5	Under offer	3,462 15,015	18,477
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café	1,062	
	Reception		





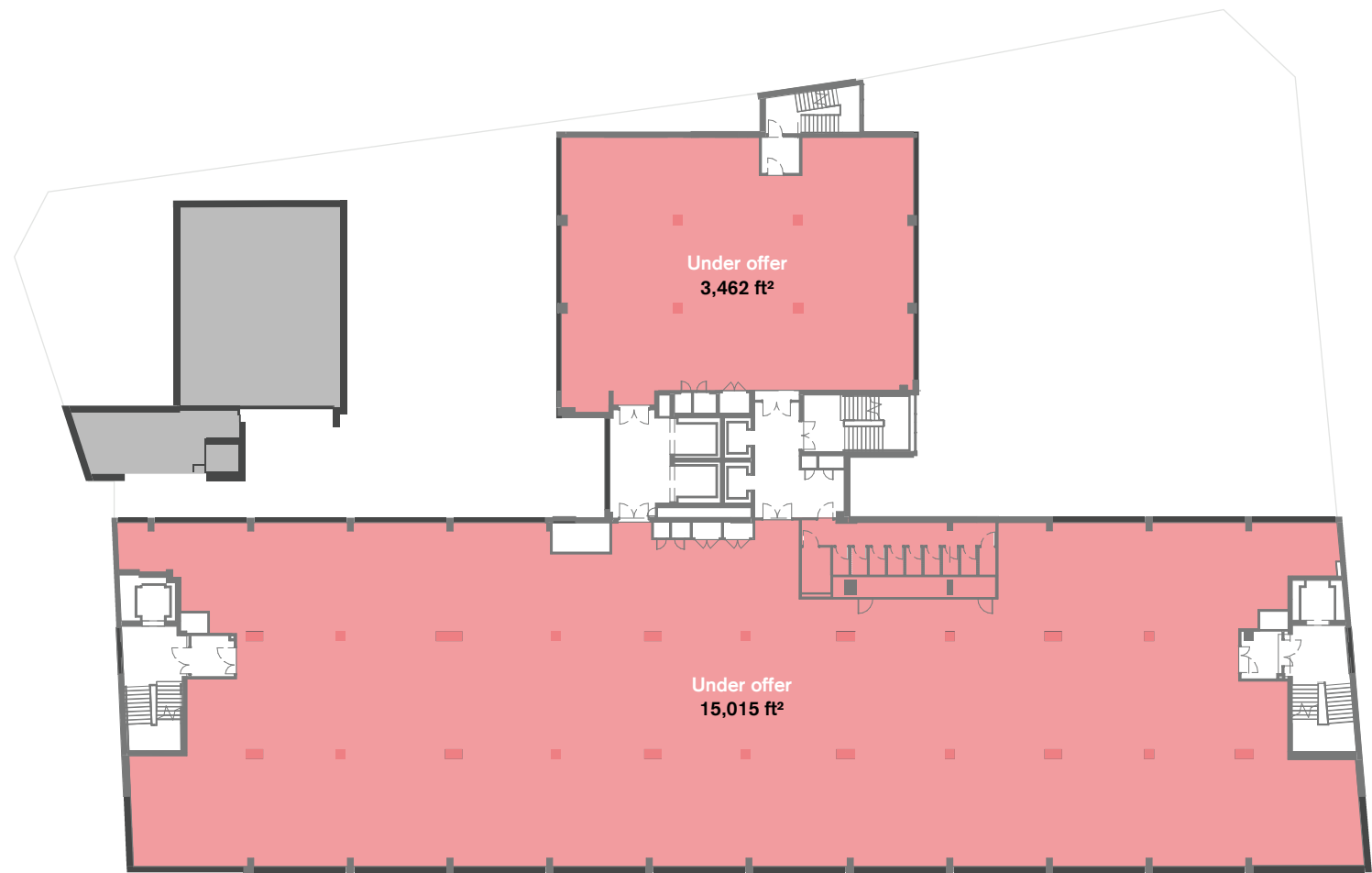
# F4



Floor		Areas Ft <sup>2</sup>	Total available Ft <sup>2</sup>
7	Private Roof Terrace & Pavilion	1,730	
6	Let	-	-
5	Under offer	3,462 15,015	18,477
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café	1,062	
	Reception		



F5

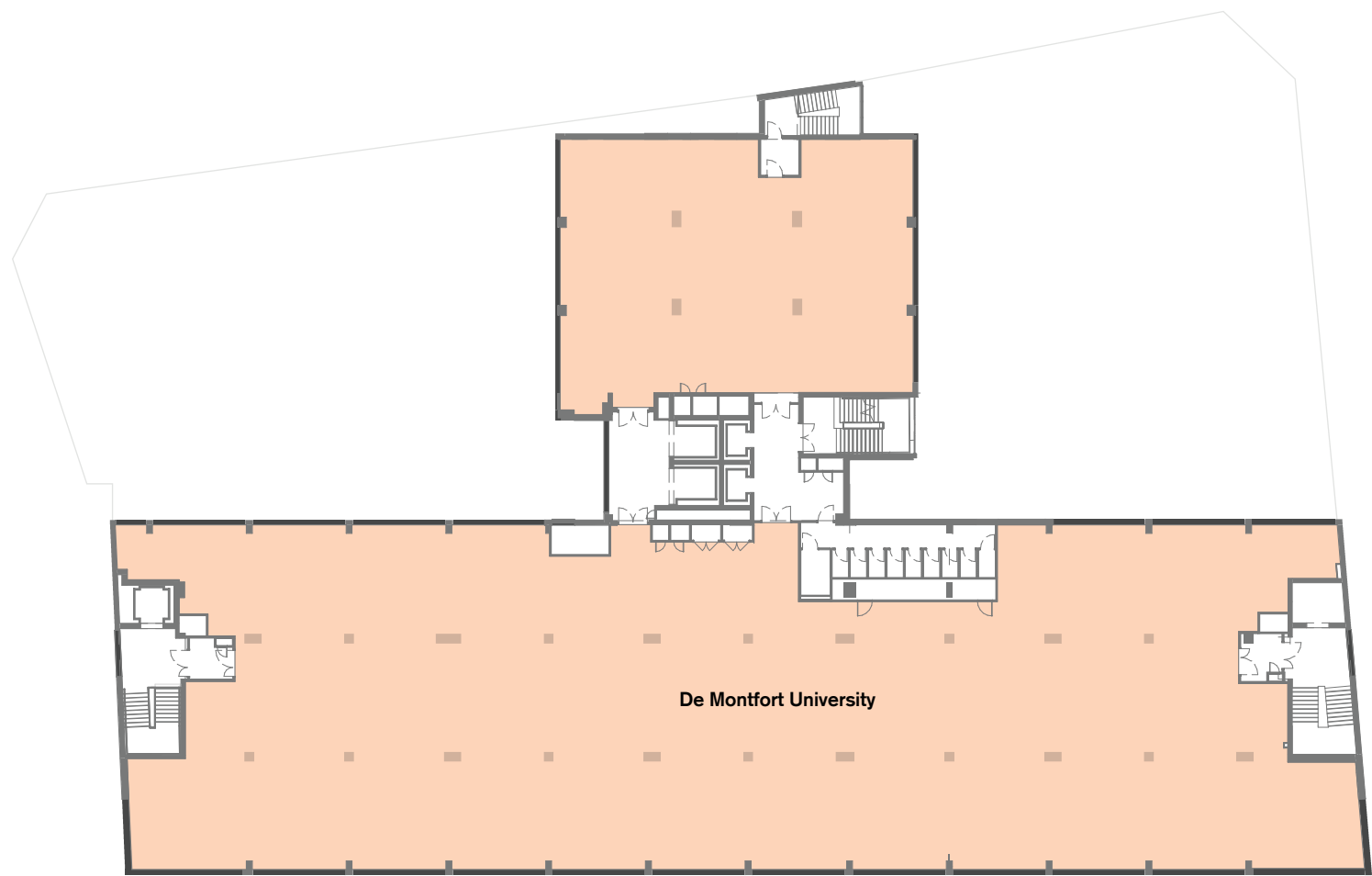


Floor		Areas Ft²	Total available Ft²
7	Private Roof Terrace & Pavilion	1,730	
6	Let	-	-
5	Under offer	3,462 15,015	18,477
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café	1,062	
	Reception		





# F6



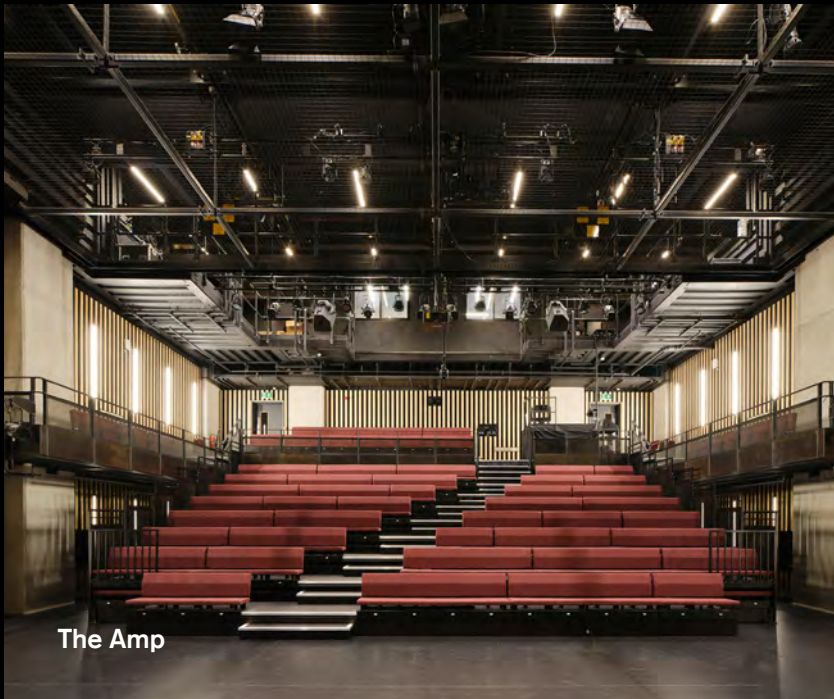
Floor		Areas Ft²	Total available Ft²
7	Private Roof Terrace & Pavilion	1,730	
6	Let	-	-
5	Under offer	3,462 15,015	18,477
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café	1,062	
	Reception		



# 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 build multifaceted events space which can provide further dedicated teaching, performance and learning zones.







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.



# 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.

**Top**  
Confetti social space, artist's impression

**Bottom**  
Facilities will mirror those at Confetti Nottingham

## 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.





## BUILDING SPECIFICATION

Reception	Office Specification	Occupancy	Lifts	Mechanical services	Fire Alarm System
Terrazzo tile flooring	“Excellent” BREEAM rating	1 person per 10m <sup>2</sup> NIA HVAC provision	New passenger and fire fighting lifts to be provided within the existing lift shafts	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	An independent fully addressable fire alarm system to L2 minimum standard shall be provided
Contemporary reception and café space providing break out areas for students and guests	EPC rating B	1 person per 5m <sup>2</sup> maximum permitted density in accordance with fire strategy	Capacity 100kg for central core lifts and 750kg for the firefighting lifts located on the eastern and western elevations of the southern block	On floor cooling loads 217kW (for levels 3 to 6 excluding landlord areas)	<b>BMS</b>
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.	WELL ready	<b>Internal Specification</b>	<b>Mechanical and Electrical Office Design Conditions</b>	<b>Noise Levels</b>	All M&E equipment fully controlled by a new BMS installation
	New double-glazed windows	Structural floor to structural soffit 3000mm	Winter 21°C ± 2°C	NR 40 when configured as open plan offices	<b>Hot &amp; Cold Water Services.</b>
	Openable windows installed to all floors providing mixed mode ventilation	Structural floor to underside of services 2500mm	Summer 24°C ± 2°C		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
<b>Private Rooftop Terrace available to let</b>	<b>Floors</b>	Structural columns and soffit concrete painted white.	<b>Temperature Ambient Design Conditions</b>	<b>Electrical Services Provision Small Power</b>	The consumption of potable water within the building will be minimised through the use of low water consumption sanitary appliances, including:
4,790 ft <sup>2</sup> external rooftop amenity space providing opportunities for collaboration, yoga, reflection and meetings	Floors are to be locally cleaned and repaired where necessary, prior to the installation of any tenant floor coverings	Structural column grid 6m x 7m (south block) and 7m x 5m (north block)	Winter -4°C dry bulb	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)	• Low capacity dual flush toilets • Low flow rate showers • Low flow rate taps
1,820 ft <sup>2</sup> internal event space / cafe	The design has been progressed typical on a uniformly distributed live load of 3.0kN/m <sup>2</sup>	<b>Toilet Provision</b>	Summer 32.5°C dry bulb / 21.5°C wet bulb	<b>Lighting</b>	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.
Covered external areas provide protection from the elements and shade in the summer	<b>Ceilings</b>	1 person per 12m <sup>2</sup> NIA in relation to WC's. All toilets unisex.	Variable Refrigerant Flow system (VRF) sized at 35°C ambient dry bulb	Motion-controlled, LED lighting providing 400 lux at the working plane with a uniformity of 0.6	
Planters and landscaping design throughout the terrace	Exposed concrete ceiling, cleaned and spray painted with white masonry paint	<b>Cycle Provision</b>	<b>Office Fresh Air Provisions</b>	<b>Telecommunications / Data</b>	
	MEP services will be “exposed” and no suspended ceilings are to be provided	272 cycle spaces	12 litres per second per person on a 1:10 occupancy	Telecom and data containment provision will be provided within the landlord core area	
	Slab to slab is 3000mm and underside of services (lights) is 2500mm from SSL	1 Disabled parking space			

**TOGETHER  
WE  
RISE**



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TRILOGY

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