

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**

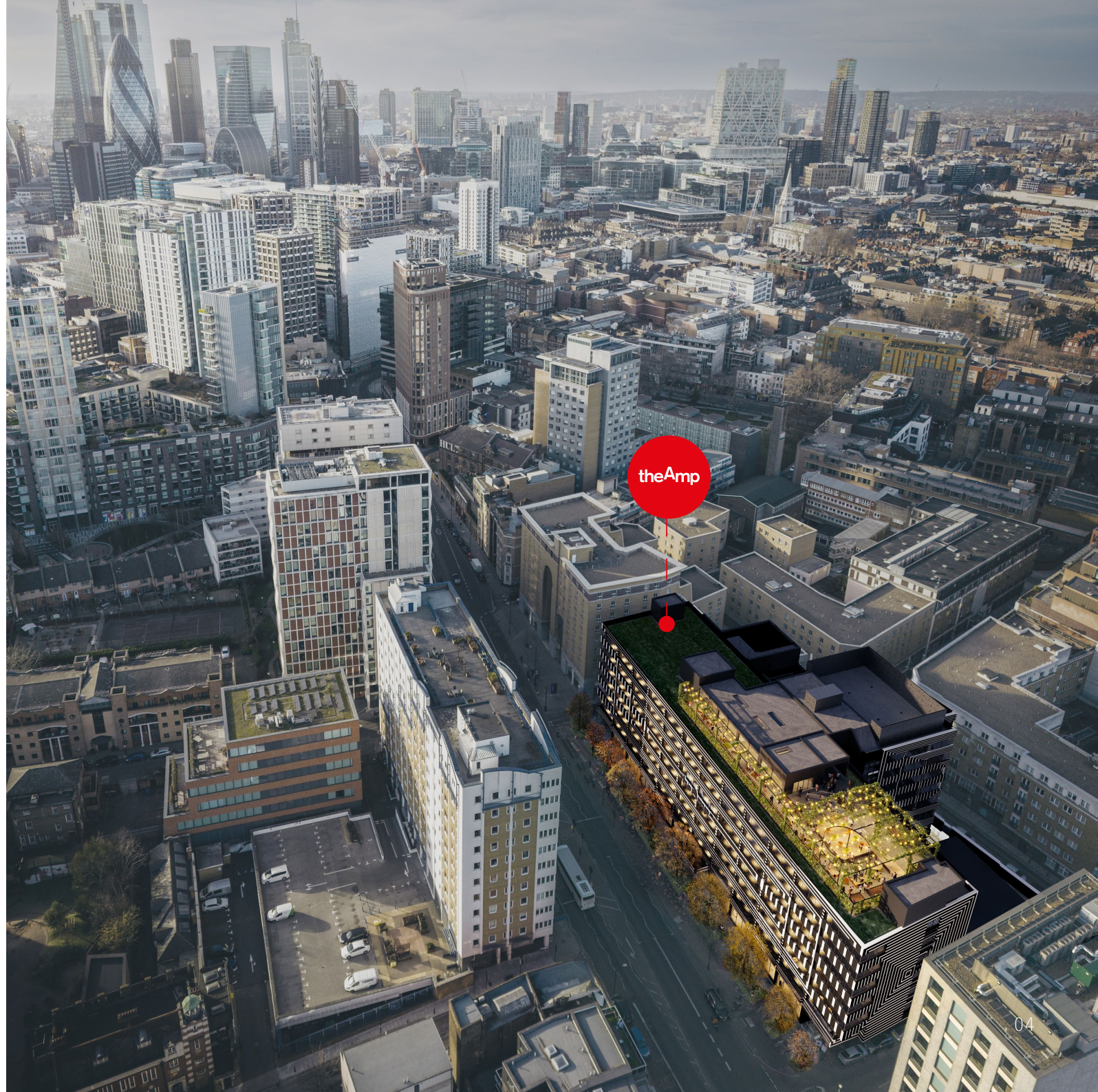
Located in the heart of Whitechapel, The Amp is a newly refurbished innovation hub where creativity, training, education and commerce interlink to form a sum greater than their parts. It is an antenna at the heart of London's youngest and fastest growing borough. A place where the talent of the future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

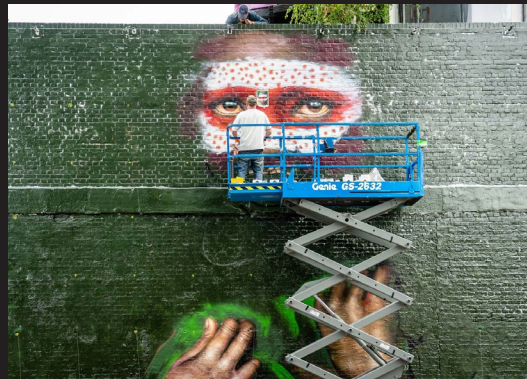
CGI shown for illustrative purposes only

05

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

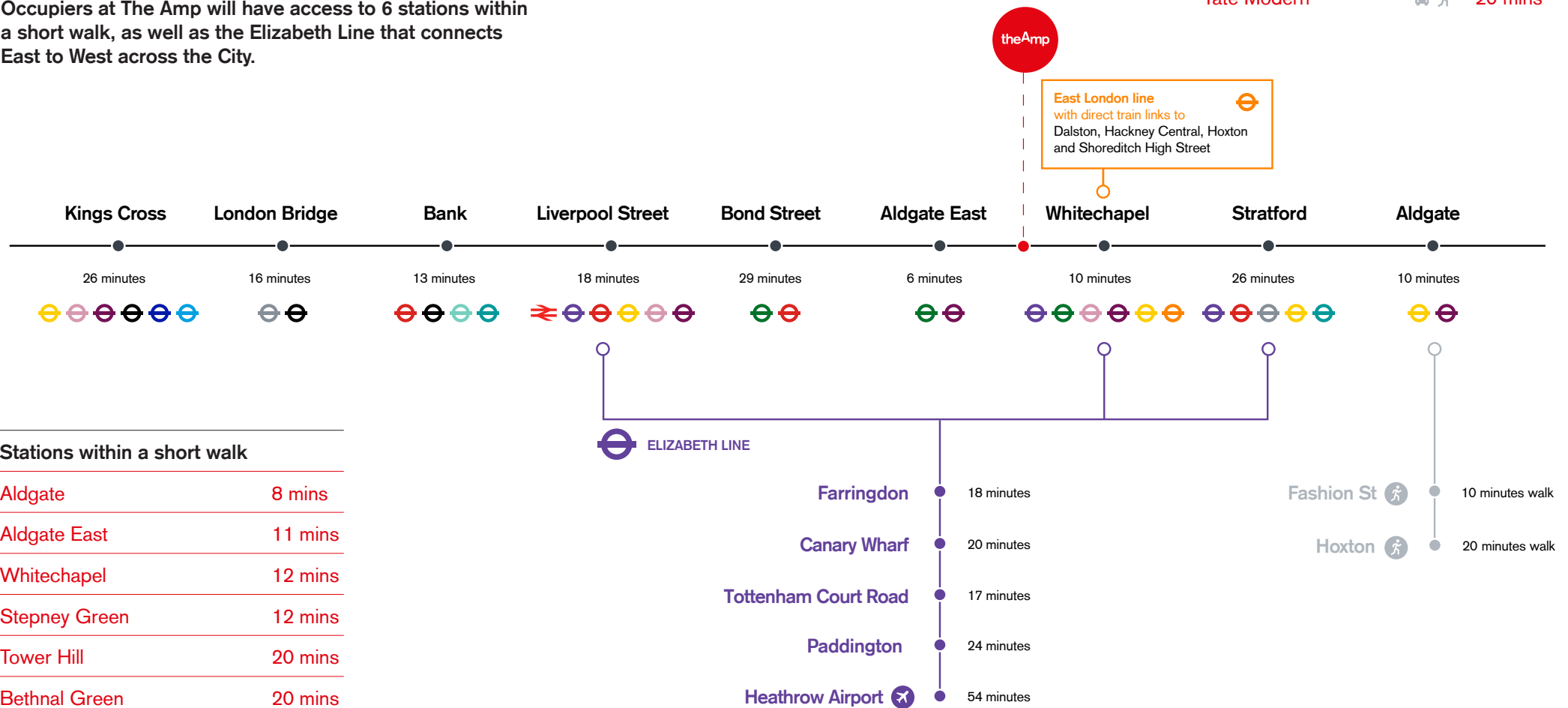


The Elizabeth line: Bringing London to the doorstep

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"

EPC B

Low energy lighting

Smart sub-metering

Low-flow water

272 cycle spaces on site

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



CGIs shown for illustrative purposes only



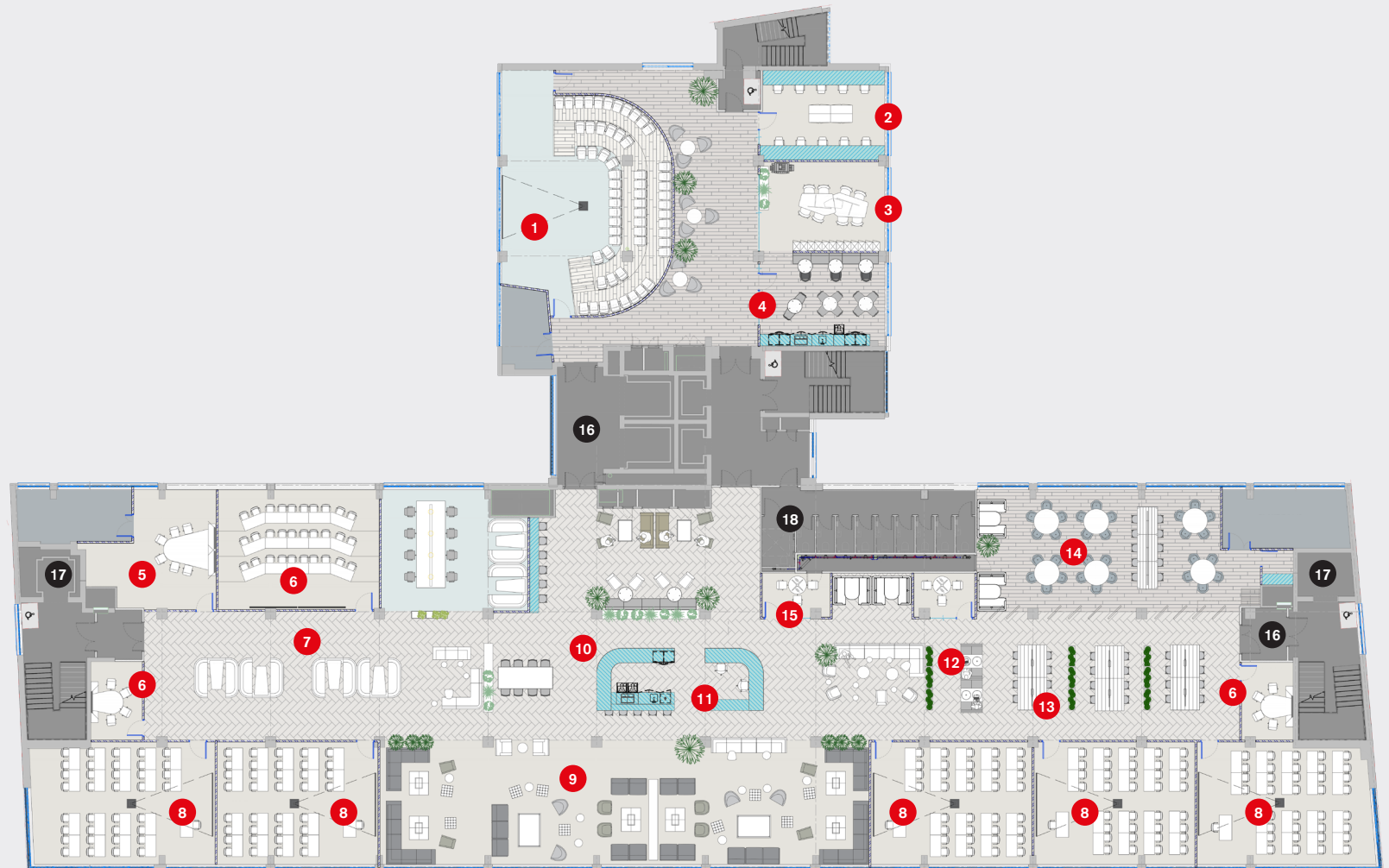
INTERNAL SPACES



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



F2



Floor		Areas Ft²	Total available Ft²
6	Let	-	-
5	Let	-	-
4	Let	-	-
3	Let	-	-
2	Available	3,454 4,012	7466
1	Let	-	-
GF	Café	-	
	Reception		





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



Sustainability Conscious
BREEAM Excellent
EPC B



Exceptional connectivity
with abundance of
student focused amenity
in the locality

Key USPs

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 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 Sleazenation 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.



BUILDING SPECIFICATION

Reception	Office Specification	Occupancy	Lifts	Mechanical services	Fire Alarm System
Terrazzo tile flooring	BREEAM "Excellent"	1 person per 10m ² 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 ² 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)	BMS
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	Internal Specification	Mechanical and Electrical Office Design Conditions	Noise Levels	All M&E equipment fully controlled by a new BMS installation
1,820 ft ² internal event space / cafe	New double-glazed windows	Structural floor to structural soffit 3000mm	Winter 21°C ± 2°C	NR 40 when configured as open plan offices	Hot & Cold Water Services.
	Openable windows installed to all floors providing mixed mode ventilation	Structural floor to underside of services 2500mm	Summer 24°C ± 2°C	Electrical Services Provision Small Power	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
	Floors	Structural columns and soffit concrete painted white.	Temperature Ambient Design Conditions	Cat-A provision of 25W/m ² for small power and 8W/m ² for lighting with additional 10 W/m ² for Local ICT (comms room)	The consumption of potable water within the building will be minimised through the use of low water consumption sanitary appliances, including:
	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	Lighting	• Low capacity dual flush toilets • Low flow rate showers • Low flow rate taps
	The design has been progressed typical on a uniformly distributed live load of 3.0kN/m ²	Toilet Provision	Summer 32.5°C dry bulb / 21.5°C wet bulb	Motion-controlled, LED lighting providing 400 lux at the working plane with a uniformity of 0.6	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.
	Ceilings	1 person per 12m ² NIA in relation to WC's. All toilets unisex.	Variable Refrigerant Flow system (VRF) sized at 35°C ambient dry bulb	Telecommunications / Data	
	Exposed concrete ceiling, cleaned and spray painted with white masonry paint	Cycle Provision	Office Fresh Air Provisions	Telecom and data containment provision will be provided within the landlord core area	
	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		
	Slab to slab is 3000mm and underside of services (lights) is 2500mm from SSL	1 Disabled parking space			

**TOGETHER
WE
RISE**

TRILOGY

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