

# THE HICKMAN

WHITECHAPEL

A NEW BUILDING  
WHERE AN INDUSTRIAL  
PAST BECOMES THE  
FOUNDATION FOR AN  
INNOVATIVE FUTURE

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55,621 SQ FT  
AVAILABLE.

Original features with  
exceptional attention  
to detail and views  
of the tree-lined park.  
Located in one of the  
most vibrant areas  
of London.

The Hickman, view looking north  
east, down Whitechapel Road.



“DESIGNED FOR THE NEW WAYS  
WE ARE WORKING – WITH  
COLLABORATION, CREATIVITY AND  
SOCIALISING AT THE CORE. THE  
HICKMAN MELTS AN OLD INDUSTRIAL  
BUILDING WITH THE BEST IN  
TECHNOLOGY AND ENVIRONMENTAL  
STANDARDS”

NAN WILLIAMS

—

GROUP CHIEF EXECUTIVE  
FOUR COMMUNICATIONS

The Hickman, view looking south east, on Whitechapel Road



# THE HICKMAN WORKS HARD SO YOU DON'T HAVE TO

# 4,400

SQ FT RECEPTION WITH  
INTEGRATED CAFÉ.

If you're looking for new offices with an on-site café, agile and outdoor spaces, and great views of a park, then look no further.

At GPE, we make sure our buildings offer loads of choice, are tech savvy and sustainable. Couple that with excellent service and you've got a workplace that's worth it.

The Hickman offers all of this and more, in an area with plenty to do and top transport connections.

ALL SPACES AT THE  
HICKMAN ARE AVAILABLE  
AS CAT A / FULLY FITTED  
AND / OR FULLY MANAGED.



#### EASILY CONNECTED

Highest transport accessibility rating (PTAL 6b): serviced by 7 Underground lines and National Rail.\*



#### PERFECTLY LOCATED

A lively neighbourhood with an endless choice of food and drink venues.



#### SMART WORKPLACE APP

sesame™, our smart workplace app provides access to service and amenity, access control and interface with the building.



#### ONSITE CAFÉ

4,400 sq ft reception with integrated café.



#### AGILE WORKSPACES

Generous ground floor breakout spaces to collaborate and be inspired.



#### COURTYARD AND TERRACES

Great outdoor spaces with a 5,100 sq ft communal courtyard.



#### ARRIVE BY BICYCLE

Ample end of journey facilities to end your commute in style.



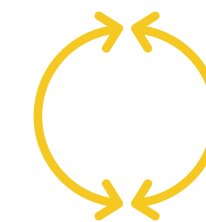
#### TECH SAVVY

A raft of features for a smart workspace.



#### SUPERSONIC WI-FI

With WiredScore 'Platinum' it's lightning fast and always secure.



#### SUSTAINABLE BY DESIGN

Sustainably developed, responsibly managed.

\* PTAL (public transport accessibility level) is the most widely recognised measurement of connectivity to public transport across London. 6b is the highest PTAL rating available.

# FULLY FITTED AND READY TO GO

The Hickman's flexible model means that we really do have the perfect workspace ready for you. Along with CAT A, we can offer fully fitted workspaces. More still, our friendly team can manage the workspace on your behalf.

## CHOOSE FULLY FITTED

Ready to work spaces, fully fitted with your own meeting rooms, kitchen and break out areas. Our fit outs are thoughtfully designed for your business to thrive. You'll have your own floor with your own front door and plenty of space to brand your way.

## CHOOSE FULLY MANAGED

Why not take the hassle out of running your office? Our team can manage your workspace, from cleaning, right down to filling the fridge. All in one bill.

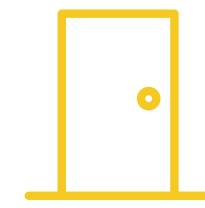


Fitted space



### THOUGHTFULLY DESIGNED, FITTED AND MANAGED

Our top quality workspaces are sustainably designed and expertly managed. Fully equipped and always looked after, we're on hand for your daily needs and we'll keep the place spick and span.



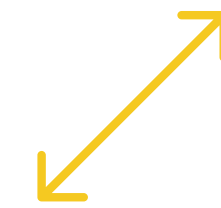
### EXCLUSIVELY YOURS

With your own private floor, you'll have your own meeting rooms, kitchen and breakout spaces. There's plenty of space to brand your way.



### ALIVE WITH TECHNOLOGY

Our smart workplace app, sesame™, allows you to seamlessly interact with the building's features and our friendly on-site team. Super-fast Wi-Fi and IT support comes as standard.



### FLEXIBLE LEASE TERM, STRAIGHTFORWARD CONTRACT, ALL IN ONE BILL.

With a simple, speedy sign up process, it's always hassle free.

## GPE.

### OWNED AND MANAGED BY GPE

Proven workplace experts on hand to make sure your office runs like clockwork. You deal directly with us, there's no middle man.

Reception and lounge space with recycled material feature lighting





Lift lobby with exposed concrete feature wall



Reception and café space with end grain timber set flooring



Integrated café with views of the park



View of the Hickman from Plumber's row



Reception and café space with end grain timber set flooring

PROUDLY  
MADE IN



The Hickman, view looking across Altab Ali Park.

WHITECHAPEL

The former tool workshop is transformed for a new generation of thinkers, number crunchers and creatives.

# FOUNDATIONS OF THE PAST

The building was historically home to Buck & Hickman, a saw and tool makers established in 1830 and trading in Whitechapel for more than 100 years.

Buck & Hickman had a significant influence on the micro-area, redeveloping the corner of Whitechapel Road in 1887. Much of the rest of the Whitechapel Road block, up to the famous Whitechapel Bell Foundry (best known for its 300+ years crafting bells including Big Ben, and the Liberty Bell), was redeveloped by Buck & Hickman in the interwar period.

The Blitz hit Adler Street in the 1940s, destroying the 14th century White Chapel, St. Mary's Church, from which the area took its name. The remnants of the White Chapel can still be found in the adjacent park.

The legacy of the site lives on and the former tool workshop is transformed for a new generation of thinkers, number crunchers and creatives.

**THE BUILDING  
WAS HISTORICALLY  
HOME TO BUCK &  
HICKMAN; A SAW  
AND TOOL MAKERS  
—  
TRADING IN  
WHITECHAPEL  
FOR MORE THAN  
100 YEARS**



The original tool workshop, 1800's



The original tool workshop, 1800's



Whitechapel Bell Foundry, 1952



Whitechapel Bell Foundry, 1952

# Makers

Enjoy freshly prepared food featuring the very best of seasonal, locally-sourced produce.

Makers is open 8.00am - 4.30pm for coffee, lunch and treats. Serving drinks 5.00pm - 7.00pm and tempting you to stay a little later on Thursdays and Fridays.



Maker's café, home to fresh food, delicious drinks and a rotating collection artwork.





SUSTAINABLY DESIGNED,  
THESE TABLES ARE  
BEAUTIFULLY CRAFTED  
FROM RECYCLED MATERIALS

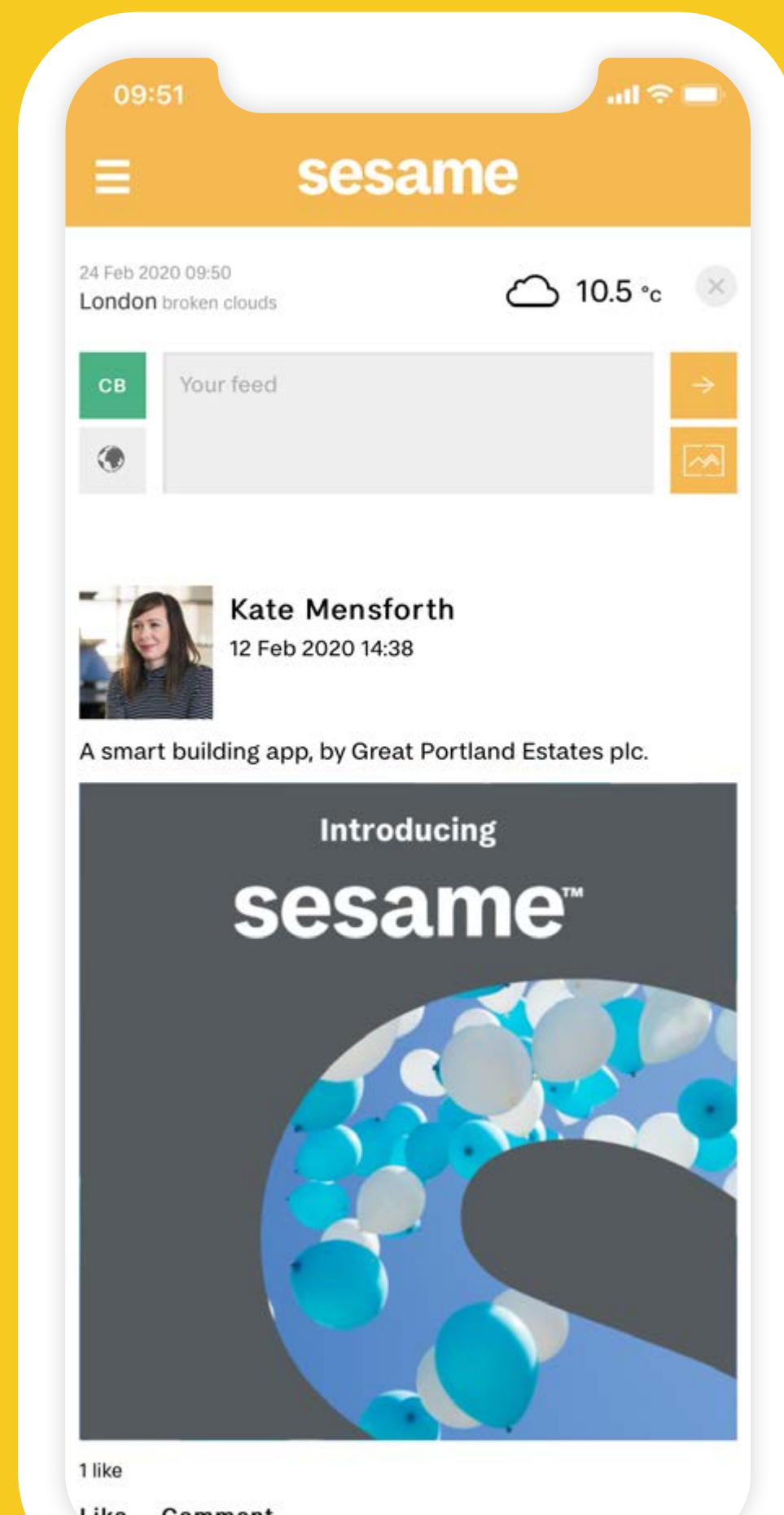
# COURTYARD

A 5,100 sq ft shared courtyard brings outside space to all at The Hickman. Accessed via the reception, The Yard is fully equipped with Wi-Fi, power and lighting. Furnished with plenty of planting and seating options, there's space to work, socialise and relax.
















# THE SMARTEST BUILDINGS IN LONDON



## OPEN SESAME™

-  Contactless Access & Environmental Control
-  Lifestyle Concierge Service
-  Offers
-  Events
-  150+ Free Publications
-  Transport
-  Weather
-  Local Amenities
-  Support
-  Occupier Directory
-  Community

## SECURE, LIGHTNING FAST CONNECTIVITY

WiredScore 'Platinum'

-

Wi-Fi available in all common areas

-

## INTEGRATED TECHNOLOGY HELPS TO IDENTIFY PATTERNS IN HOW PEOPLE USE THE WORKSPACE.

This data can help to rationalise and optimise the space, resulting in happy employees and efficient use.

The Hickman's digital twin allows us to optimise the operation and maintenance of the building. Here's to lower costs and reduced energy consumption!

# WORK SMARTER

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## ⚡ EFFORTLESSLY AMBIENT

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sesame™ allows you to control temperature and lighting at the touch of a button. Even better, it remembers your preferred settings for an instantly ambient environment, tailored to you.

## ⚡ EFFORTLESSLY SECURE

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There's no security pass, no sign in; just a mobile phone in your pocket/bag. sesame™ is a single point of contactless access for you and your guests.

## ⚡ EFFORTLESSLY CONNECTED

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The Hickman has existing agreements with four Wayleave providers offering a breadth of broadband packages.

## ⚡ EFFORTLESSLY INVOLVED

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Bringing the rich offering of the local area into the palm of your hand, sesame™ will help you discover local offers, events and new openings and connect you with others in the building via the community platform.

## ⚡ ENJOY THE EASY LIFE

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Access your Lifestyle Service. It's available 24/7. Think dry-cleaning, catering, dinner reservations, business travel...

sesame™ has you covered.



AVAILABLE 24/7  
AVAILABLE 24/7  
AVAILABLE 24/7  
AVAILABLE 24/7



# LIVING GPE'S VALUES

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“GPE HAS  
BEEN OUR BEST  
LANDLORD.”

IAN JONES, DIRECTOR  
—  
WORKPLACE SERVICES  
& ESTATES, ITV





VALUES  
VALUES  
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VALUES

## WE ARE COMMITTED TO EXCELLENCE

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Seamlessly managed, tech-savvy buildings with memorable welcome experiences, plenty of space for agile working and excellent amenity.

## WE ARE OPEN AND FAIR

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Our efforts allow our occupiers to make more of every day, so they can focus on their business while we get on with the rest.

## WE ACHIEVE MORE TOGETHER

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Our occupiers and their needs inform every decision we make at GPE.

From where our offices are located - to how they are designed and managed. We craft sustainable workplaces that are enjoyable, comfortable, convenient and inspiring; as well as promoting wellbeing.

## WE EMBRACE OPPORTUNITY

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With our sesame workplace app, a dedicated lifestyle manager is on hand 24/7 to help with an endless range of services. Our building communities connect through sesame, and we create opportunities for people to meet, interact and enjoy their building outside of work.



# CRAFTED FOR BUSINESS



At GPE, we make sure our buildings offer loads of choice. All spaces at The Hickman are available as CAT A / fully fitted and / or fully managed.



View from floor 1 across Atlab Ali park



Retained heritage concrete knuckle



View across Atlab Ali Park from floor 2



View from floor 1 across Atlab Ali park

“THE HICKMAN IS  
A CONTEMPORARY  
WORKSPACE  
THAT MEANINGFULLY  
RESPONDS TO THE  
IDENTITY AND  
HISTORIC FABRIC  
OF WHITECHAPEL”

DAVID HILLS, DIRECTOR

—  
DSDHA, THE HICKMAN  
BUILDING ARCHITECTS

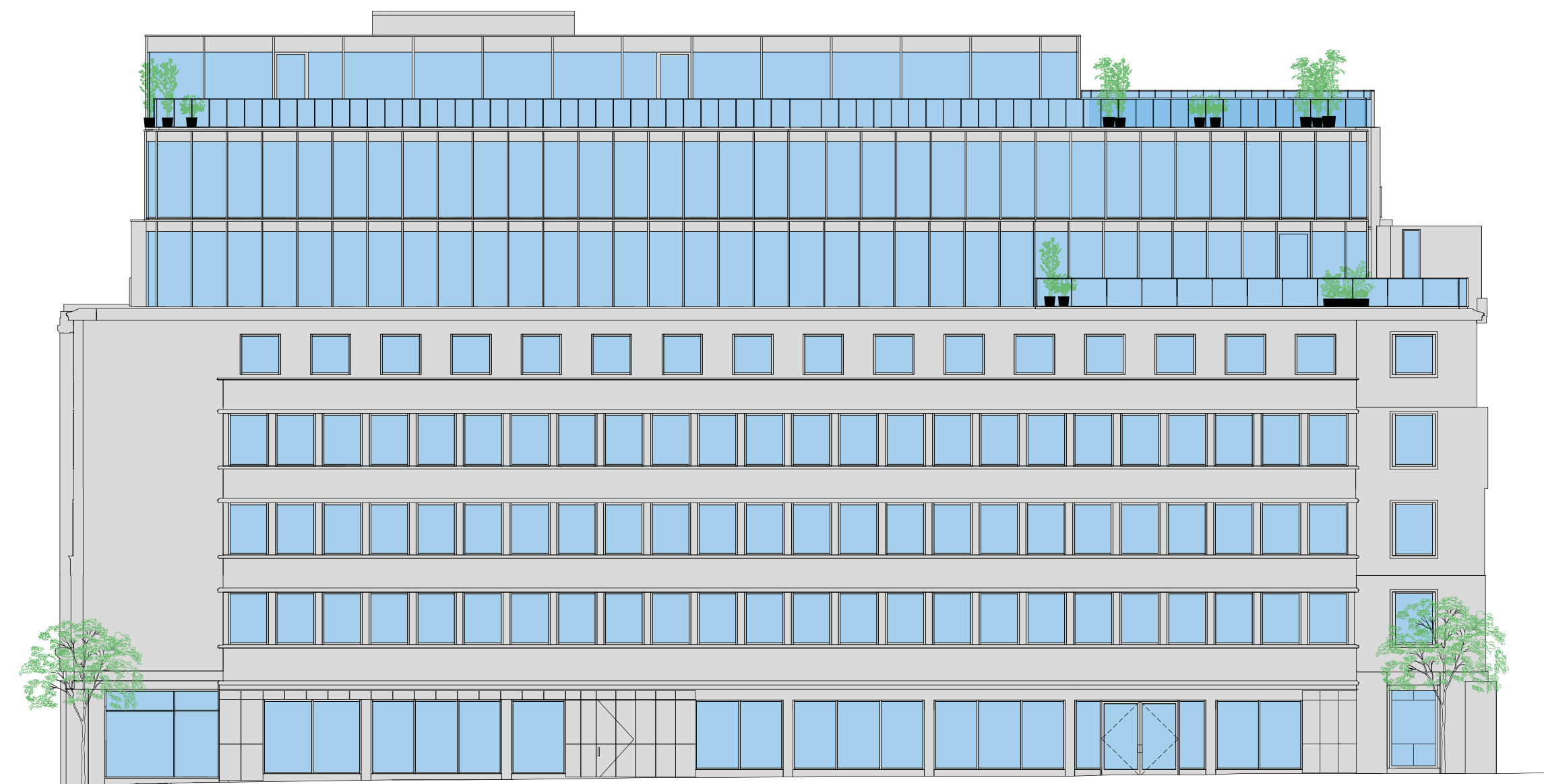


View from floor 3 looking south

# SCHEDULE OF AREAS

ADLER ST ELEVATION

Level	Type	Office sq ft	sq m	Terrace sq ft	sq m
7	LET Communications	Four	—	—	—
6	LET Communications	Four	—	—	—
5	LET Communications	Four	—	—	—
4	Office	11,452	1,063.9	—	—
3	Office	11,790	1,095.3	—	—
2	Office	11,784	1,094.8	—	—
1	Office	11,762	1,092.7	177	16.4
Ground	Office	6,109	567.5	5,100	473.8
	Reception	2,624	243.8	(courtyard)	(courtyard)
	Café	1,799	167.1	—	—
-1	Office	2,724	253.1	—	—
<b>Total</b>	<b>Office</b>	<b>55,621</b>	<b>5,167</b>	<b>5,317</b>	<b>494</b>



Whitechapel Rd

Adler St



Office floor 3 looking west

# GROUND & CAFÉ



Area	sq ft
Café	1,799
Reception	2,624
Office	6,109
Courtyard	5,100

- Office
- Café/Breakout area
- Core
- Courtyard

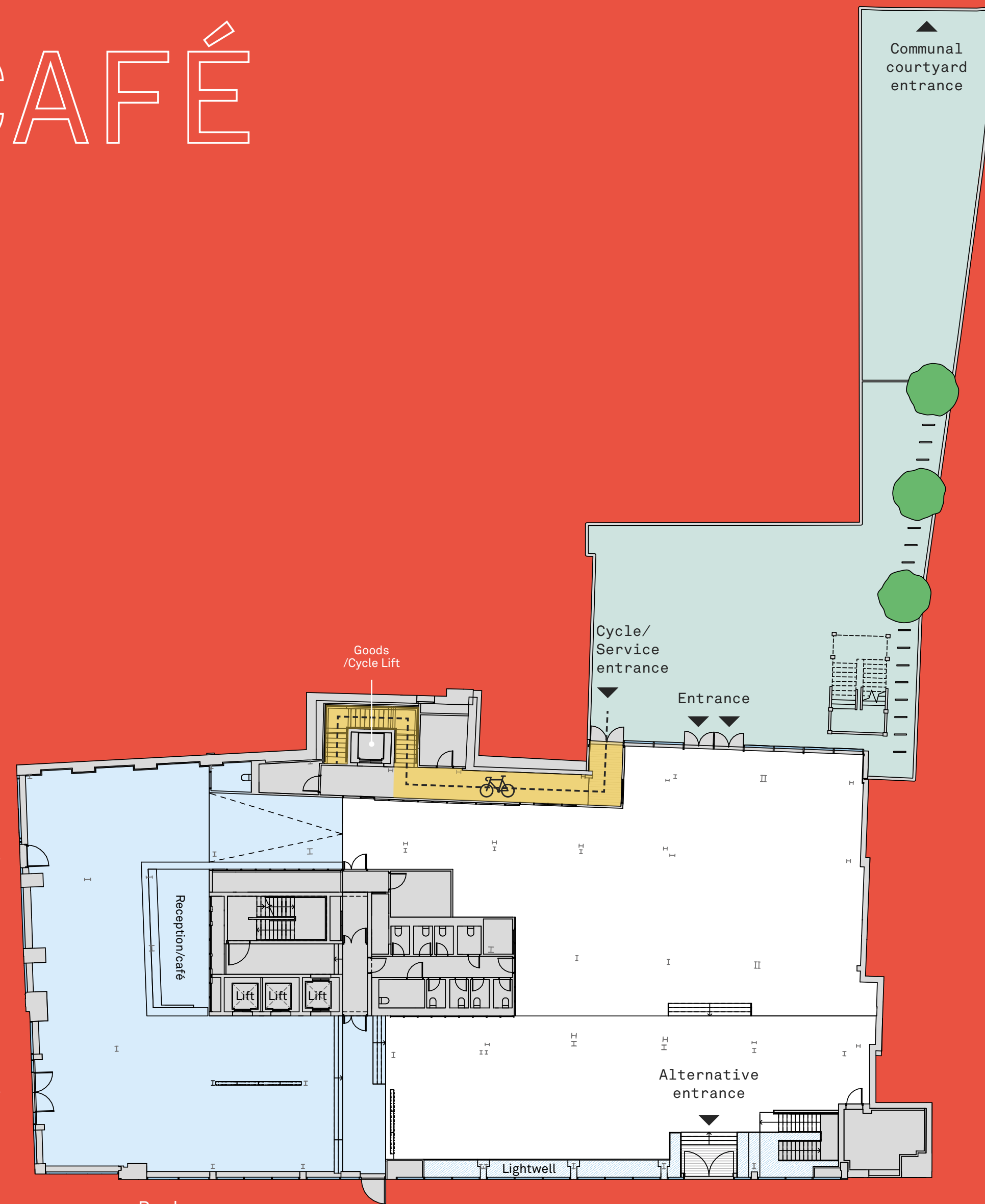
Whitechapel Road

Café entrance ▶

Office entrance ▶

Park ▼

Adler Street





Ground floor office space, with exposed feature ceiling and original columns

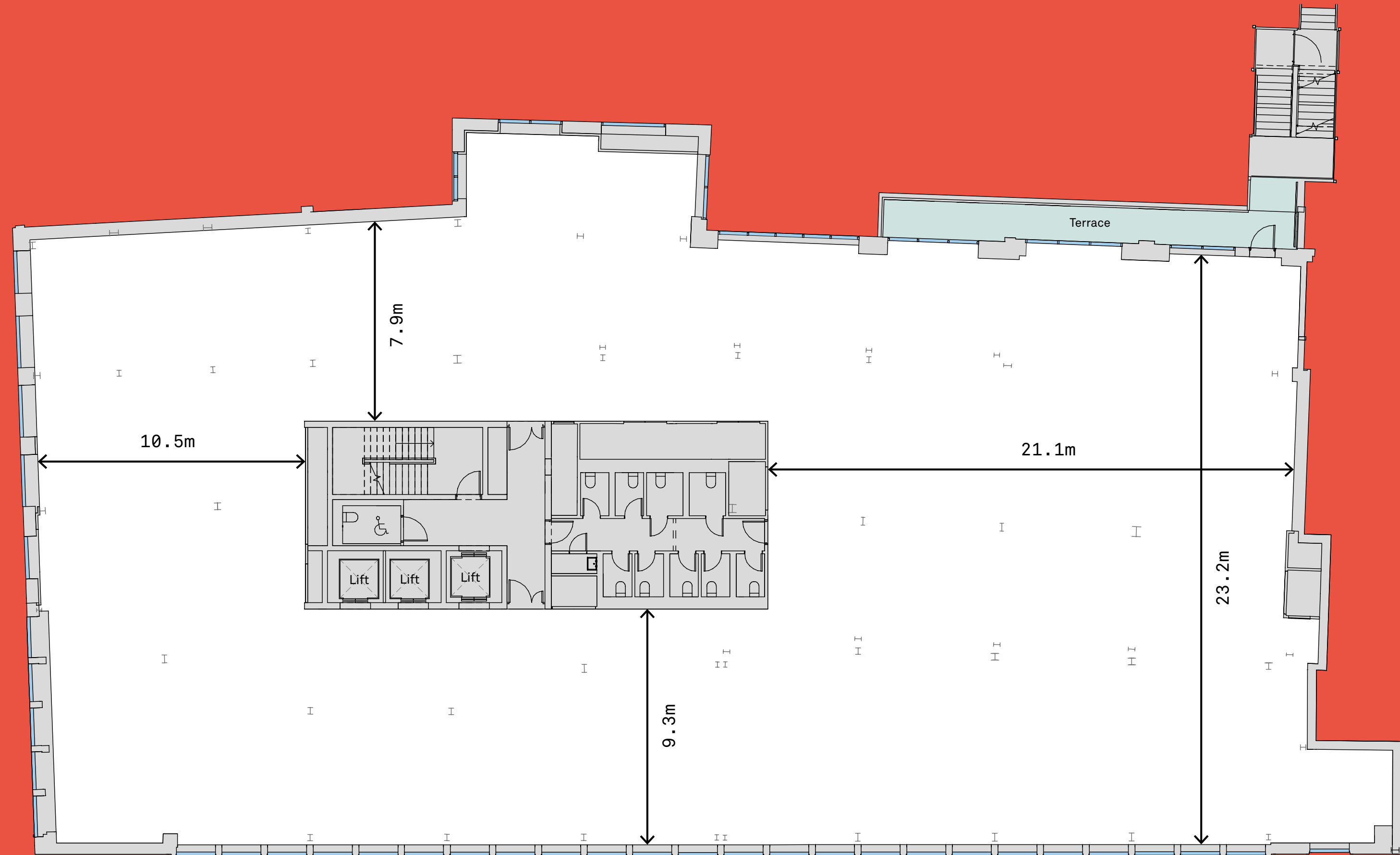
# FLOOR 1



Area	sq ft
Office	11,762
Terrace	177

- Office
- Terrace
- Core

Whitechapel Road



Adler Street

# FLOORS 2-4



Area	sq ft
4	11,452
3	11,790
2	11,784

- Office
- Core

Whitechapel Road



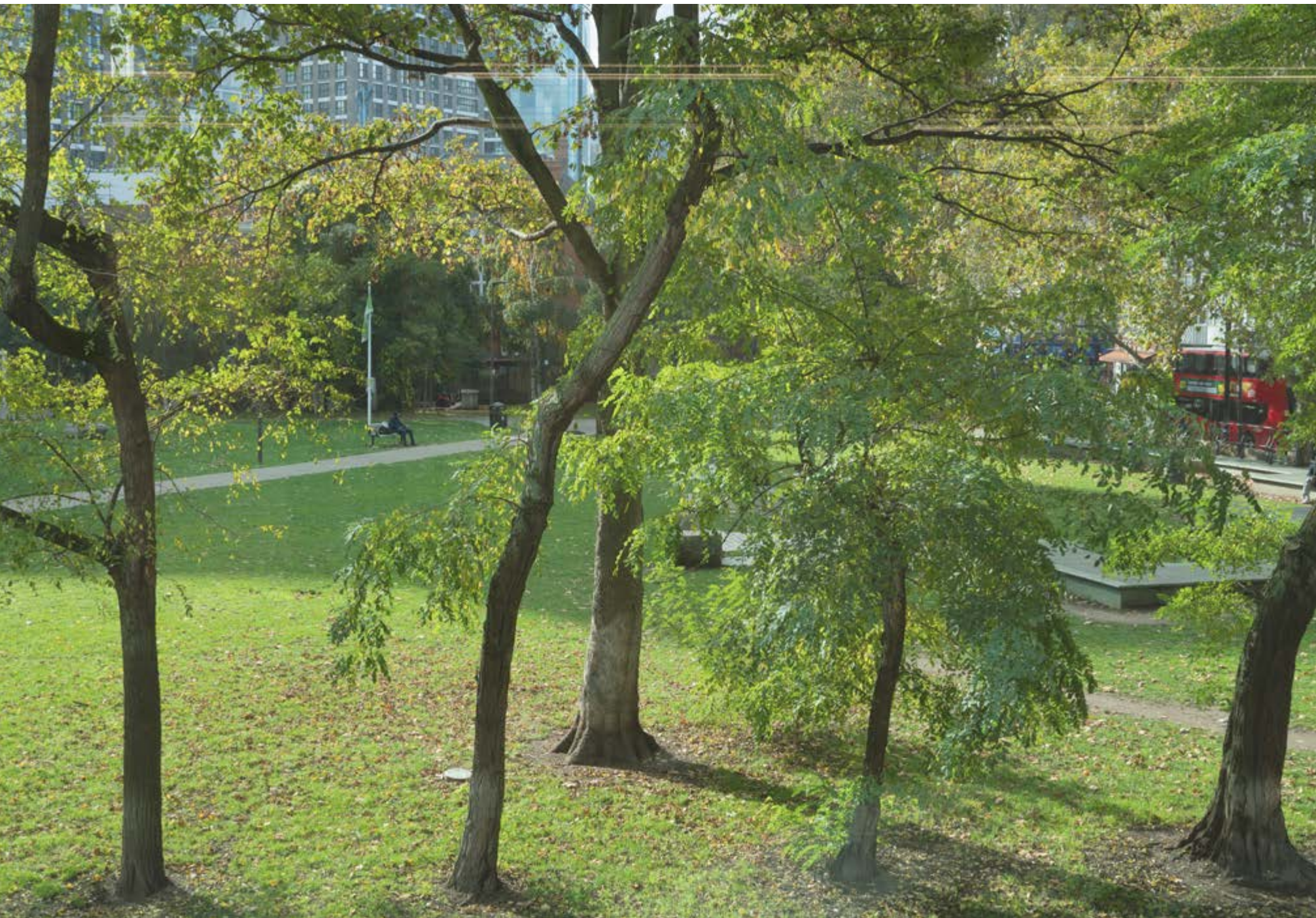
Adler Street

Retained heritage feature on floor 2



Floor 3 interior looking south

View of Atlab Ali Park looking west



Exposed concrete feature



Floor 2 interior looking south

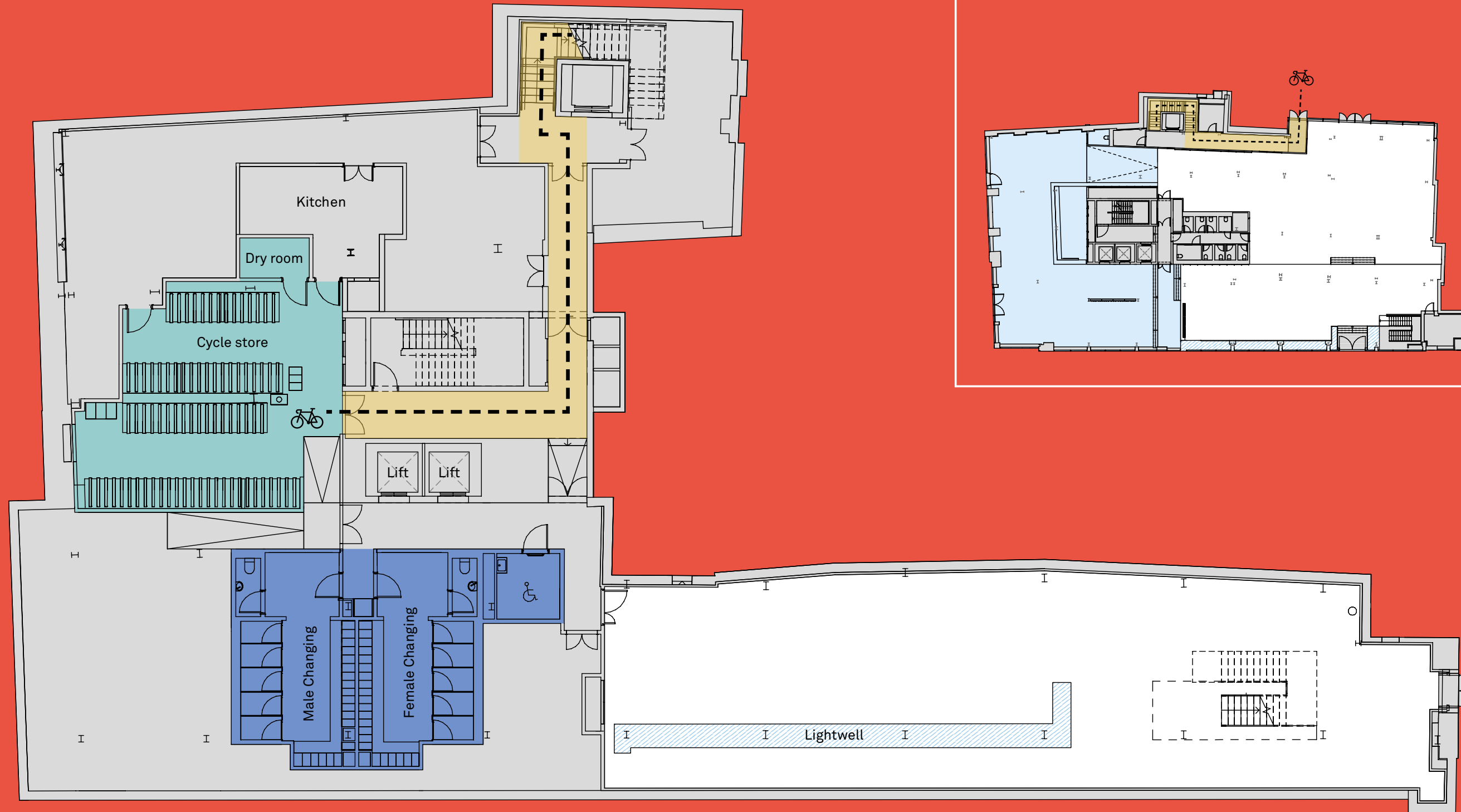
# FLOOR -1



Area	sq ft
Office	2,724
Lockers	84
Bike spaces	79
Showers	11

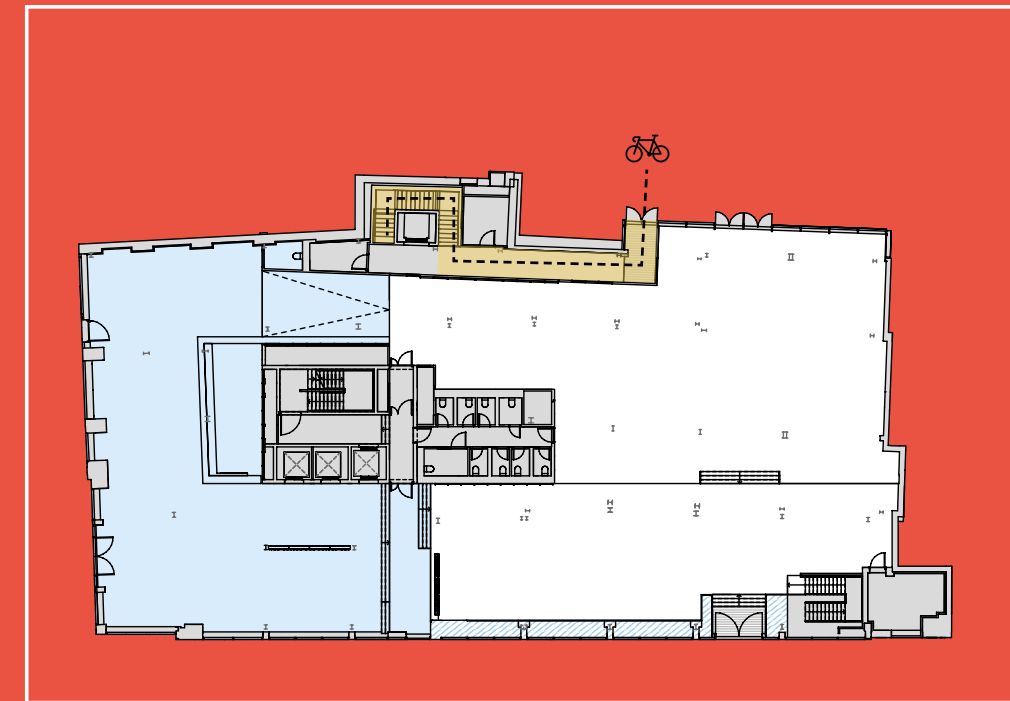
- Office
- Core
- Cycle Store
- Changing Room

Whitechapel Road



Adler Street

GROUND FLOOR

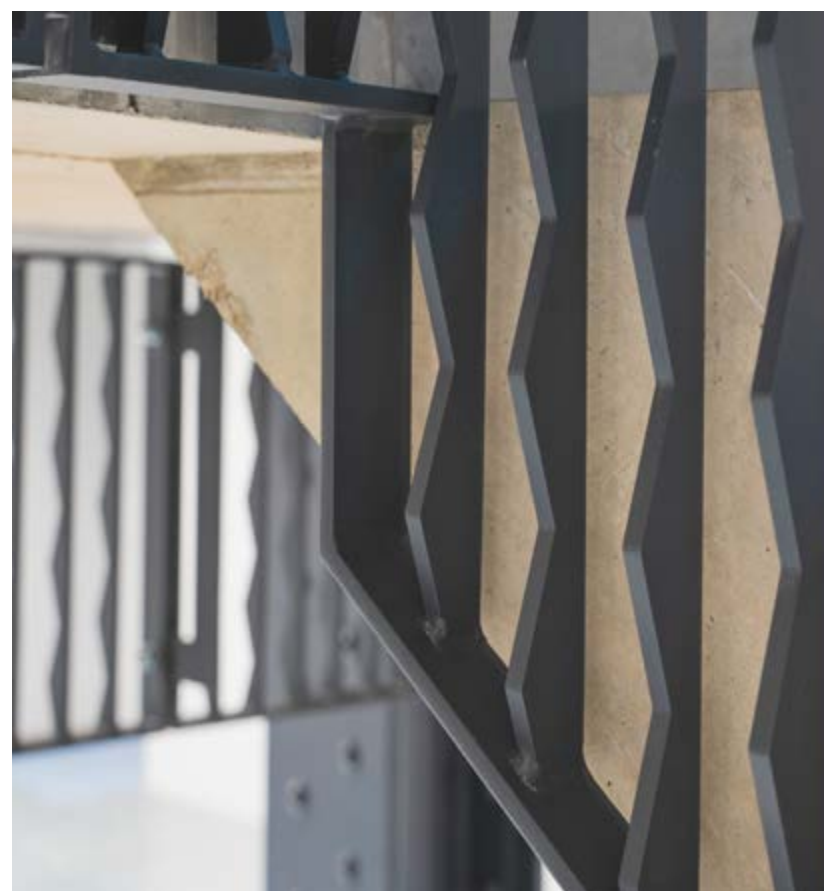




Office space on floor -1 looking south



Locker and changing facilities



Bicycle storage

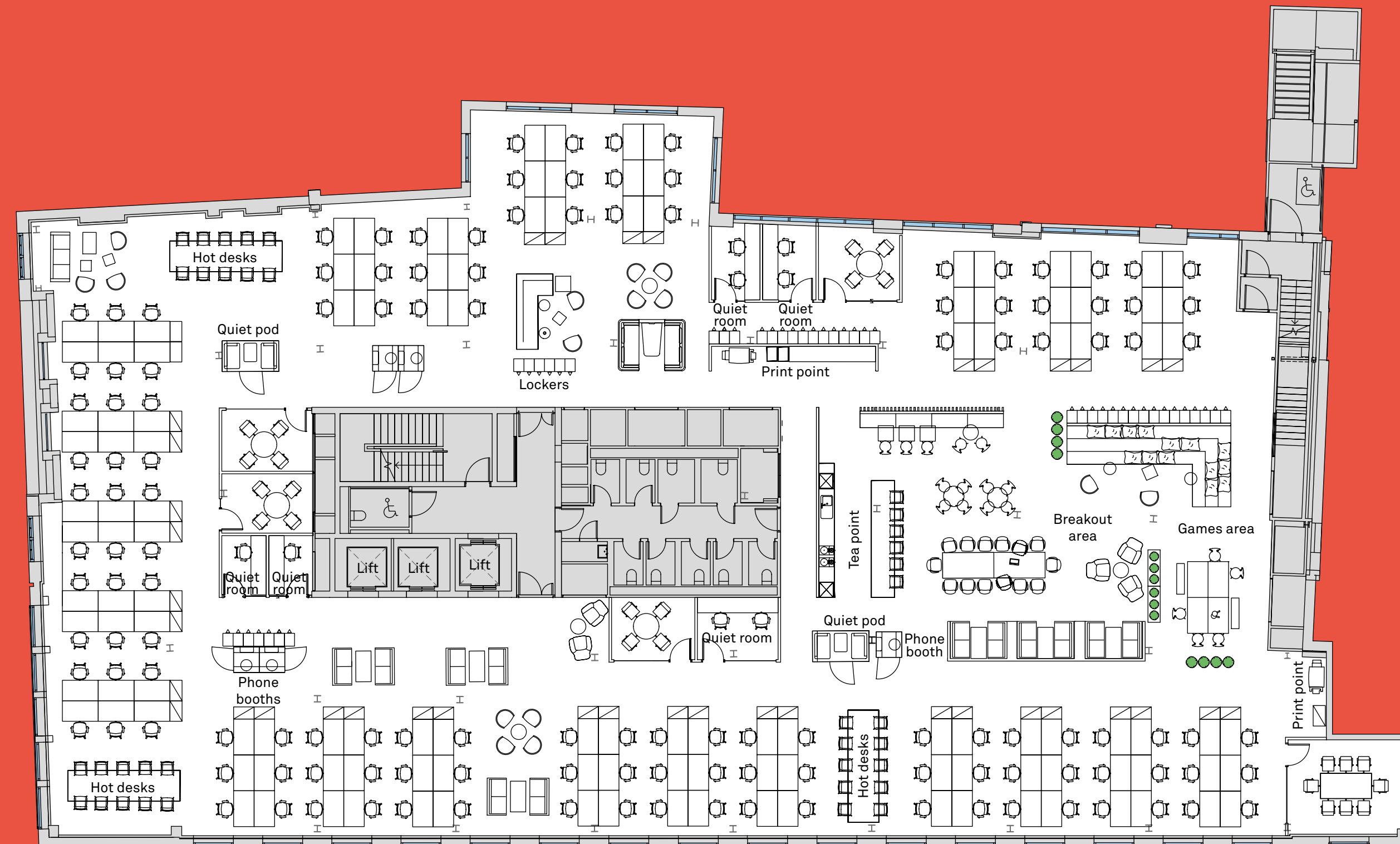
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## LEVEL 4

Open plan desks	132
Hot desk spaces	30
Meeting room (8 person)	1
Meeting rooms (4 person)	4
Quiet rooms	5
Quiet pods	2
Tea point / breakout area	1
Print points	2
Total headcount	132

- Office
- Core

Whitechapel Road



Adler Street

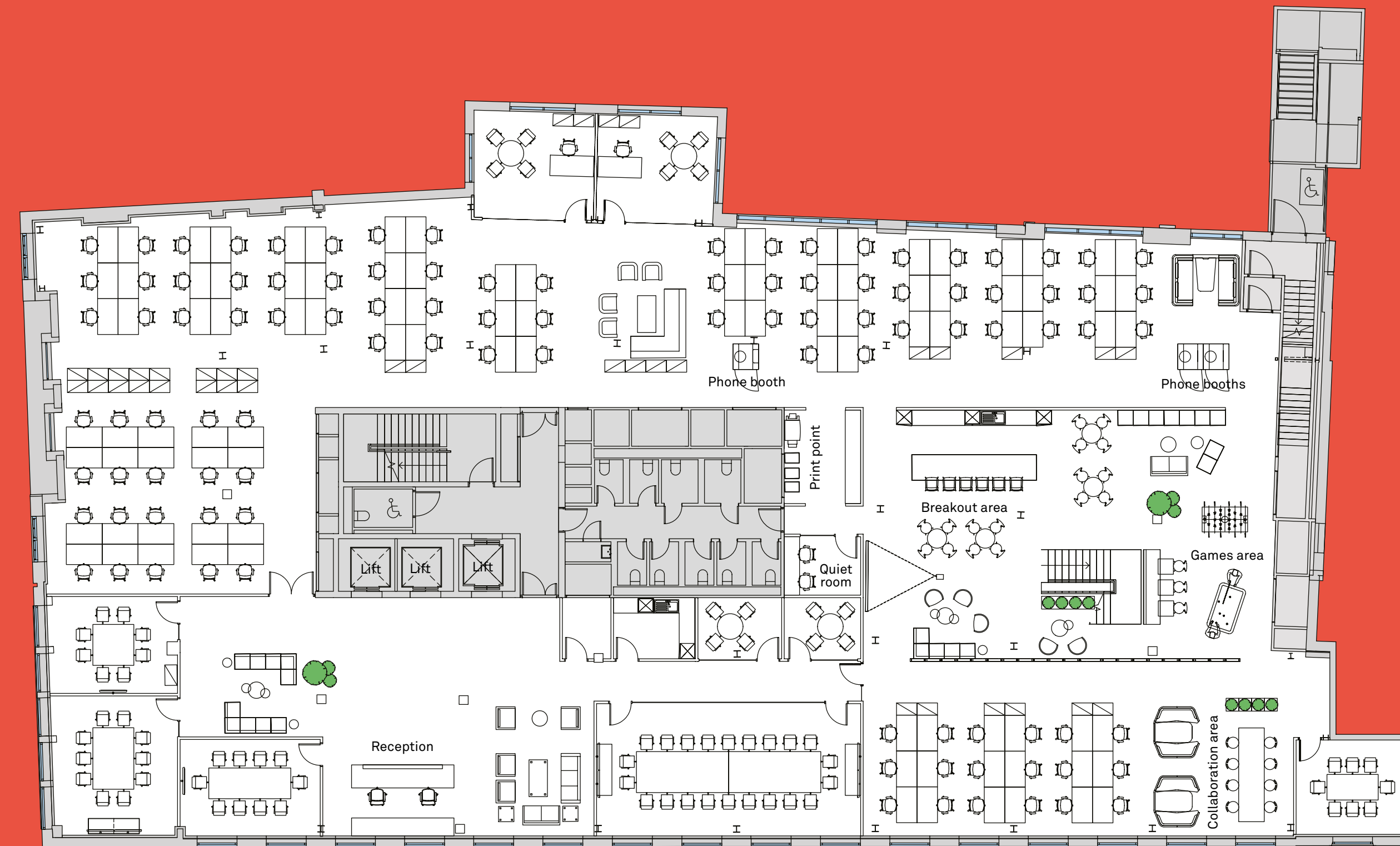
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## LEVEL 4

Open plan desks	102
Offices	2
Reception	2
Meeting room (22 person)	1
Meeting rooms (10 person)	2
Meeting rooms (6-8 person)	2
Meeting rooms (4 person)	2
Quiet room	1
Tea point / breakout area	1
FOH tea point	1
Print point	1
Total headcount	106

- Office
- Core

Whitechapel Road



Adler Street

“WE’VE BEEN HEADQUARTERED IN  
BT CENTRE FOR NEARLY 35 YEARS  
AND WE’VE BEEN LOOKING FOR A  
BUILDING IN CENTRAL LONDON THAT  
WILL BE THE HOME OF BT FOR THE  
NEXT 35 OR MORE. THE 18 FLOORS  
OF OUR NEW HEADQUARTERS  
(1 BRAHAM ST, WHITECHAPEL)  
WILL DO JUST THAT”

PHILIP JANSEN, CHIEF EXECUTIVE

—

BT

BT HAS AGREED THE RELOCATION OF ITS GLOBAL  
HEADQUARTERS FROM THE ST PAUL’S AREA OF LONDON  
TO WHITECHAPEL, MOVING IN 2021.



CITY OF LONDON

SHOREDITCH

   Liverpool St

OLD SPITALFIELDS MARKET

 Aldgate

ALDGATE PLACE





BRICK LANE

 Aldgate East

**THE HICKMAN**

HYATT PLACE

GOODMAN'S FIELDS

   Whitechapel 

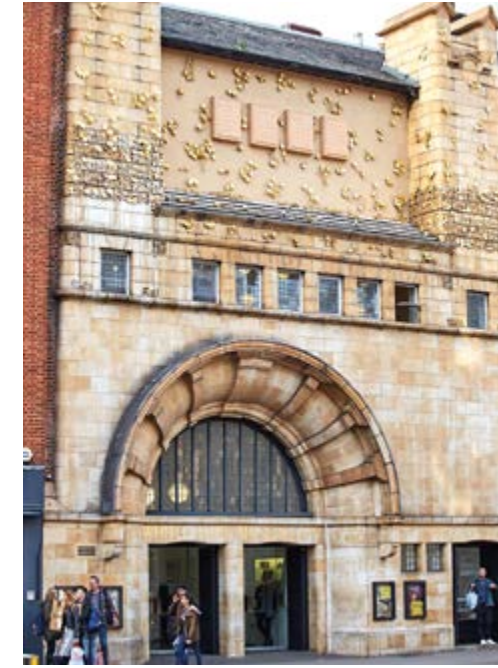


Rivington Street

A



Aldgate East Underground



Whitechapel Gallery

“WHATEVER YOU NEED, YOU HAVE IT. IT CHANGES ALL THE TIME!”

Brick Lane



The Ten Bells

CUTTING EDGE



Libreria, Spitalfields



The Culpeper, Commercial St

ANNALISA TIRANTI

—

YOGA TEACHER IN WHITECHAPEL



Leman Locke



Brick Lane

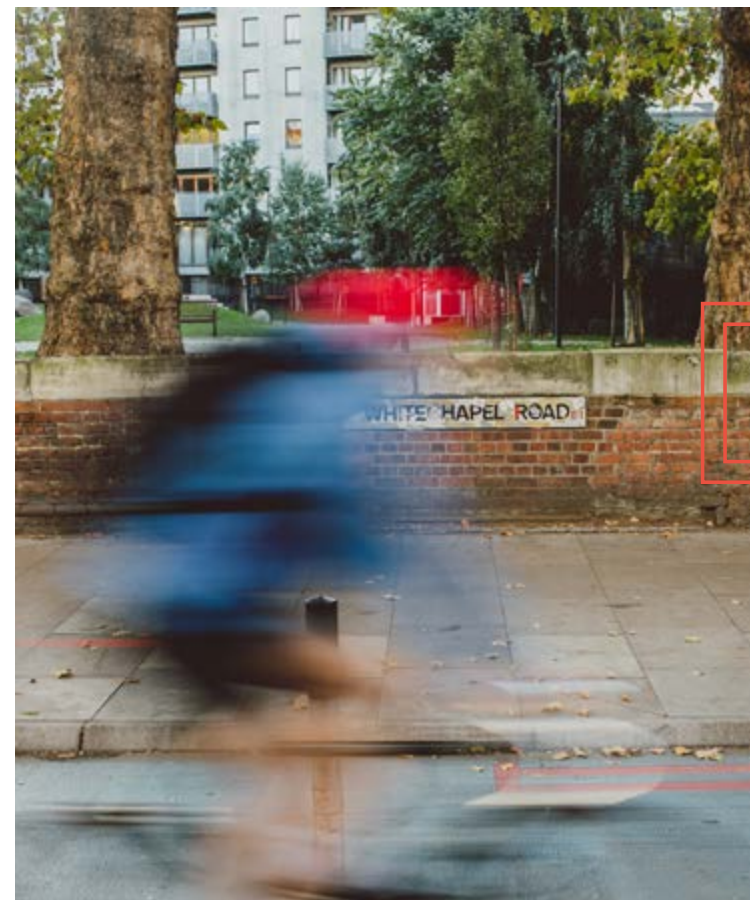


Rebels Alliance MC Coffee



Brick Lane

Cycle Superhighway



DESTINATION

Park



- POINTS OF INTEREST**
- 01. Brick Lane
  - 02. Commercial Street
  - 03. Leadenhall Market
  - 04. Old Spitalfields Market
  - 05. Petticoat Lane Market
  - 06. The Old Truman Brewery
  - 07. Whitechapel Gallery

**WHITECHAPEL GALLERY**  
 2 mins' walk

A treasure trove of contemporary art and a jam packed programme of internationally-acclaimed exhibitions. Get ready to get your culture on!

Map Ref 07



## RESTAURANTS

08. Amber
09. BiFe
10. Blanchette
11. Blixen
12. Café Spice Namasté
13. Chez Elles Bistroquet
14. Chicken Shop & Dirty Burger
15. Emilia's
16. Franze & Evans
17. Gunpowder
18. HotBox
19. Kenza Restaurant & Lounge
20. Laboratorio Pizza
21. Marco's New York Italian Brick Lane
22. Ottolenghi
23. Pizza East
24. Satyrio
25. Som Saa
26. Sushinoen
27. Tayyabs
28. Thai Express
29. The Culpeper
30. The Leman Street Tavern
31. The Warehouse – Benugo – Wood Fired Pizza
32. The Urban Chocolatier
33. Treves & Hyde
34. Yuu Kitchen

### AMBER

4 mins' walk

Enjoy a seasonal menu inspired by Amber's eastern Mediterranean roots with a modern London twist.

Map Ref **08**

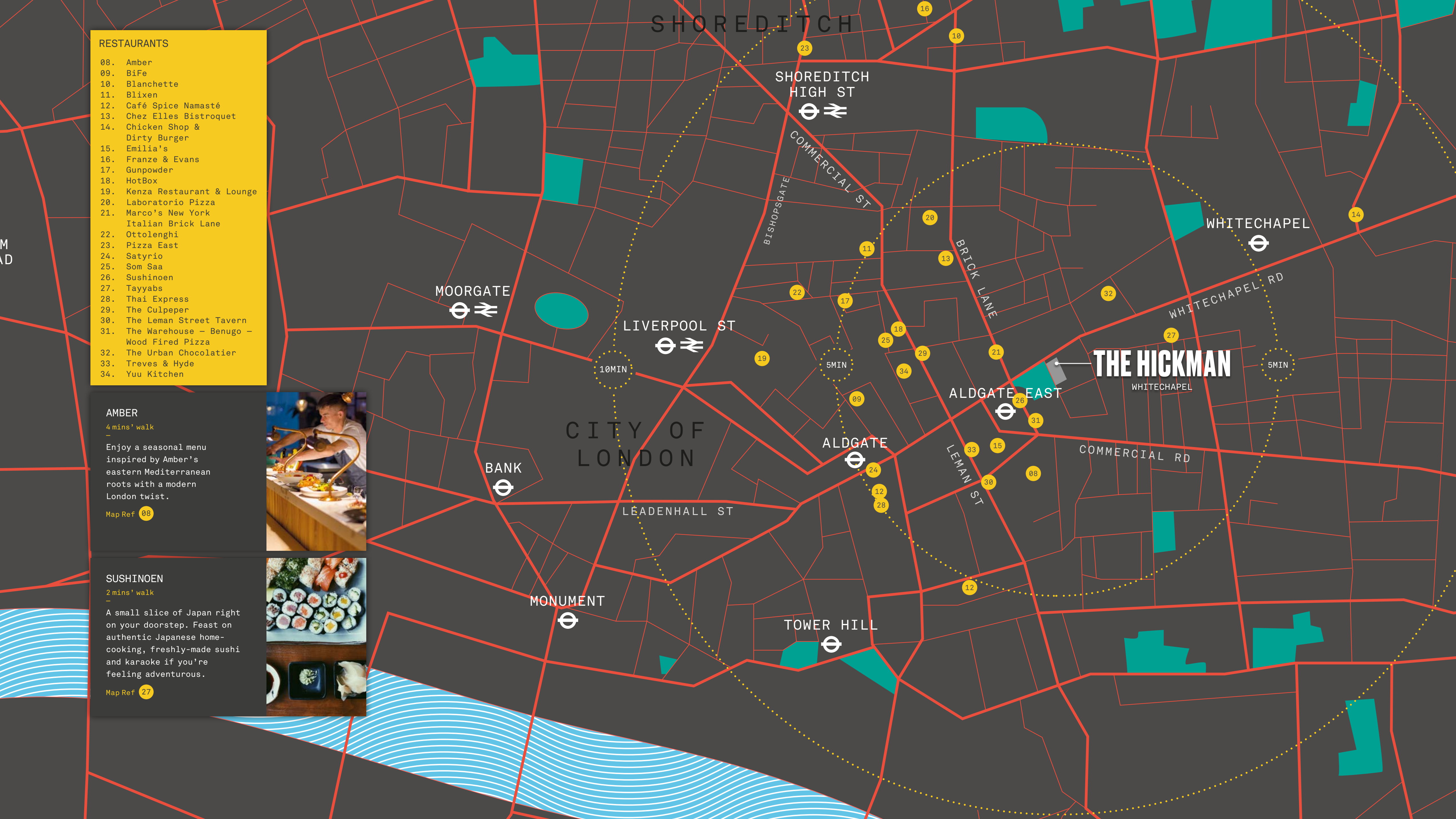


### SUSHINOEN

2 mins' walk

A small slice of Japan right on your doorstep. Feast on authentic Japanese home-cooking, freshly-made sushi and karaoke if you're feeling adventurous.

Map Ref **27**



## CAFÉS & COFFEE

- 35. Black Box Coffee
- 36. Black Sheep Coffee
- 37. Crispin
- 38. Department of Coffee and Social Affairs
- 39. Dulce Café
- 40. Exmouth Coffee Company
- 41. Grounded Coffee Company
- 42. Hungry Donkey Greek Kitchen
- 43. Long Shot Coffee
- 44. Look mum no hands!
- 45. Motley
- 46. Mouse Tail Coffee Stories
- 47. Pause
- 48. TRADE
- 49. Treves & Hyde
- 50. The Whitechapel Refectory
- 51. Whitechapel Grind

### GROUND COFFEE COMPANY

1 mins' walk

Breakfast served to perfection and phenomenal coffee, roasted in-house. Kick start your day with Grounded – it's out of this world.

Map Ref 41



### EXMOUTH COFFEE COMPANY

2 mins' walk

Pastries, cakes, quiches and salads. Tuck in and find the hidden entertainment in the sketches on the walls.

Map Ref 40



## BARS

- 52. 46 & Mercy
- 53. Alcotraz
- 54. Apples & Pears
- 55. Bar Three
- 56. Bar + Block
- 57. Big Chill Brick Lane
- 58. Discount Suit Company
- 59. Jamaica Wine House
- 60. Jin Bo Law
- 61. Juju's Bar & Stage
- 62. Leman Street Tavern
- 63. The Buxton
- 64. The Castle
- 65. The Culpeper
- 66. The Mayor of Scaredy Cat Town
- 67. The Ten Bells
- 68. Tracks & Records

### APPLES & PEARS COCKTAIL BAR

3 mins' walk

An independent cocktail bar with a fantastic range of drinks and great vibes.

Map Ref **54**

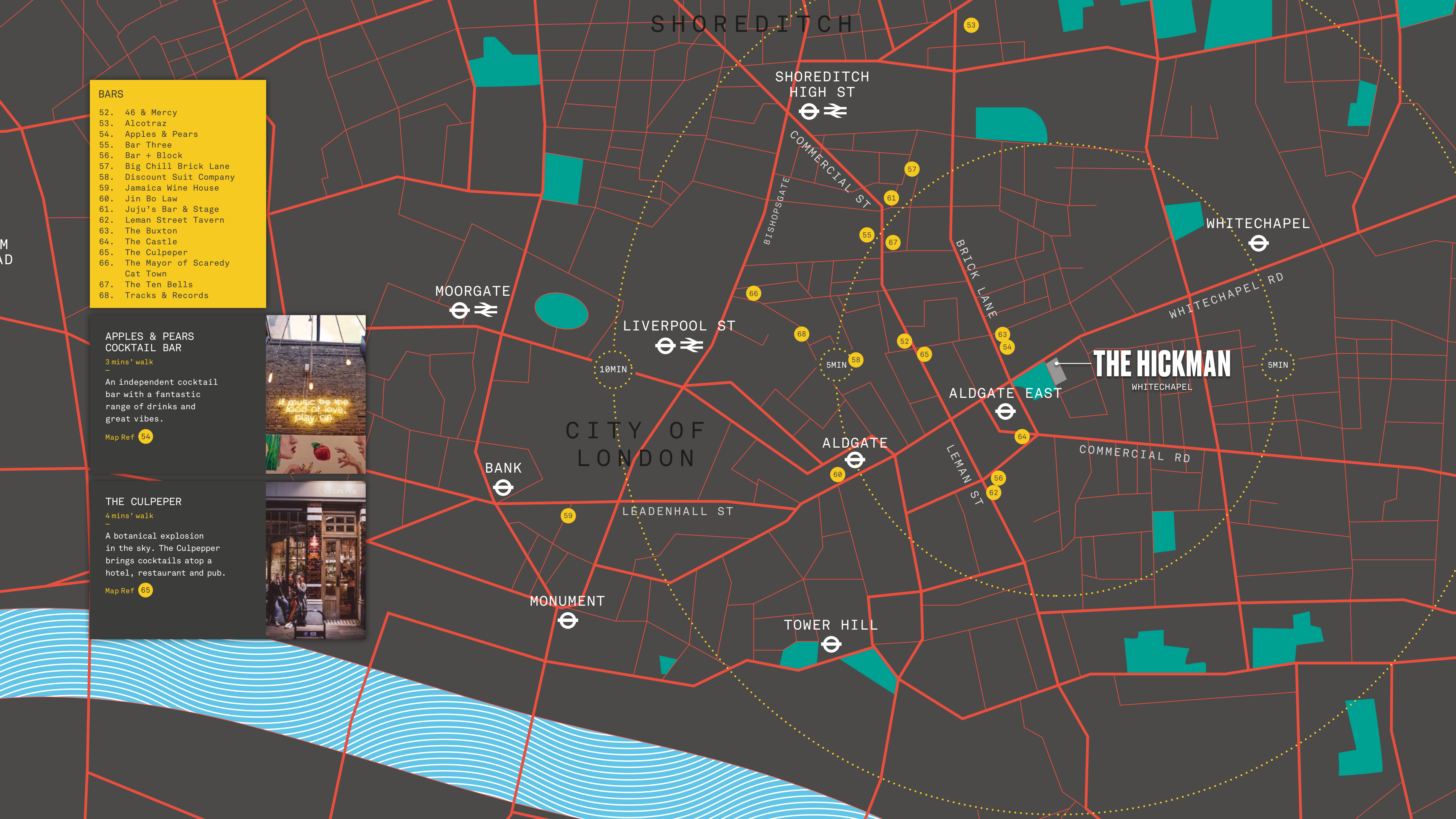


### THE CULPEPER

4 mins' walk

A botanical explosion in the sky. The Culpepper brings cocktails atop a hotel, restaurant and pub.

Map Ref **65**



### RETAIL

- 69. Atika
- 70. Brick Lane Bookshop
- 71. Dark Sugars
- 72. Hurwundeki Brick Lane
- 73. Jack the Clipper
- 74. Kill the Cat
- 75. Leadenhall Market
- 76. Old Spitalfields Market
- 77. Pimps and Pinups
- 78. Rough Trade East
- 79. The Lazy Ones
- 80. The Man From Le Marche

### KILL THE CAT

4 mins' walk

A Superb range of bottled and canned beers. Exclusive tap takeovers from some of the world's most respected breweries.

Map Ref **74**

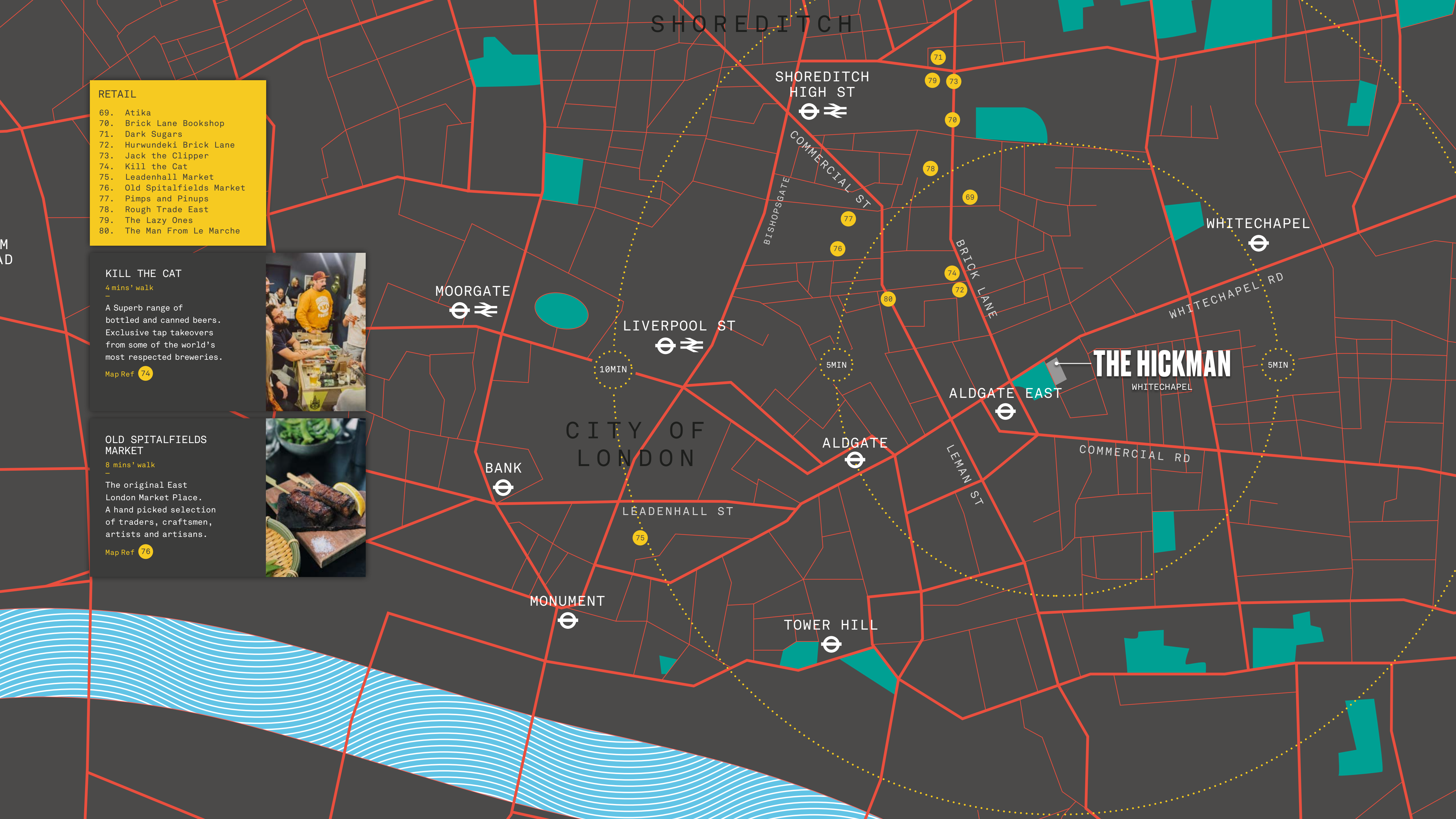


### OLD SPITALFIELDS MARKET

8 mins' walk

The original East London Market Place. A hand picked selection of traders, craftsmen, artists and artisans.

Map Ref **76**



**THE HICKMAN**  
WHITECHAPEL

5MIN

10MIN

5MIN

### LEISURE & FITNESS

- 81. 1 Rebel
- 82. Aim Escape
- 83. All Star Lanes
- 84. Allen Gardens
- 85. Anytime Fitness
- 86. CrossFit
- 87. Curzon
- 88. Dabbers
- 89. Dray Walk
- 90. Electric Cinema
- 91. Flight Club
- 92. Gymbox
- 93. Junkyard Golf
- 94. MoreYoga
- 95. Orangetheory Fitness
- 96. Rope Walk Gardens
- 97. Spitalfields City Farm
- 98. Swingers Crazy Golf
- 99. The Old Truman Brewery
- 100. Urban Fitness

### OLD TRUMAN BREWERY

5 mins' walk

East London's revolutionary arts and media quarter, is home to a hive of creative businesses, as well as independent shops, galleries, markets, bars and restaurants.

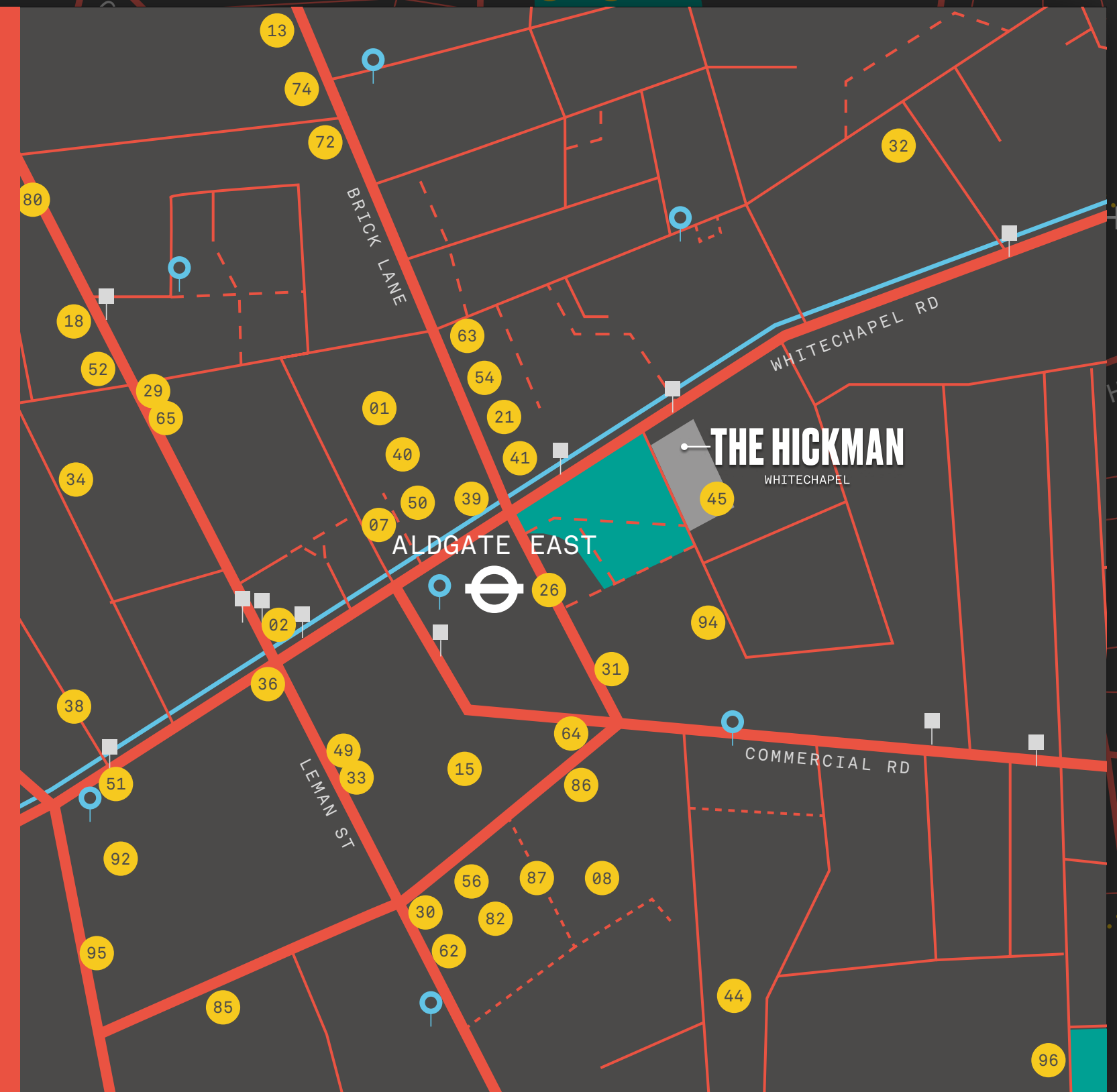
Map Ref 99



## 3 MINUTE WALKING DISTANCE

- |   |                               |
|---|-------------------------------|
| 01. Brick Lane                                | 44. Look mum no hands!        |
| 02. Commercial Street                         | 45. Motley                    |
| 07. Whitechapel Gallery                       | 49. Treves & Hyde             |
| 08. Amber                                     | 50. The Whitechapel Refectory |
| 13. Chez Elle Bistroquet                      | 51. Whitechapel Grind         |
| 15. Emilia's                                  | 52. 46 & Mercy                |
| 16. Franze & Evans                            | 54. Apples & Pears            |
| 17. Gunpowder                                 | 56. Bar + Block               |
| 21. Marco's New York Italian Brick Lane       | 62. Lemn Street Tavern        |
| 26. Sushinoen                                 | 63. The Buxton                |
| 28. Thai Express                              | 64. The Castle                |
| 29. The Culpeper                              | 65. The Culpeper              |
| 30. The Lemn Street Tavern                    | 72. Hurwundeki Brick Lane     |
| 31. The Warehouse – Benugo – Wood Fired Pizza | 74. Kill the Cat              |
| 32. The Urban Chocolatier                     | 80. The Man From Le Marche    |
| 33. Treves & Hyde                             | 82. Aim Escape                |
| 34. Yuu Kitchen                               | 85. Anytime Fitness           |
| 36. Black Sheep Coffee                        | 86. CrossFit                  |
| 38. Department of Coffee and Social Affairs   | 87. Curzon                    |
| 39. Dulce Café                                | 95. Orangetheory Fitness      |
| 40. Exmouth Coffee Company                    | 96. Rope Walk Gardens         |
| 41. Grounded Coffee Company                   |                               |

- Points of Interest
- Green Space
- Bus Stops
- Cycle Docks
- Cycle Superhighway (CS2)

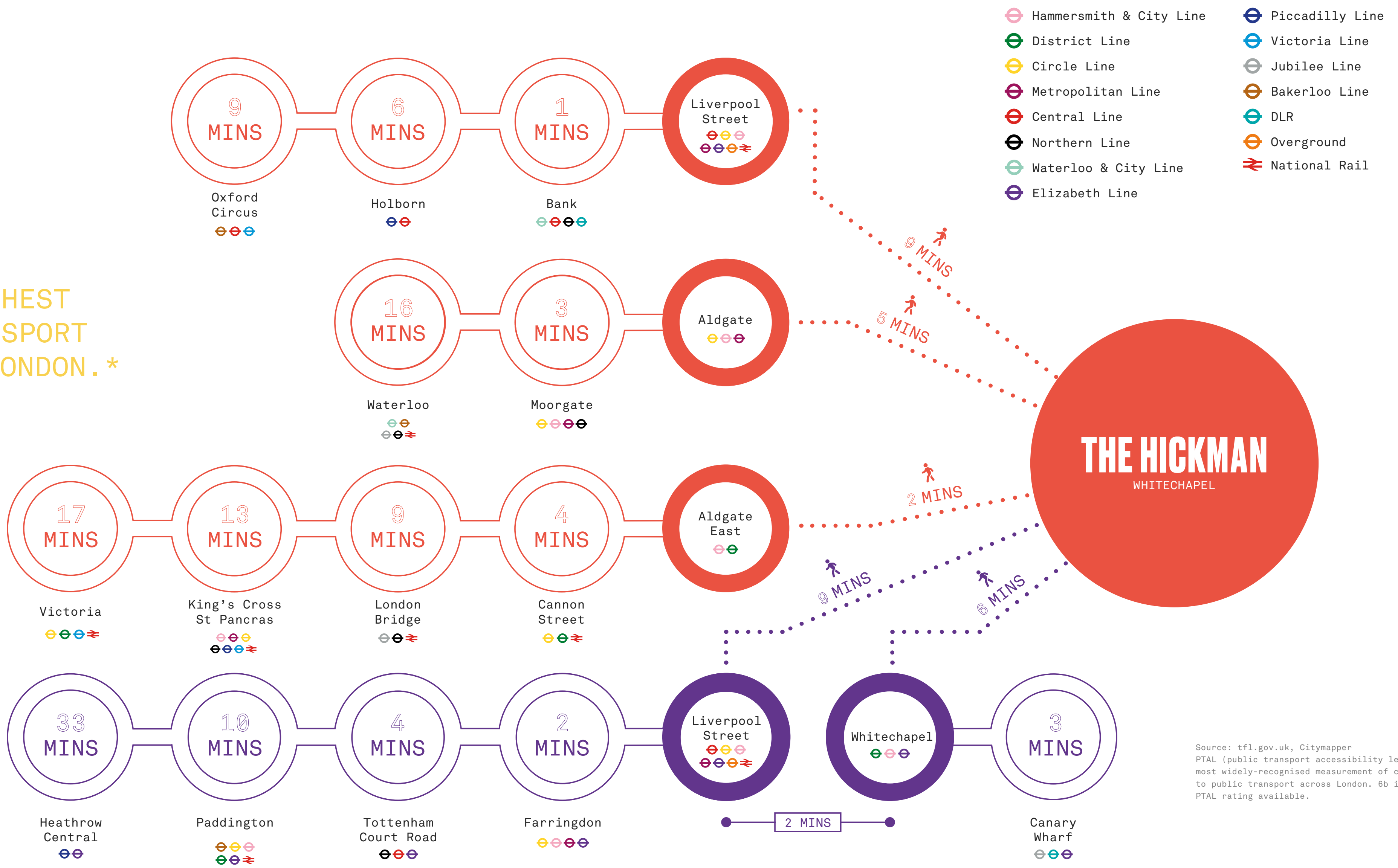


5MIN

London Underground

THE HICKMAN HAS THE HIGHEST PUBLIC TRANSPORT RATING IN LONDON.\*

Elizabeth Line coming soon



Source: tfl.gov.uk, Citymapper  
 PTAL (public transport accessibility level) is the most widely-recognised measurement of connectivity to public transport across London. 6b is the highest PTAL rating available.

# TEAM |

**Developer**  
GPE

**Project Manager**  
HUSH PM&C Limited

**Cost Consultants**  
Leslie Clark

**Architect**  
DSDHA

**Structural Engineer**  
Heyne Tillett Steel

**Services Engineer**  
Milieu Consult

**Fire Consultant**  
BWC Fire Limited

**Approved Inspector**  
Bureau Veritas  
Building Control

**Principal Designer**  
Currie & Brown

**Acoustic Consultant**  
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