

THE

BOWER

OLD ST.

From 9,499 to 39,113 sq ft
Reimagined for 2024

The Bower is a bustling campus creating a significant Old Street quarter. Three main buildings make up 313,000 sq ft of beautifully designed, modern, inspiring office space with 21,000 sq ft of F&B and retail across the public realm.

With the redesign of Levels 3 – 6 in The Tower delivering fully fitted plug and play office space, there is an exciting opportunity to find a home among some of the world's leading global brands.

Level 7 in The Warehouse is also coming available, fully fitted and offering a prime spot in this bustling business hub.

The Warehouse and The Studio are let to some of London's most innovative brands including Intercom, Allegis Group, VMWare, with retailers Bone Daddies and Honest Burger.

The Tower, was completed in 2018 and is home to Infosys, OpenPayd, Incubeta, Verkada, beyond, with retailers Serata Hall and Wagamama.

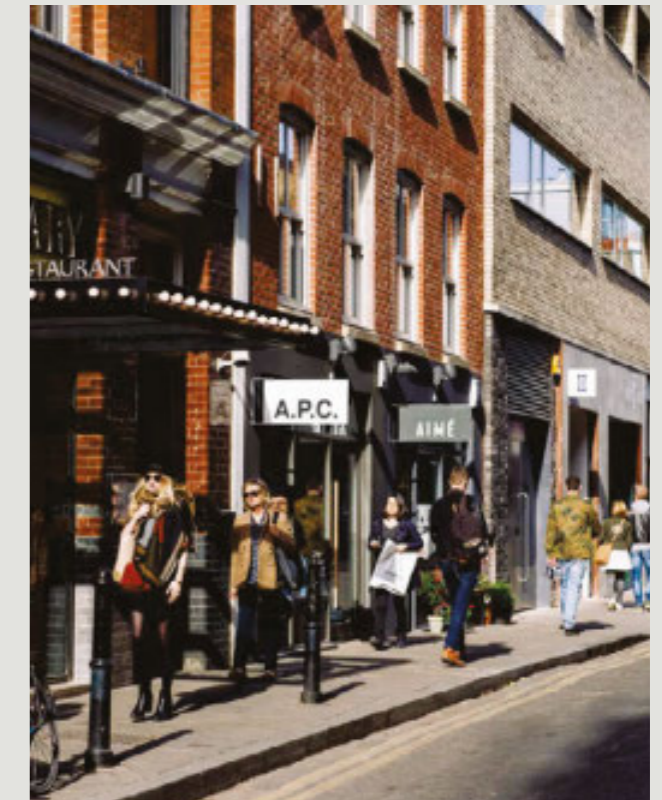
Surrounded by top global brands, The Bower is a place where innovation and collaboration thrive.



Old Street

The Bower sits in the heart of one of the most vibrant districts in the capital, Old Street.

This world-renowned cultural quarter of East London is home to some of the most talked about restaurants and bars in the city, along with a wide array of artisan retailers and independent businesses.

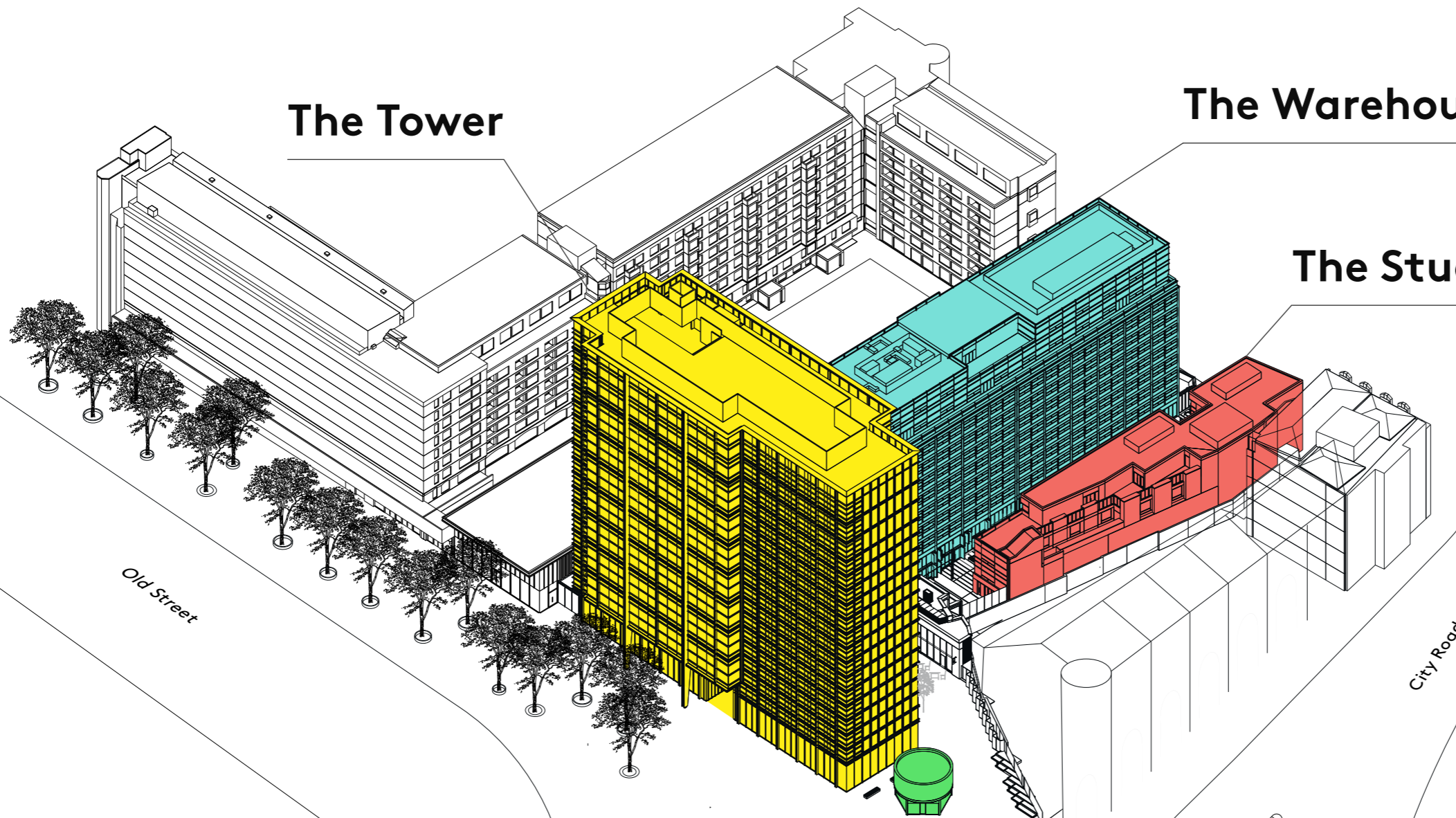


The Bower

The Tower

The Warehouse

The Studio



Old Street

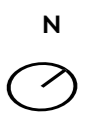
City Road

Britannia Walk

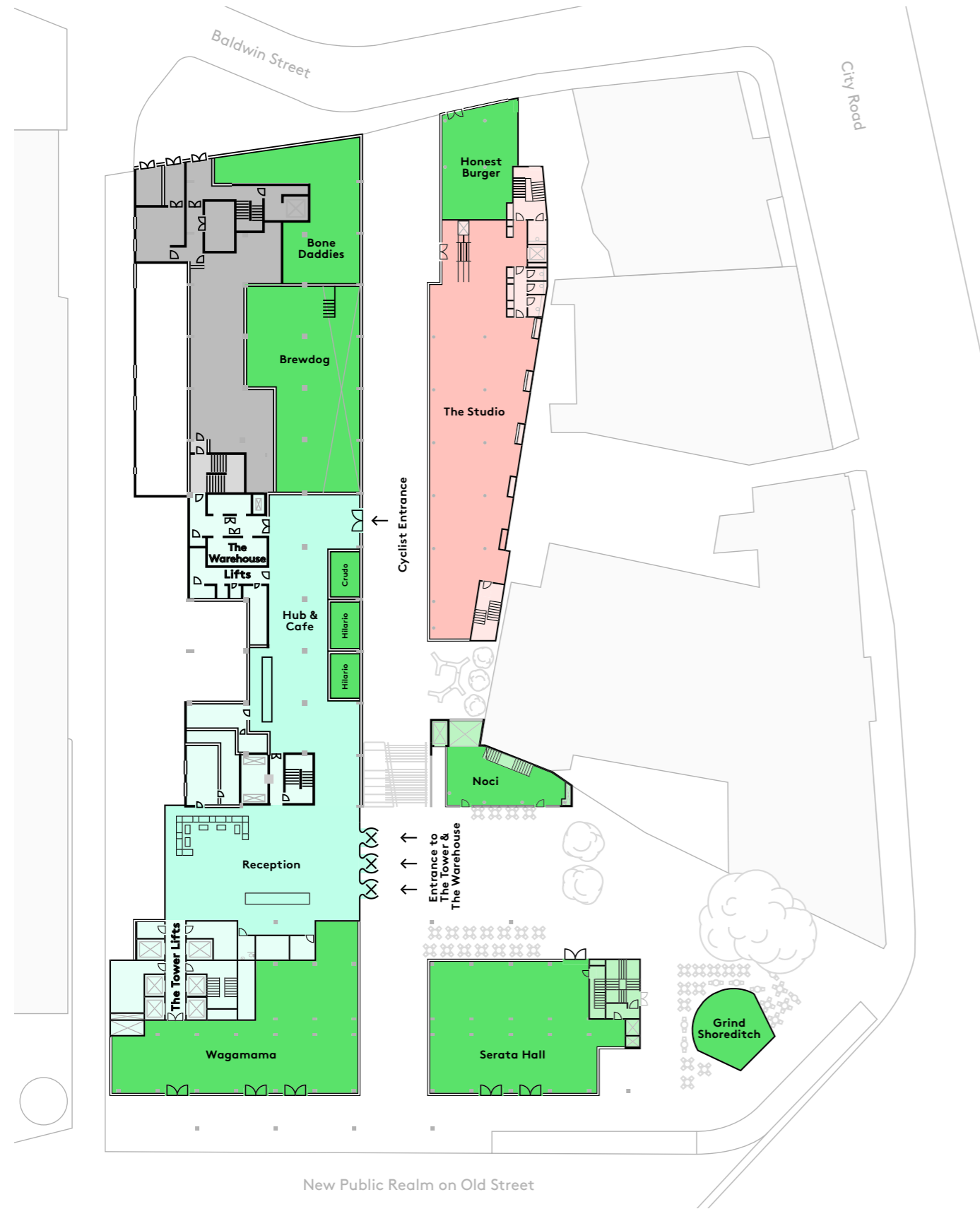
A1200

Old Street

Old Street Station

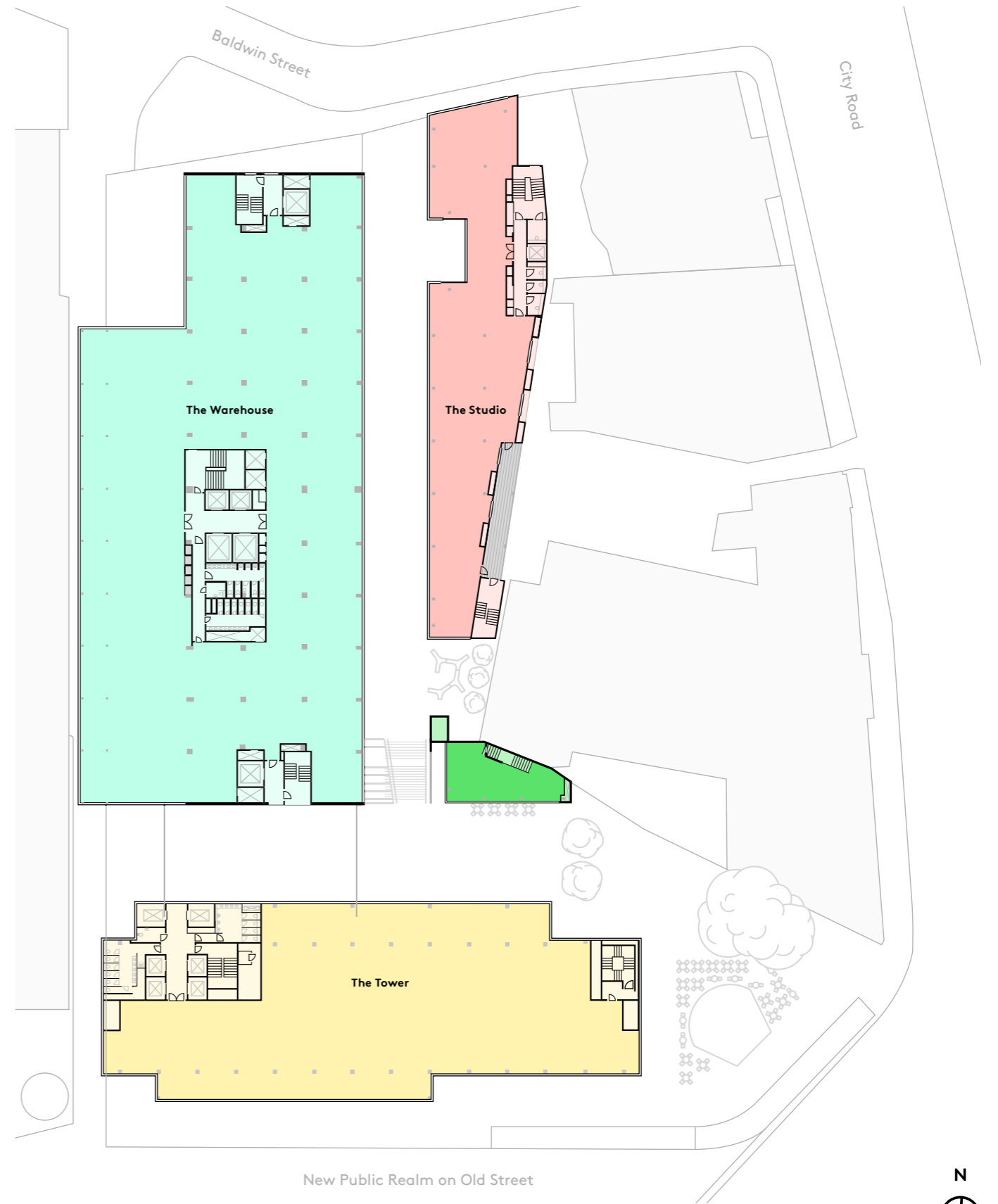


The Bower Map

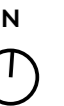


Ground Floor

- The Warehouse
- The Tower
- The Studio
- Retail



First Floor

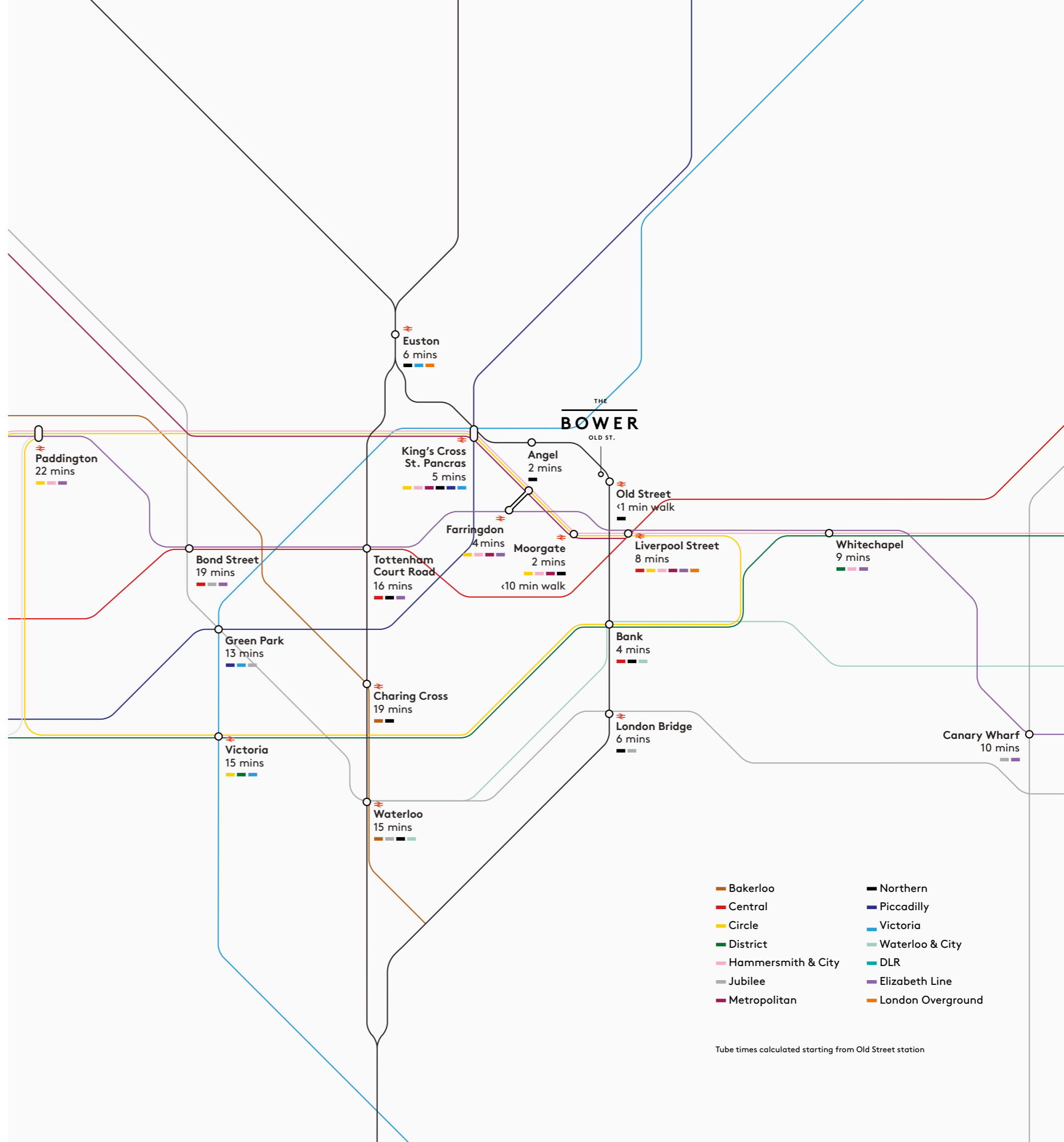









Connectivity

Immediately adjacent to Old Street station, The Bower is directly connected to London's busiest commuter line.

The Bower benefits from excellent connectivity, given it's situated just moments away from Old Street station (Northern Line and National Rail). Moorgate, Bank and King's Cross can all be reached within five minutes via Northern Line services. The Elizabeth line is accessible from Moorgate and Liverpool Street, a 10-minute walk away, which provides high-speed services across London East to West.

International travel is facilitated via direct access to the Eurostar at St Pancras, and London Heathrow via Elizabeth Line services.



			
Moorgate 	10 mins	2 mins	2 mins
King's Cross 	32 mins	5 mins	18 mins
London Bridge 	29 mins	6 mins	19 mins
Waterloo 	45 mins	15 mins	21 mins

-  Bakerloo
-  Central
-  Circle
-  District
-  Hammersmith & City
-  Jubilee
-  Metropolitan
-  Northern
-  Piccadilly
-  Victoria
-  Waterloo & City
-  DLR
-  Elizabeth Line
-  London Overground

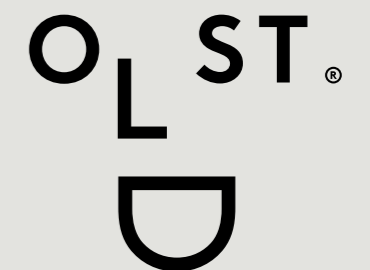
Tube times calculated starting from Old Street station

Availability at The Tower and The Warehouse

The Tower	Size (sq ft)	Fitout	Desk count (provisional)	Hot Desking (provisional)
Level 6	9,548	Fitted & Furnished	Up to 98	30
Level 5	10,044	Fitted & Furnished	Up to 112	30
Level 4	9,499	Fitted & Furnished	Up to 104	22
Level 3	10,022	Fitted & Furnished	Up to 100	c.30

The Warehouse

Level 7	12,398	Fitted & Furnished	Up to 104	c.40
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The Tower

The Tower offers 171,000 sq ft of grade A office space in an excellently connected location, immediately adjacent to Old Street.

Its contemporary facade and the grand stature of the building is ideal for companies wanting to stand out from the crowd and make a strong impression with their London offices.

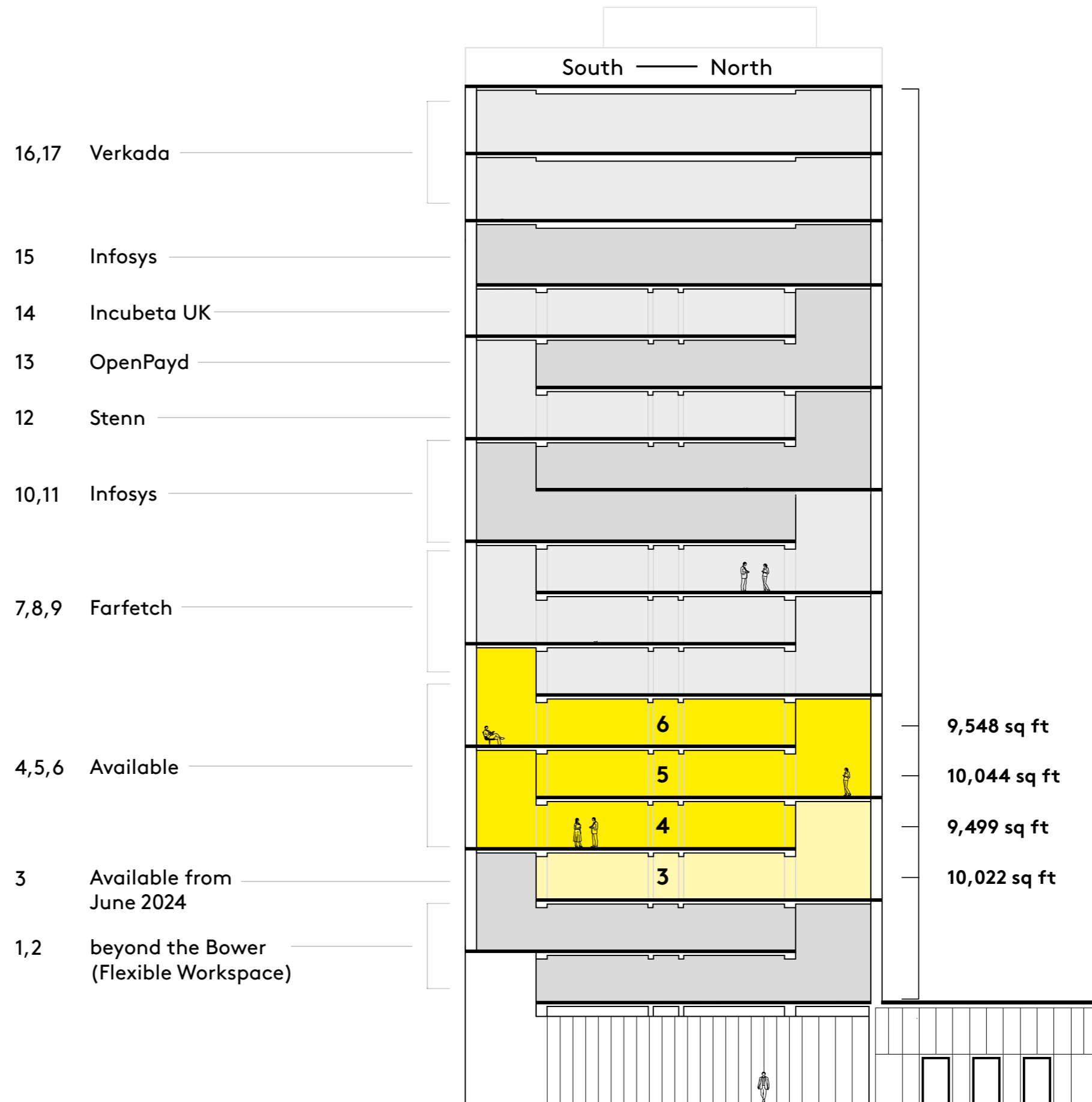
It has been designed to break down the traditional distinctions between the creative and corporate sectors, creating space where tech giants and advertising agencies can work alongside financial and legal specialists, in a building that provides a thoroughly modern workplace.

Two striking, double-height restaurant units are situated at ground floor, either side of the cut through.

The Tower benefits from all the shared facilities of The Bower, so tenants can enjoy the impressive café, lounge, and end of trip facilities all under the same roof. Set within The Mews, the Tower has access to circa 21,000 sq ft of on-site retail and restaurant amenity within a fully pedestrianised and landscaped quarter with a direct link to Old Street Station.

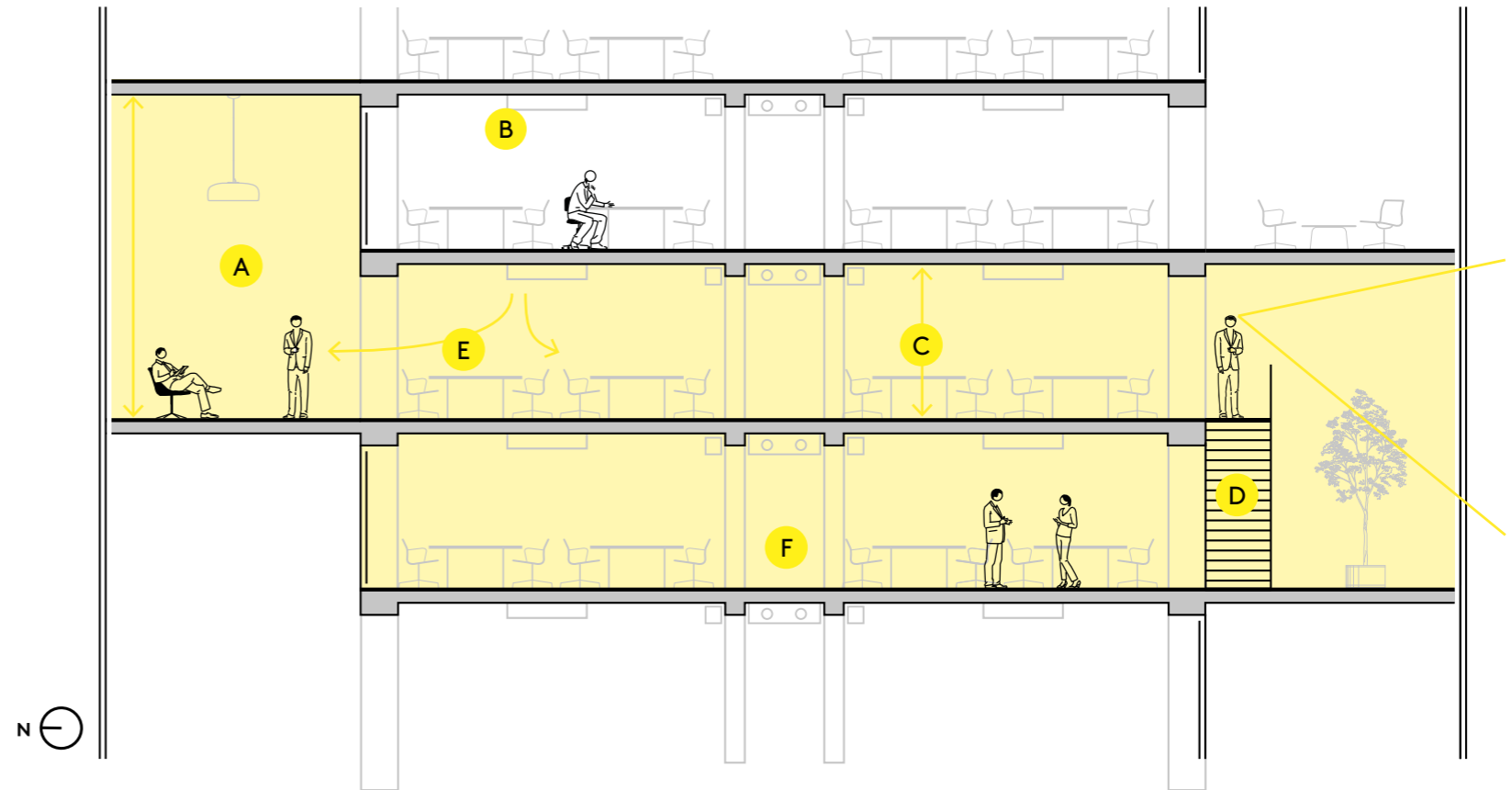


Availability Schedule



Key Features

- BREEAM Excellent*
- Wired Score Platinum*
- EPC B*
- 4-pipe ceiling mounted fan coil air conditioning
- Exposed services to maximise floor to ceiling heights
- Floor void – 70mm
- Small power allowance 35W/m²
- LED lighting
- Back-up generator
- Six high speed passenger lifts
- End of trip facilities – c. 372 cycle spaces, 25 showers, c. 132 lockers
- Efficient rectangular floor plate 9,499 to 10,044 sq ft
- Excellent natural light and double height space
- Panoramic City views
- Benefits from all the shared facilities, lounge, shower rooms and bike storage all under the same roof



A A generous floor to ceiling height of 5.6m on one perimeter on every floor from 1st – 13th

B Low energy industrial light fittings to double height spaces and LED linear luminaries to task areas

C Exposed services to maximise floor to ceiling heights

D The building's innovative and flexible design facilitates the possibility to easily connect multiple floors via open mezzanines and connecting stairways (Subject to availability)

E Ceiling mounted fan coil units provide maximum occupier flexibility and comfort in all areas

F Modern aesthetic fused with industrial features

The Tower Availability

Level 6	9,548 sq ft
Level 5	10,044 sq ft
Level 4	9,499 sq ft
Level 3	10,022 sq ft

Images are indicative only.

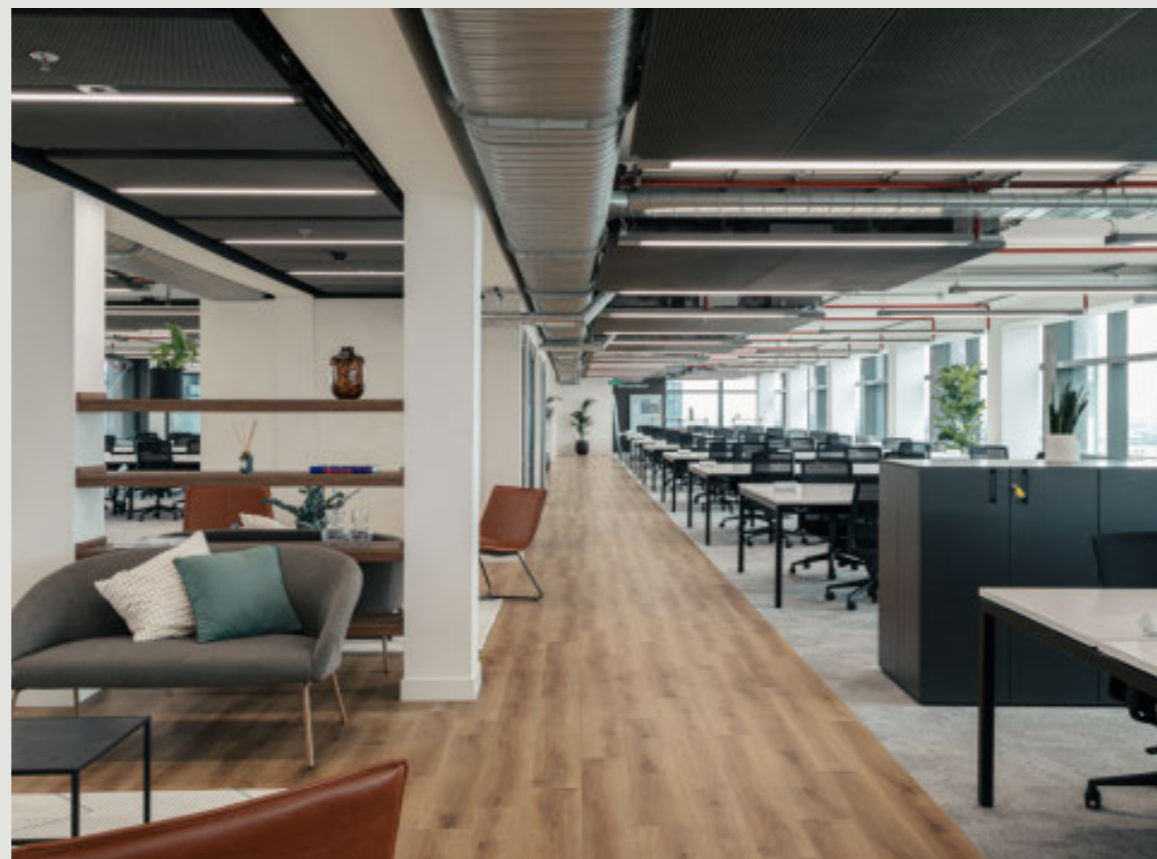


The floors offer fantastic views across the City.



Fitted to the highest standard so occupiers can collaborate in a contemporary and visionary space.

Offering open floor plans with expansive, double-height ceilings designed to foster productivity and unleash creativity.



Step into a fully fitted office space tailored for your business, available for immediate use.



Level 4 — Indicative architects visuals.



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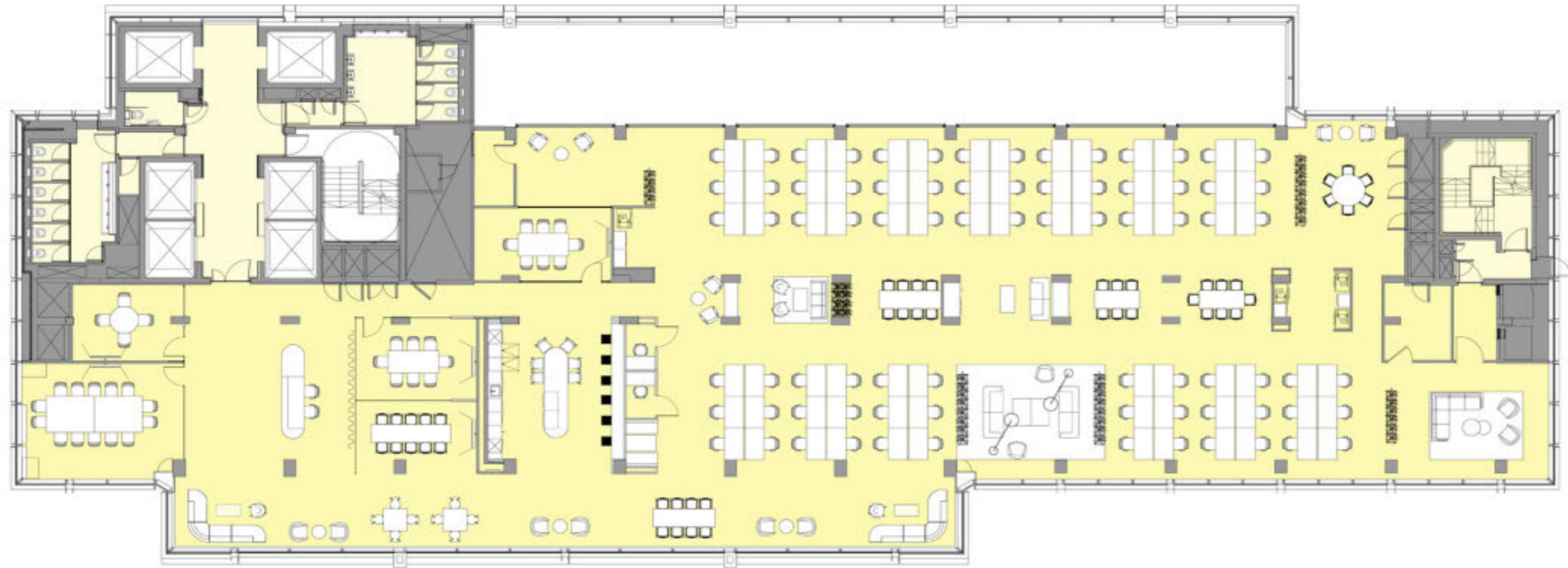


Level 4 — Indicative architects visuals.

Space Plan

Level 4

9,499 sq ft (Indicative Space Plan)

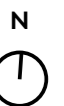


Desk count	78
Hotdesking	22
Future provision	4
Total	104

4 meeting rooms
1 x 4 person meeting rooms
2 x 8 person meeting room
1 x 14 person meeting room
1 x open plan 10 person meeting room

- Reception
- Large kitchen
- Bar/drinks point
- Breakout spaces
- Comms room
- Storage

Not to scale



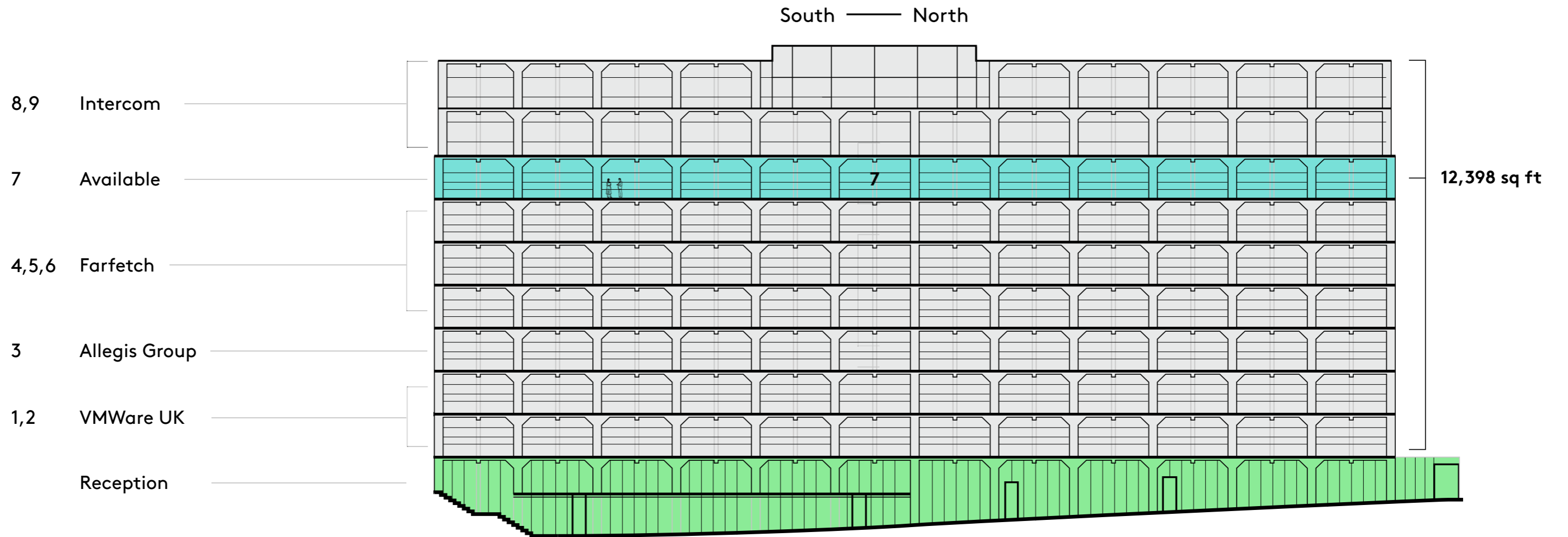
The Warehouse

This Warehouse offers 123,000 sq ft of office space at one of the most sought-after locations in the capital. Designed by AHMM who are internationally renowned for their radical take on commercial property, The Warehouse is a considered refurbishment that retains many of the building's original industrial features.

With a focus on the preservation of the building's character coupled with the provision of light, modern and airy workspace, The Warehouse offers flexible and inspirational space to suit a variety of forward-thinking occupiers.

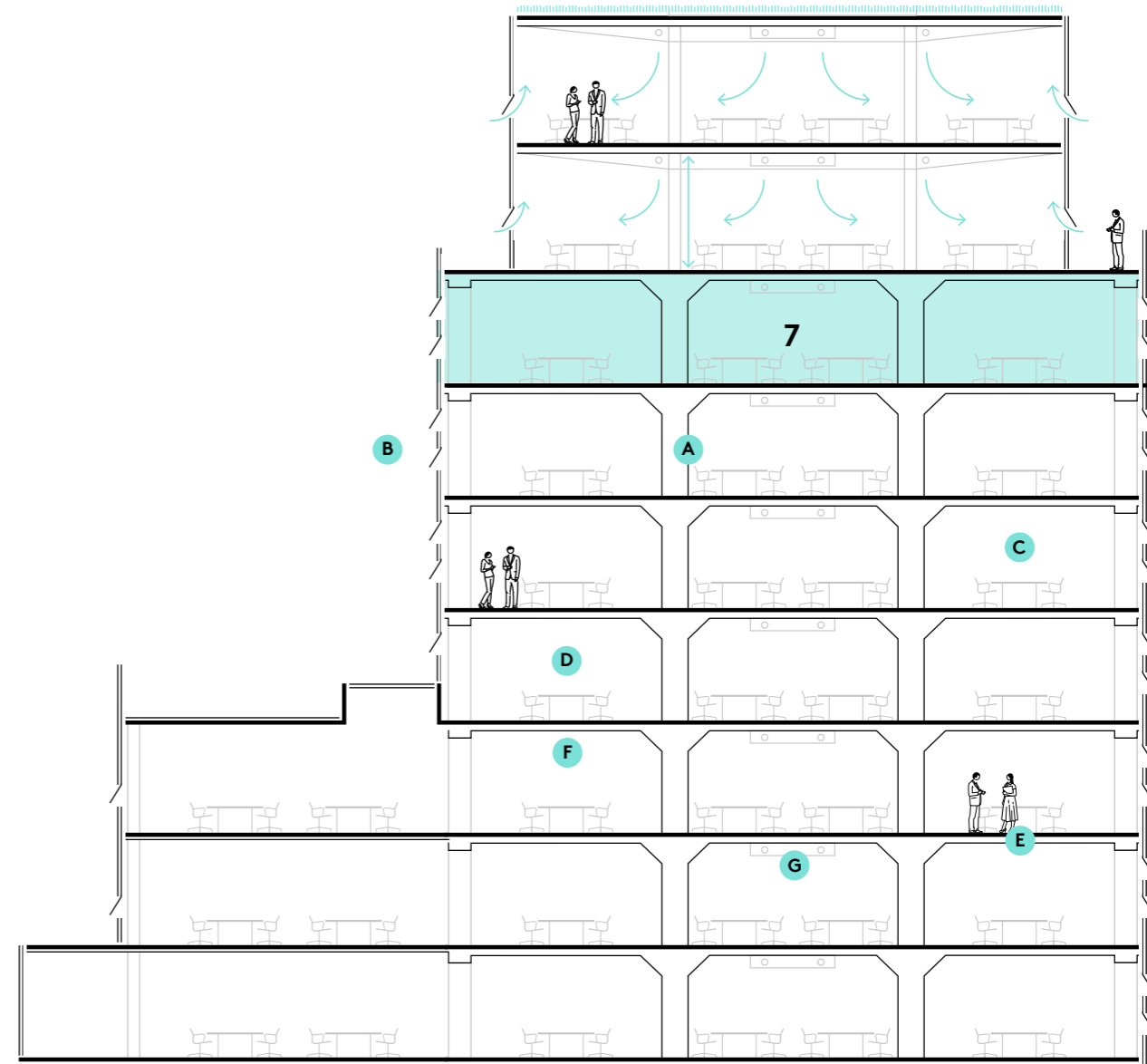


Availability Schedule



Key Features

- BREEAM Excellent*
- Wired Score Platinum*
- EPC B*
- Efficient rectangular floor plates ranging from 7,685 to 19,676 sq ft
- Excellent natural light and opening windows
- A generous floor-to-ceiling height of between 2.8m and 3.1m
- Large private terraces on levels 4, 8 and 9
- 100mm raised floors
- Green and brown roofs for biodiversity
- Benefits from all the shared facilities, lounge, shower rooms and bike storage all under the same roof

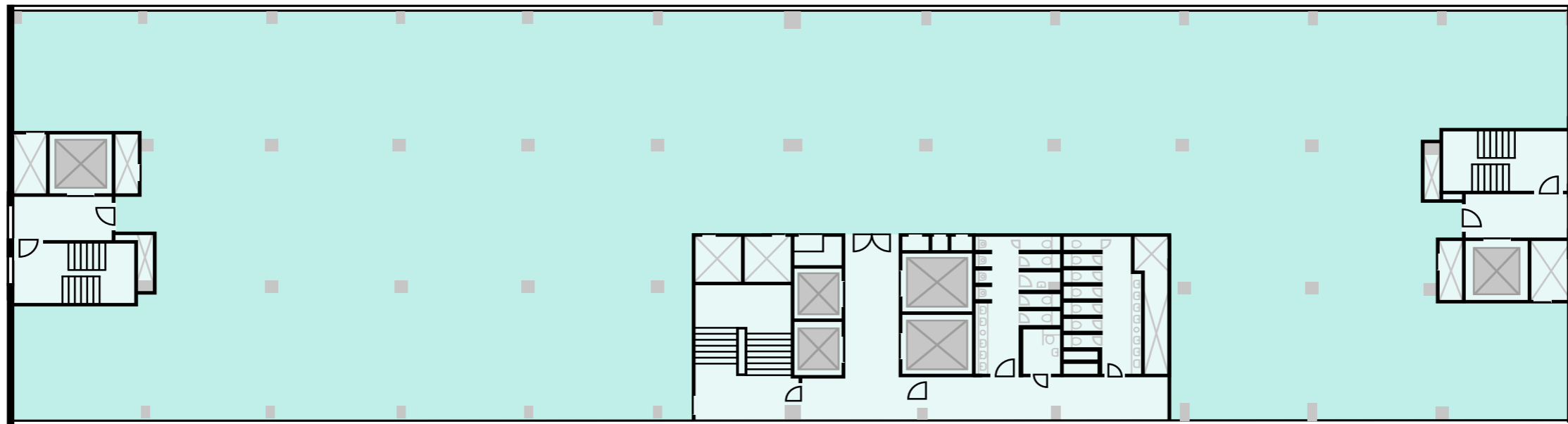


- | | | | |
|----------|---|----------|---|
| A | Existing concrete structure exposed | E | Raised floor |
| B | Opening Windows | F | The latest high quality LED suspended linear luminaires for energy efficiency |
| C | Mixed mode servicing with perimeter natural ventilation and central air condition | G | Exposed fan coil units with feature duct diffusers |
| D | New side extension provides a variety of different sized floor plates | | |

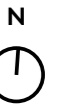
Floor Plan

Level 7

12,398 sq ft (Indicative Floor Plan)



Not to scale



On-Site Amenities



↓ **Reception**

The impressive, double-height reception internalises the original building's period features.

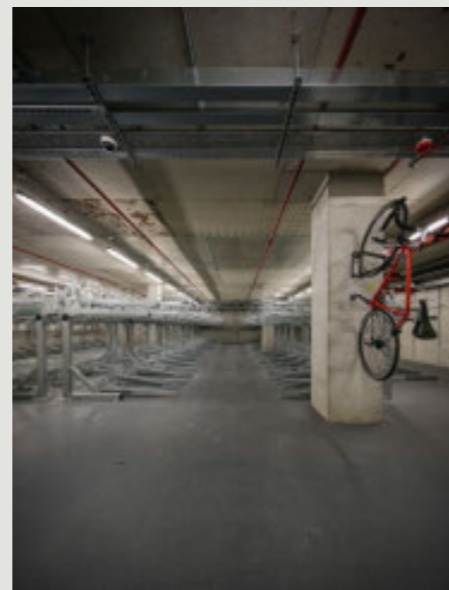


← **Destination Dining**

A vibrant destination featuring some of London's most exciting food and drink concepts.

↓ **End of Trip Facilities**

Ample cycle spaces, showers and changing rooms available to occupiers.
c. 372 cycle spaces, 25 showers, c. 132 lockers



↑ **The Hub**

Providing breakout space for impromptu meetings or some-where to work away from your desk.

Retail

Espresso Bar

Love
is
the
best

SHOREDITCH GRIND



Restaurants



← **Noci**

Modern pasta dishes in the heart of Old Street. Noci serves fresh, silken pasta, regional street food-inspired snacks and cocktails on-tap.



↑ **Honest Burger**

One of the very best quality burger offers in London available at The Bower.

→ **Shoreditch Grind**

Shoreditch Grind first hit Old Street in 2011 and has been serving up its eclectic combination of London's finest coffee, food and cocktails.



Restaurants

↓ Serata Hall

A stylish Italian-American influenced all day menu, with its own on-site gin distillery.



↓ Crudo Cevicheria

Crudo is London's first build-your-own ceviche bowl restaurant.



← Wagamama

Wagamama is a truly unique way to eat, with a pan-Asian menu to nourish the body and soul. Freshness is at our heart, with curries, rice bowls, noodles & shareable sides touching your tables as soon as they are ready from the kitchen.



↑ Bone Daddies

Enjoy delicious ramen and fluffy steamed buns at Bone Daddies.

Office Leasing

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*BREEAM assessments based on 2011 criteria. WiredScore Platinum as awarded at practical completion. EPC Tower rating based on 2013 assessment criteria. EPC Warehouse rating based on 2021 assessment criteria.

Branding & Design: Campbell Hay

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