

Compton

For Rent
**207 Old Street
Old Street EC1**

Four redesigned and refurbished,
fully fitted and furnished, floors
within this iconic Old Street
Campus!

For Rent

Size

9,548 - 40,945 Ft²

Rent

£65 - £85 per sq ft

Fitout

Fitted. Fully fitted & furnished

The Tower, The Bower

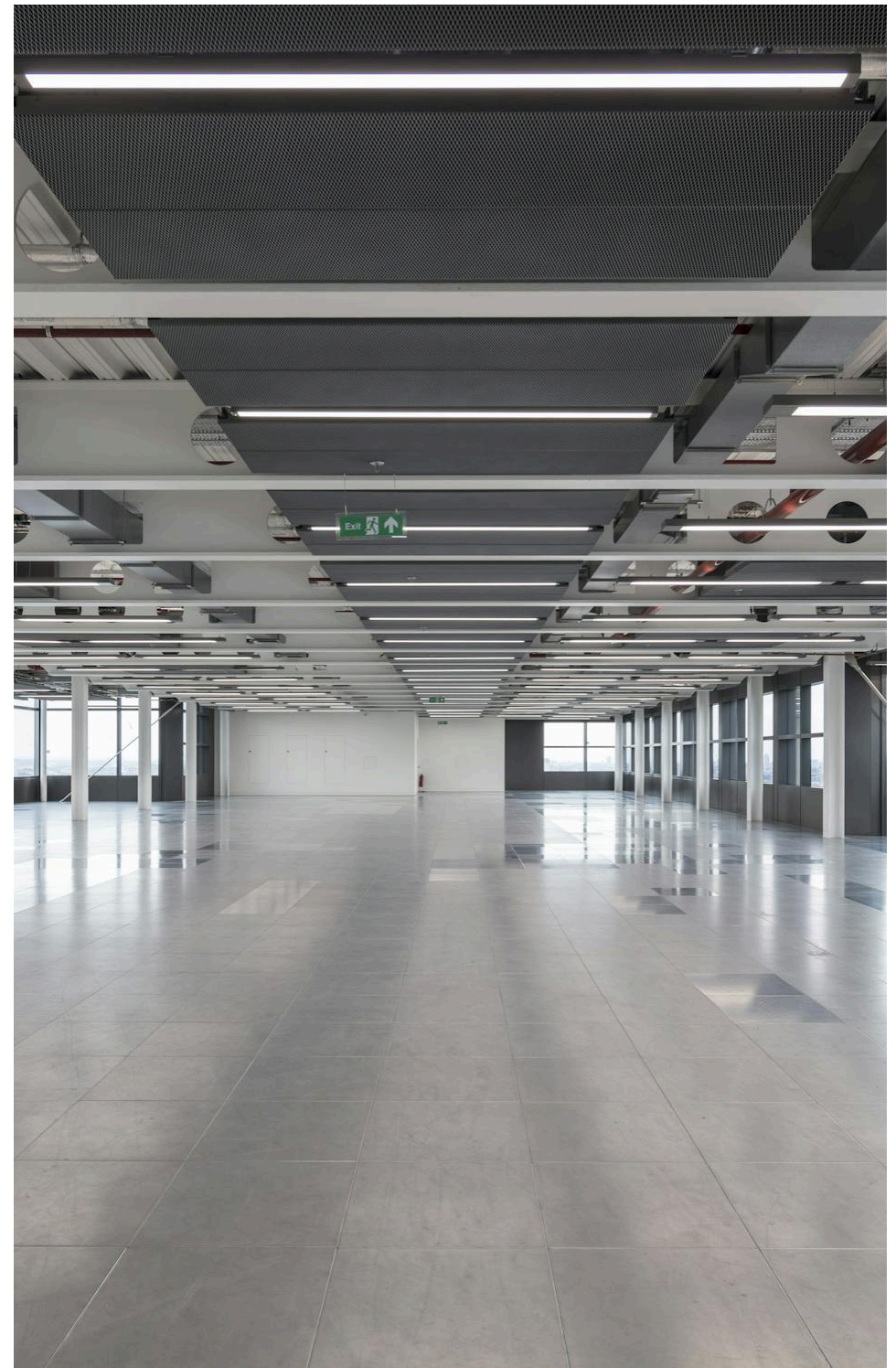
207 Old Street
Old Street EC1V

Description

The Tower is ideal for companies looking for spacious and impressive offices, with some of the largest floor plans in this part of the EC1 district. The 5th, 6th & 12th floors have been delivered in a fully fitted and furnished condition.

The Bower is designed by award-winning architects AHMM and comprises a collection of three buildings, each with a distinct character, united in both purpose and integrity.

Three buildings, three distinct identities, one common purpose: to provide exceptional, modern office space of character and integrity, enhanced by substantial public spaces to work, socialise and engage within. All occupiers at The Bower benefit from the significant facilities and amenities located onsite.



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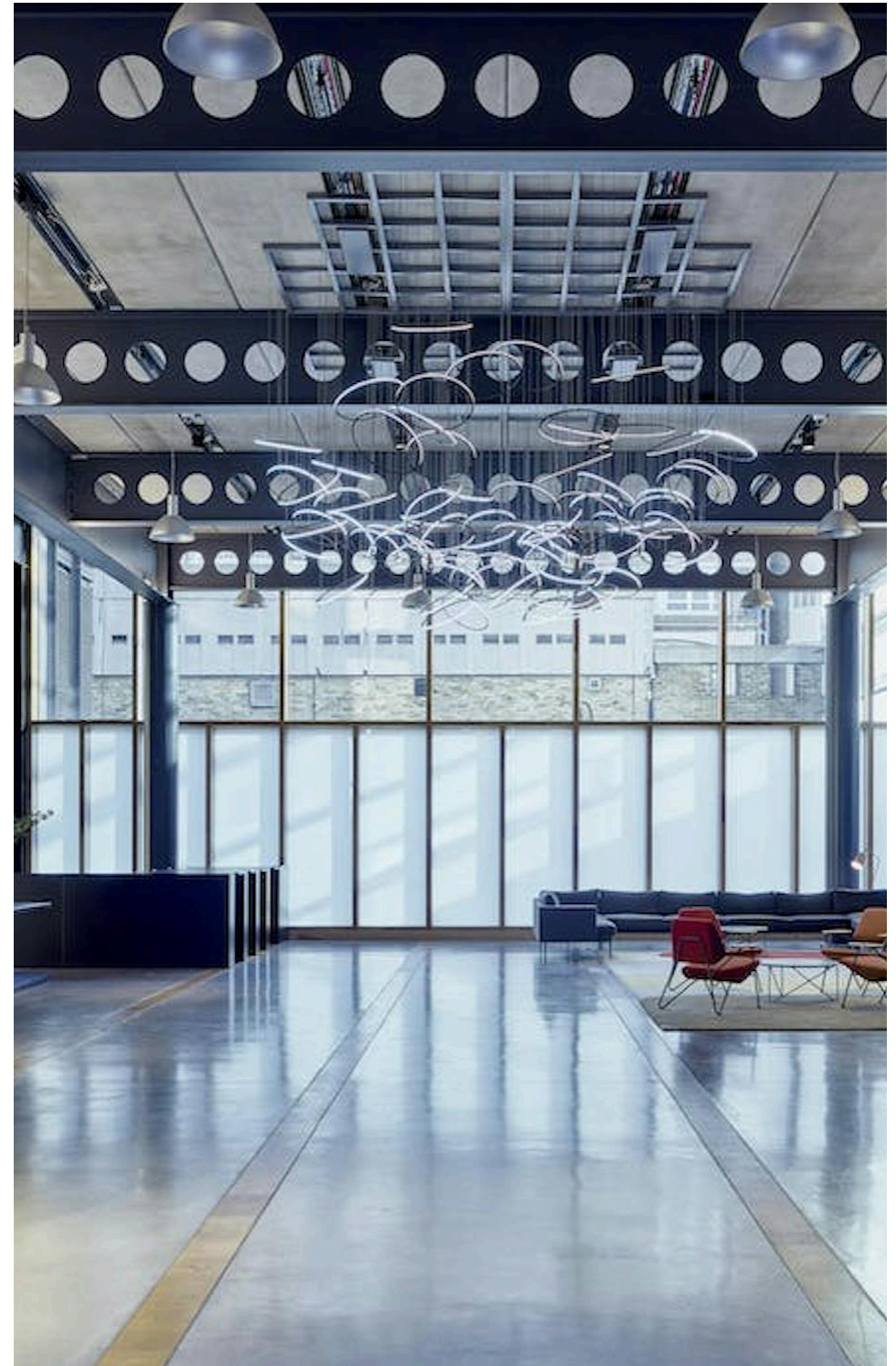
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Description

A communal cafe and lounge where people from different companies and industries can meet, grab a coffee and a snack or just get away from the office to think and collaborate. This space is also available to occupiers for private functions and events.

Over one acre of landscaped, pedestrianised outside space including numerous places to sit and relax, and featuring public art from local, emerging artists. The 10 new retail spaces within the scheme have been let to some of London's most exciting food and beverage providers including Bone Daddies, Honest Burger, Crudo Cevicheria, Wagamama and Serata Hall.

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Level 6 - The Tower at The Bower

Size

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Reception

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Level 6 - The Tower at The Bower



Level 6 - The Tower at The Bower

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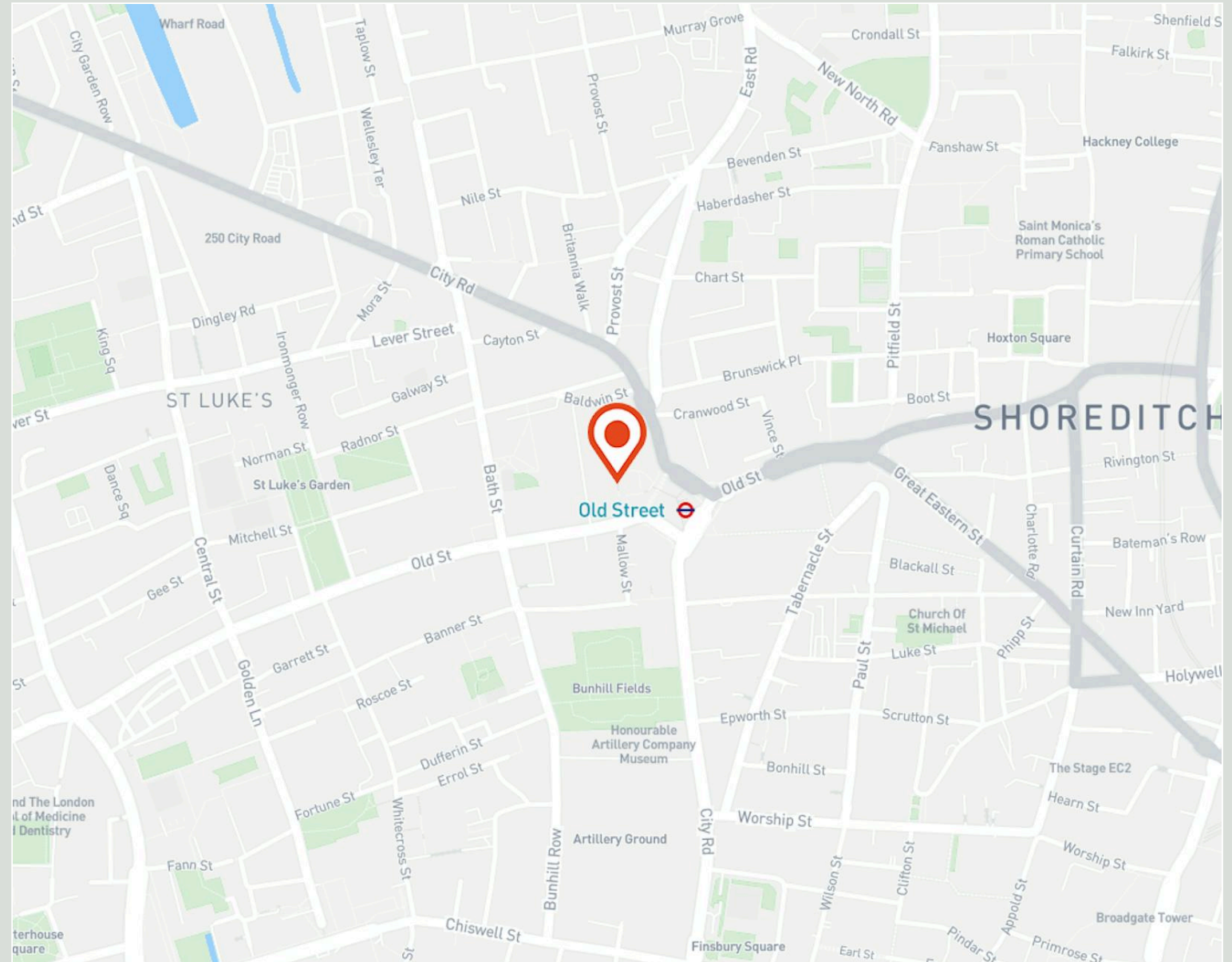
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Location

The Bower sits in the heart of one of the most vibrant and easily accessible districts in the capital. 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. Both innovative start-ups and major names in the creative industries are converging on the 24-hour neighbourhood with an authentic character all of its own.

The area is being improved, directly in front of The Bower, by TfL's transformation of Old Street roundabout into a more pedestrian and cycle friendly environment, creating new public space in a peninsula around the station and a new station entrance.

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Level 6 - The Tower at The Bower

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11 — 15

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Amenities

- New Public Realm & Retail
- Impressive Cityscape views (From The Tower)
- Industrial aesthetic and exposed features combined
- 80 workstations with space for 112
- 6x meeting rooms
- 4x meeting booths
- Large kitchenette area
- Superb Natural Daylight
- New Exposed Air Conditioning System
- New lighting / art installation within entrance lobby designed and curated by Jason Bruges Studio
- Fully Accessible Raised Floors
- Green and brown roofs for biodiversity
- Six passenger lifts
- 1:8 occupancy office floors
- 192 lockers
- 400 bike racks
- 20 showers
- BREEAM - Excellent rating
- WiredScore - Platinum

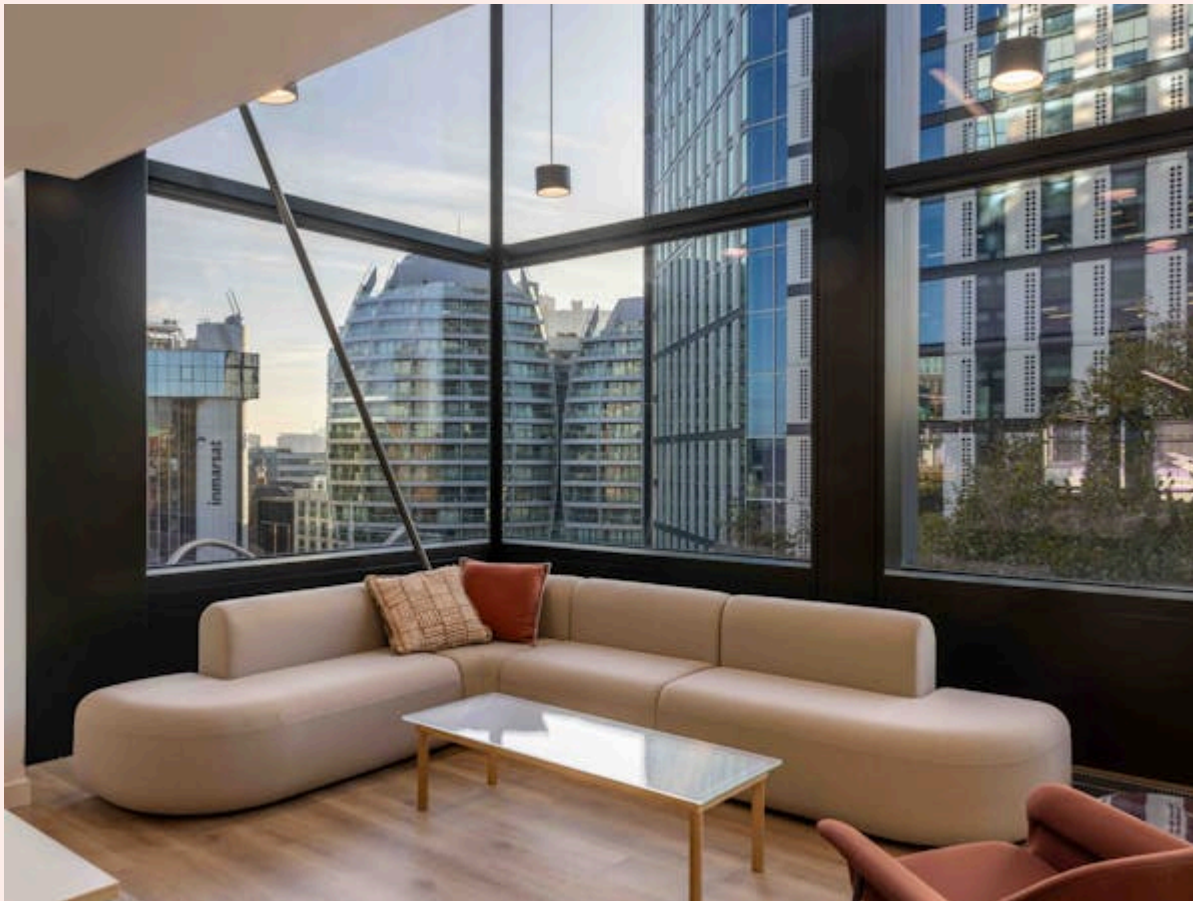
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Level 6 - The Tower at The Bower



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Availability

Floor/Unit	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
15th	11,331	£85	£21.39	£17.50	£116,983.13	£1,403,797.59	Available
12th	9,572	-	£21.25	£17.63	£31,013.28	£372,159.36	Available
6th	9,548	£79.50	£21.30	£17.63	£94,230.80	£1,130,769.64	Under Offer
5th	10,044	£77.50	£20.25	£17.63	£96,573.06	£1,158,876.72	Under Offer
3rd	10,022	£65	£21.30	£17.63	£86,798.87	£1,041,586.46	Available

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Terms

New full repairing and insuring lease(s) for a term by arrangement direct from the landlord

Content

Watch the Film
(click button)



VAT

The property is elected for VAT

Local Authority & Business Rates

The Business Rates provided are an estimate and Tenants should make their own enquiries with the London Borough of Islington.

Tenure

New Lease

Availability

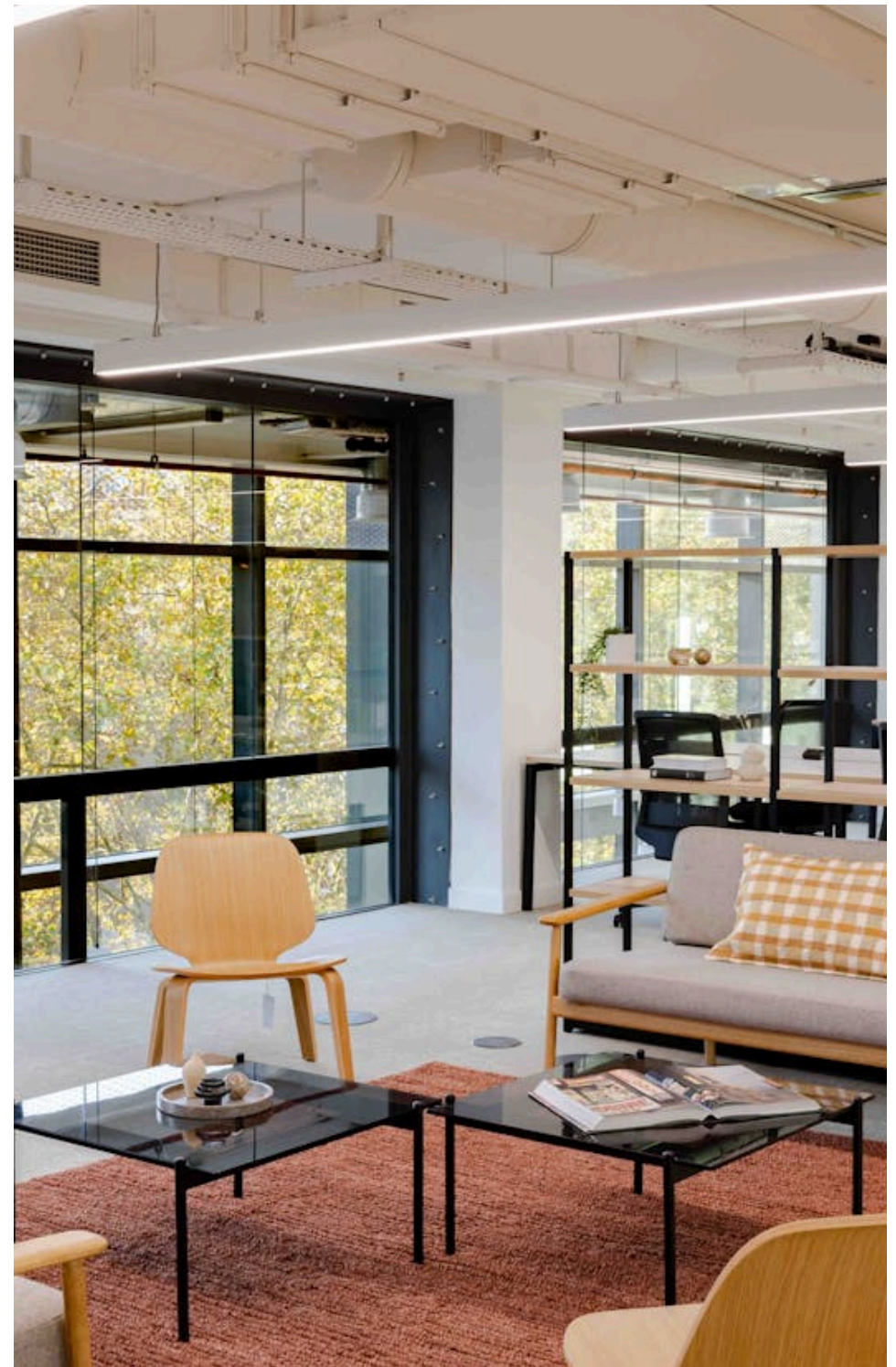
Available Immediately

Legal Costs

Each party to bear their own costs

VAT

Applicable



Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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