

# Compton

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## Old Street

The Warehouse  
The Bower  
EC1V 9NR

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Rarely available fully fitted floor in  
this iconic Old Street Campus!

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## For Rent

12,398 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)





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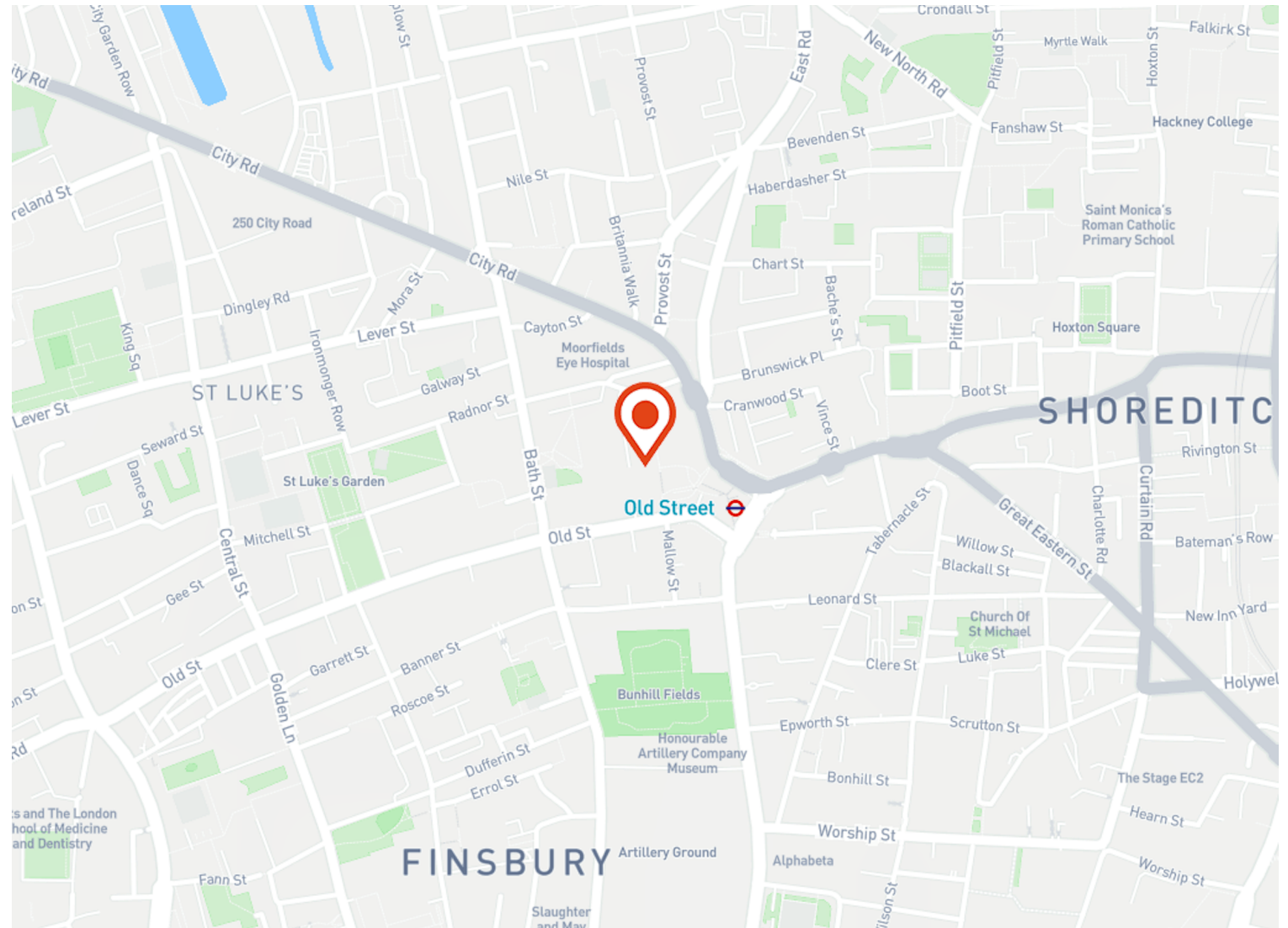
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## Location

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. 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). The Elizabeth line is accessible from Liverpool Street, a 10-minute walk away, which provides high-speed services across London East to West.

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## Amenities

- Fully Fitted
- Efficient rectangular floor plate
- Excellent natural light and openable windows
- Generous floor to ceiling height
- Exposed concrete structure
- 4x passenger lifts
- Grand reception with coffee bar and breakout space
- Fully accessible raised floor
- Air conditioning system
- Bike storage and shower facilities
- LED linear lighting

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## Description

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. The Warehouse offers 123,000 sq ft of office space at one of the most sought-after locations in the capital. Designed by AHMM, 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.

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## Content

View on Website



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## Terms

New full repairing and insuring lease for a term by arrangement direct  
from the Landlord.

## 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.

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
7th	12,398	-	£23	£17.18	£40.18	£41,512.64	£498,151.64	Available
Total	12,398		£23	£17.18	£40.18	£41,512.64	£498,151.64	

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## Contact Us

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

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