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Old Street The Warehouse The Bower EC1V 9NR

For Rent 12,398 ft²

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

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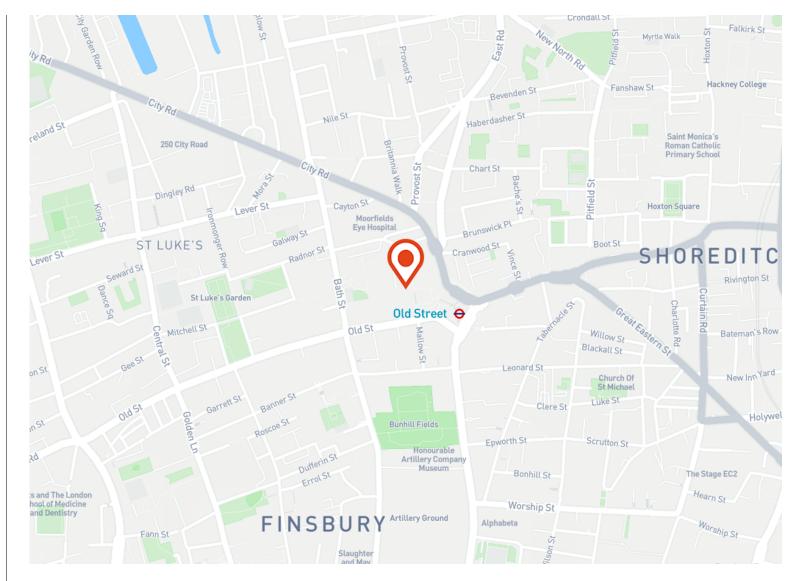
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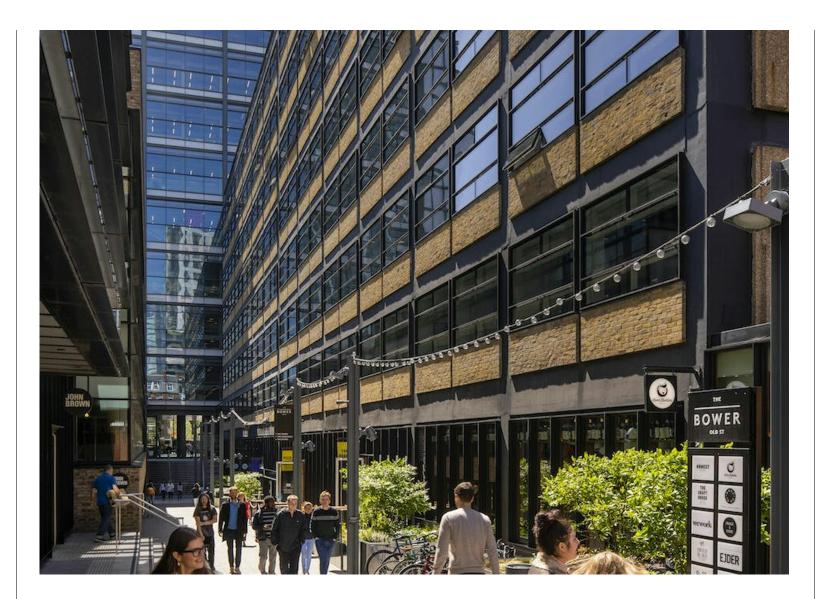
Location

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
- 106 Workstations
- 36 Hot desking zones
- Ample breakout and collab areas
- Large kitchenette with dining area
- Excellent natural light and openable windows
- 9x meeting rooms
- Efficient rectangular floor plate
- Mixture of wood and carpet floor finishes
- Generous floor to celling height
- Exposed concrete structure
- 4x passenger lifts
- Grand reception with coffee bar and breakout space
- Air conditioning system
- Bike storage and shower facilities

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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For Rent 12,398 ft² Content

Watch the film

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.

Old Street

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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	Availabilit
7th	12,398	£77.50	£23	£17.18	£117.68	£121,583.05	£1,458,996.64	Available

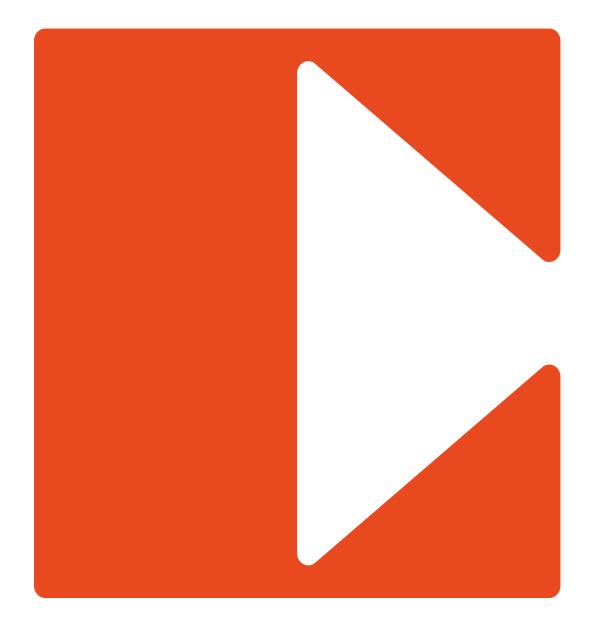
Contact Us

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

Josh Perlmutter jp@compton.london 07814 699 096

Michael Raibin mr@compton.london 07880 795 679

Shaun Simons ss@compton.london 07788 423131



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