

Compton

For Rent
**The Bower
Old Street EC1**



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

For Rent

Size

12,398 Ft²

Fitout

Fitted

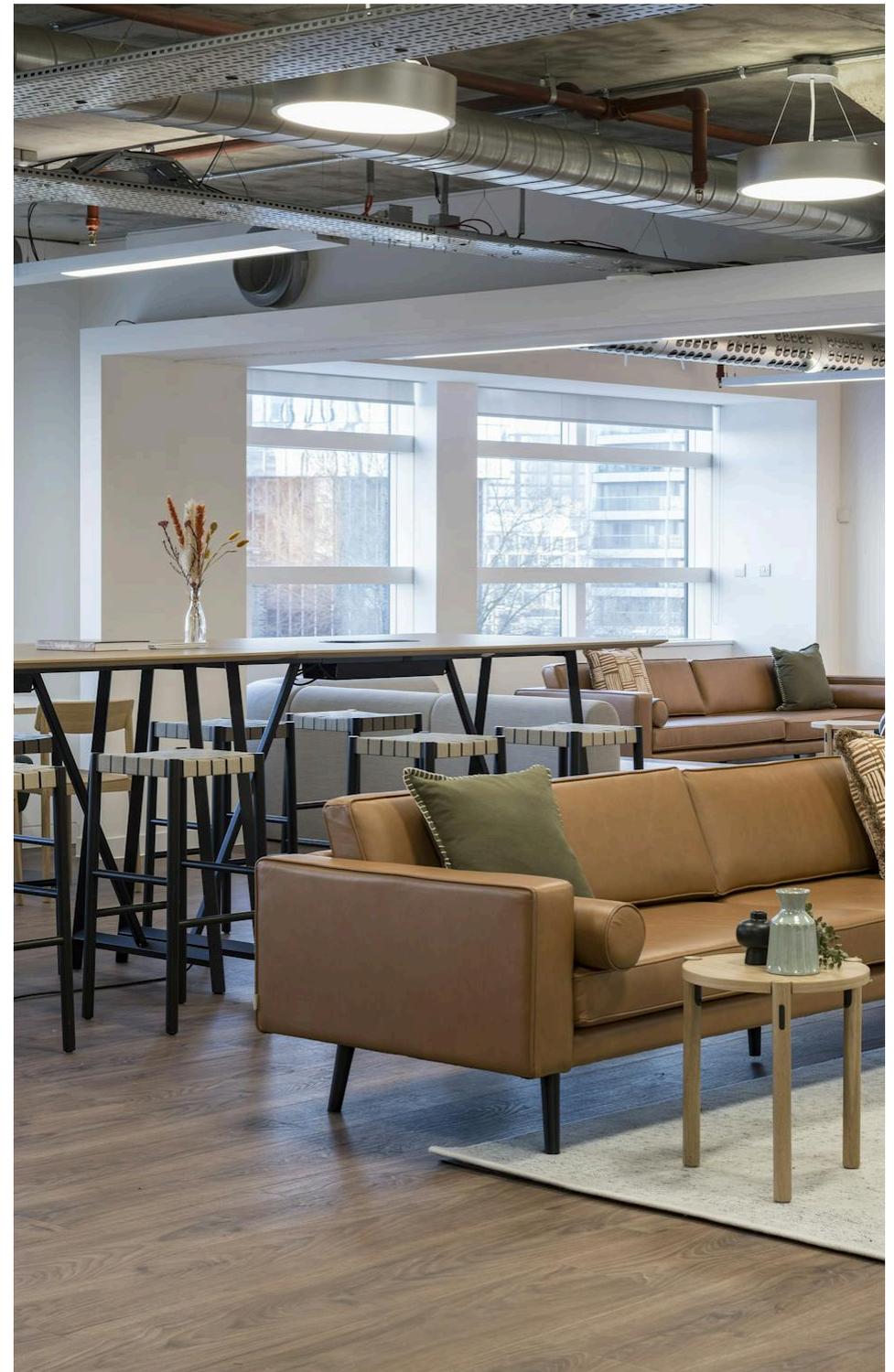
The Warehouse

The Bower
207 Old Street
Old Street EC1V

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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Click to Play



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External

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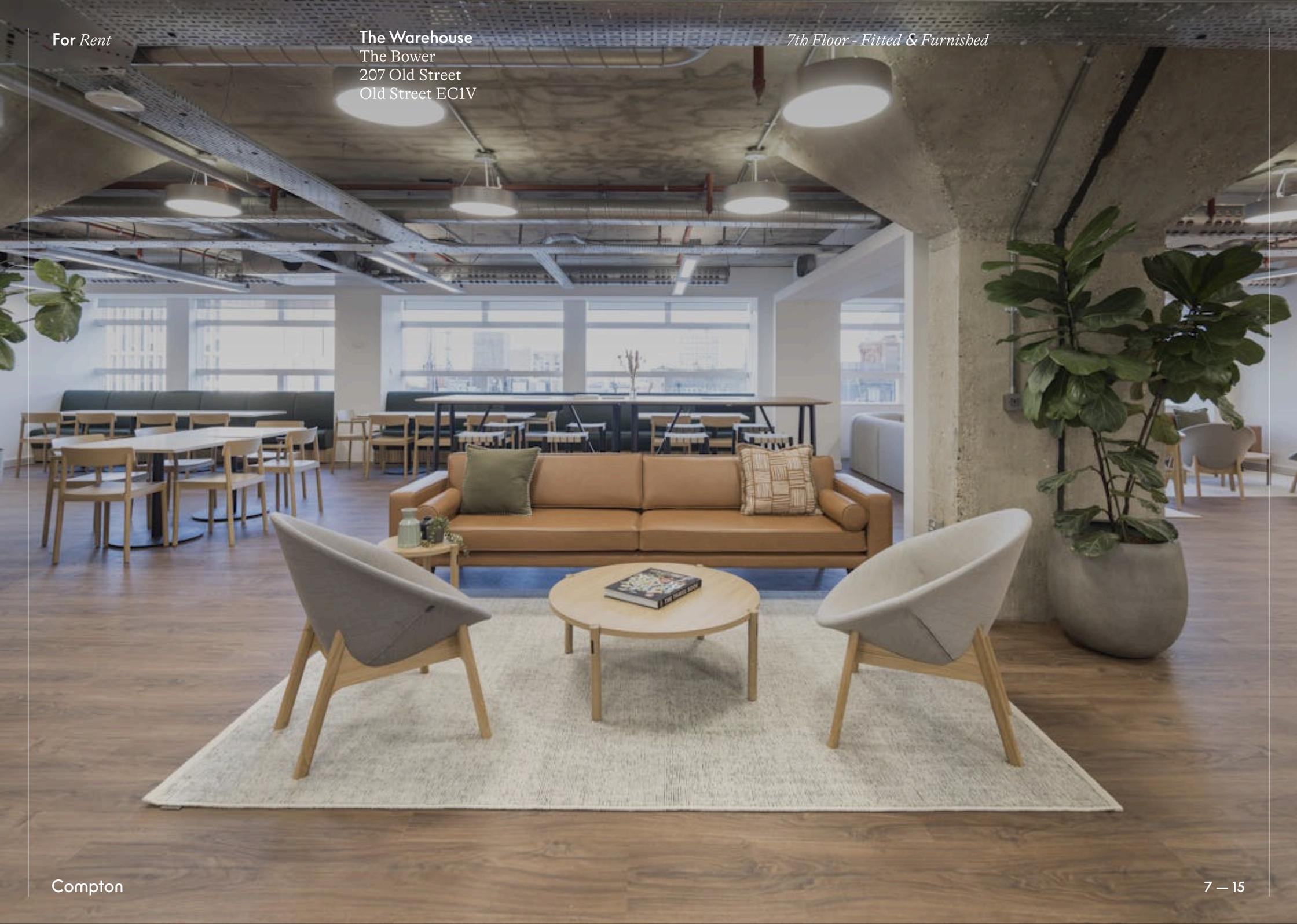


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7th Floor - Fitted & Furnished



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7th Floor - Fitted & Furnished



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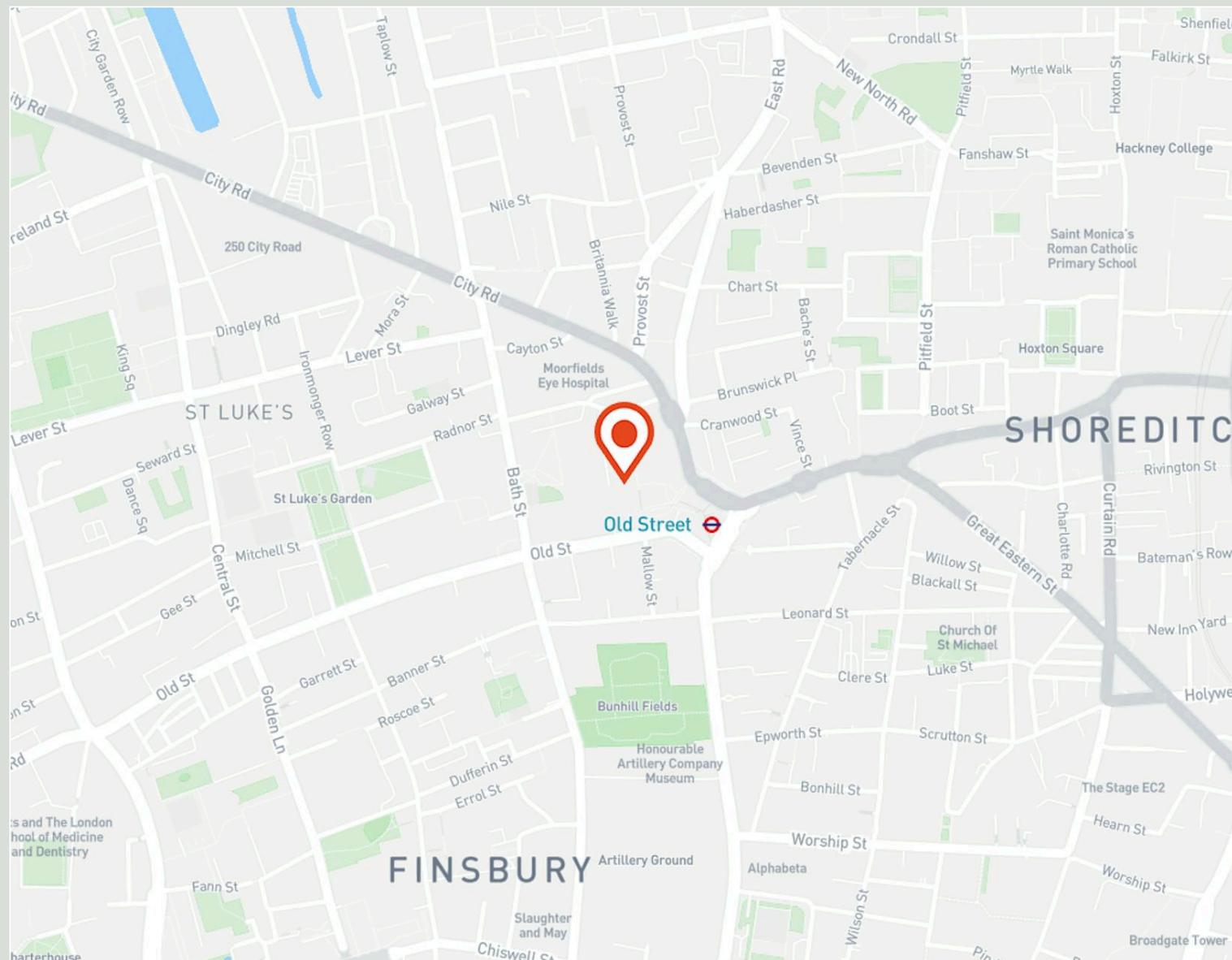
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Location

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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Reception



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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 ceiling height
- Exposed concrete structure
- 4x passenger lifts
- Grand reception with coffee bar and breakout space
- Air conditioning system
- Bike storage and shower facilities

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7th Floor - Fitted & Furnished



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Availability

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	£77.50	£22.36	£17.63	£117.49	£121,386.75	£1,456,641.02	Available

For Rent

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.

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

Want your workspace *managed*?

Find out more

compton.london/concierge

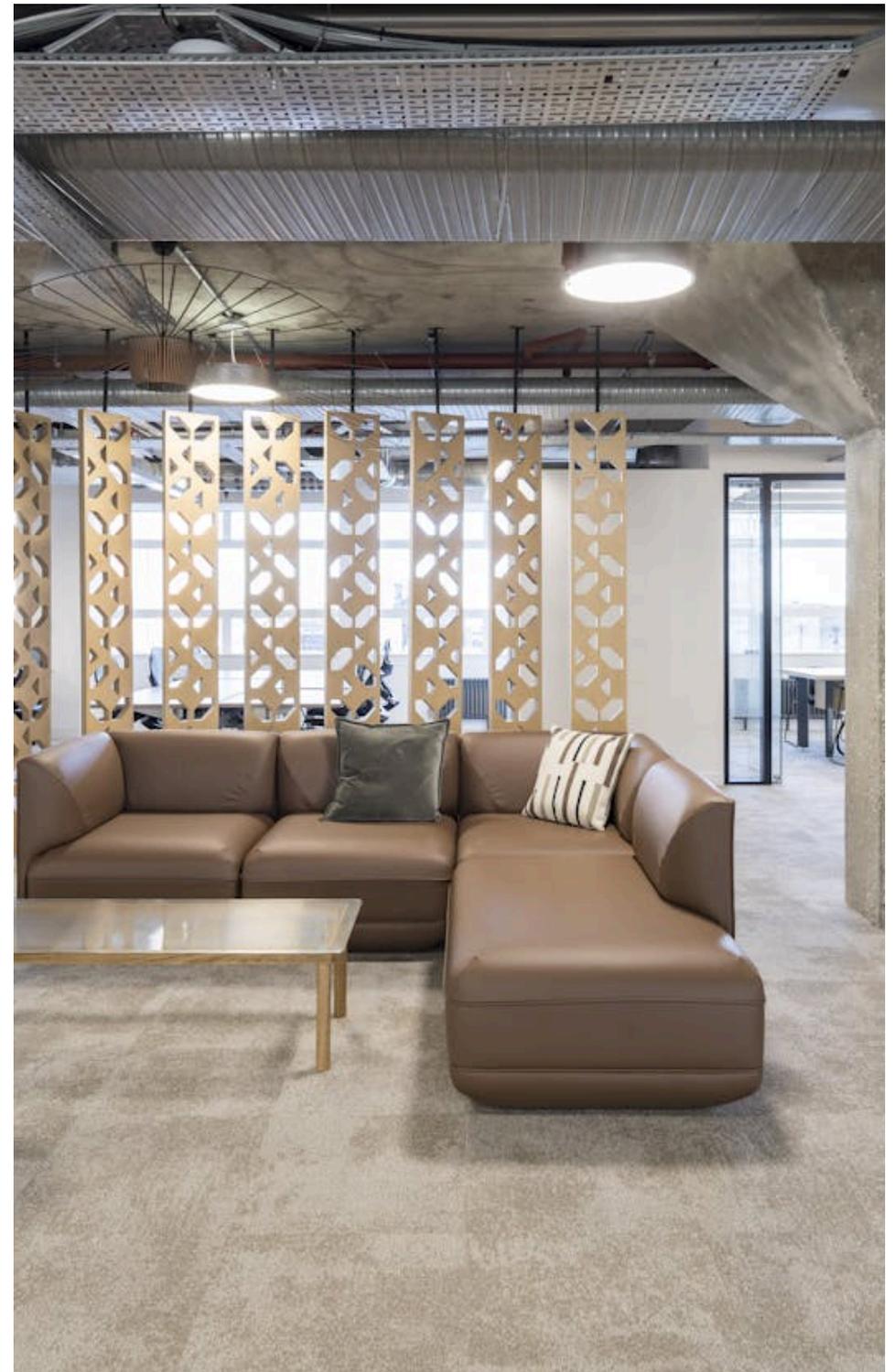
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Content

Watch the Film
(click button)



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