

THE
BOWER
OLD ST.

Available Office Space

EC1

ABOUT

The Bower, a landmark quarter in Old Street, offers 313,000 sq ft of contemporary workspace across three buildings, complemented by a vibrant dining and retail destination.

This bustling campus forms a significant part of Old Street, with its three main buildings offering modern and inspiring workspace designed to foster creativity and productivity.

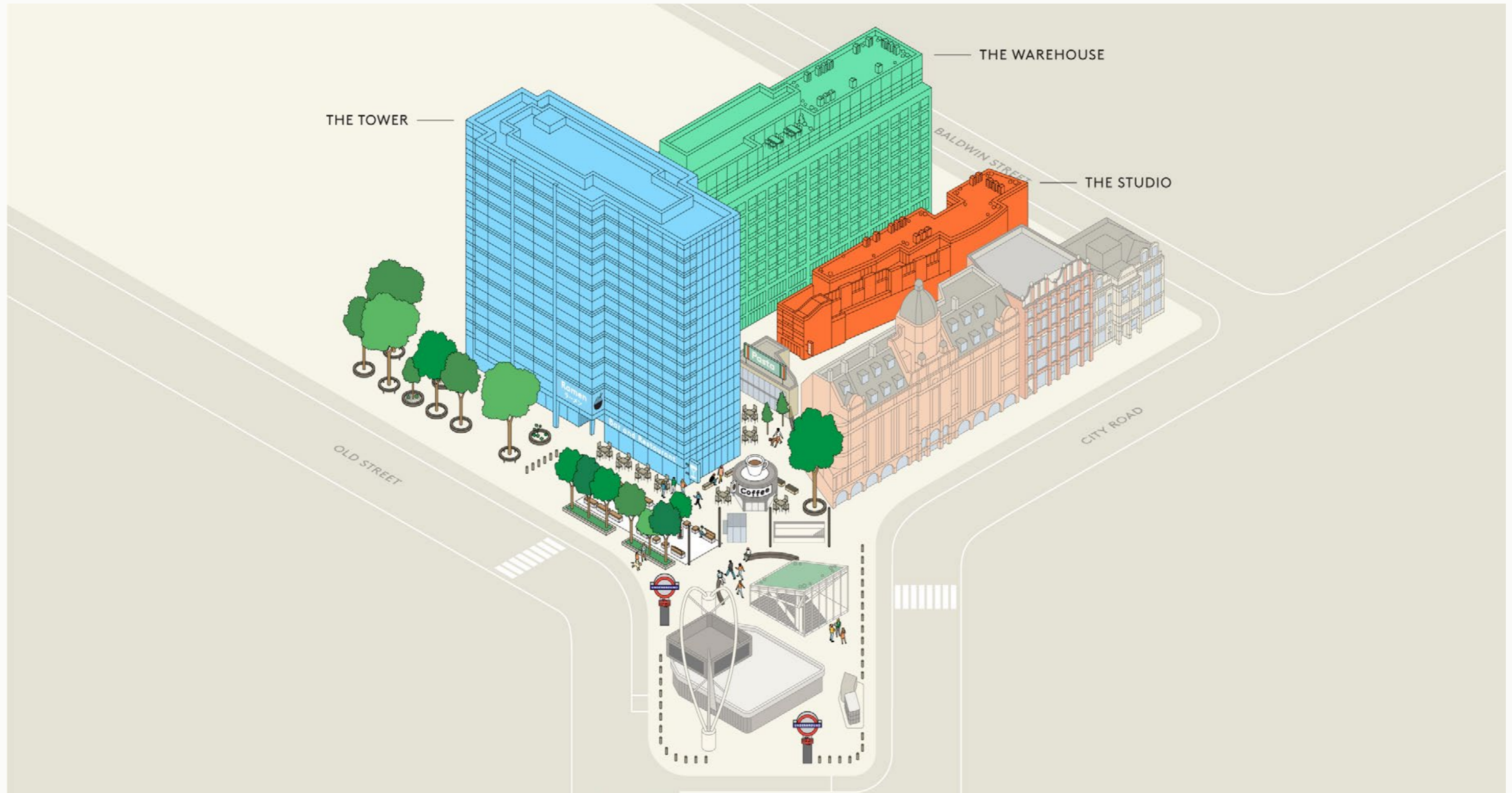
The public realm is complemented by 21,000 sq ft of carefully curated cafes, restaurants, bars and shops – creating a vibrant atmosphere.

THE BOWER



THE CAMPUS

THE BOWER



The Campus features three main buildings – The Tower, The Warehouse, and The Studio – offering contemporary workspaces designed to encourage creativity and boost productivity.

KEY FEATURES

THE BOWER

THE SITE

RECEPTION & THE HUB

RETAIL

PUBLIC REALM

ENTRANCES

AVAILABILITY

THE BOWER

LEVEL	SIZE (SQ FT)	FIT OUT	DESK COUNT (CURRENT)	DESK COUNT (PROVISIONAL)	AVAILABLE
The Tower					
Level 15	11,331	Cat A	—	132	Now
Level 12	9,572	Fitted & Furnished	90	111	Under Offer
The Warehouse					
Level 7	12,398	Fitted & Furnished	106	144	Under Offer
The Studio					
2	4,026	Cat A	—	212	Q4 2026
1	5,436	Cat A	—	212	Q4 2026
G	4,653	Cat A	—	212	Q4 2026
Courtyard	4,168	Cat A	—	212	Q4 2026

Floors are also available on a managed/serviced basis. Additional desks can be added to the floors if required, subject to deal terms.

Location

The Bower is located in the heart of Old Street – a vibrant and lively quarter in East London, renowned for its rich cultural tapestry.



Whether you're looking for a place to meet for lunch, a buzzing cocktail bar, or artisan bread, there is no end to the selection of restaurants, bars, and retailers on our doorstep.

OLD STREET

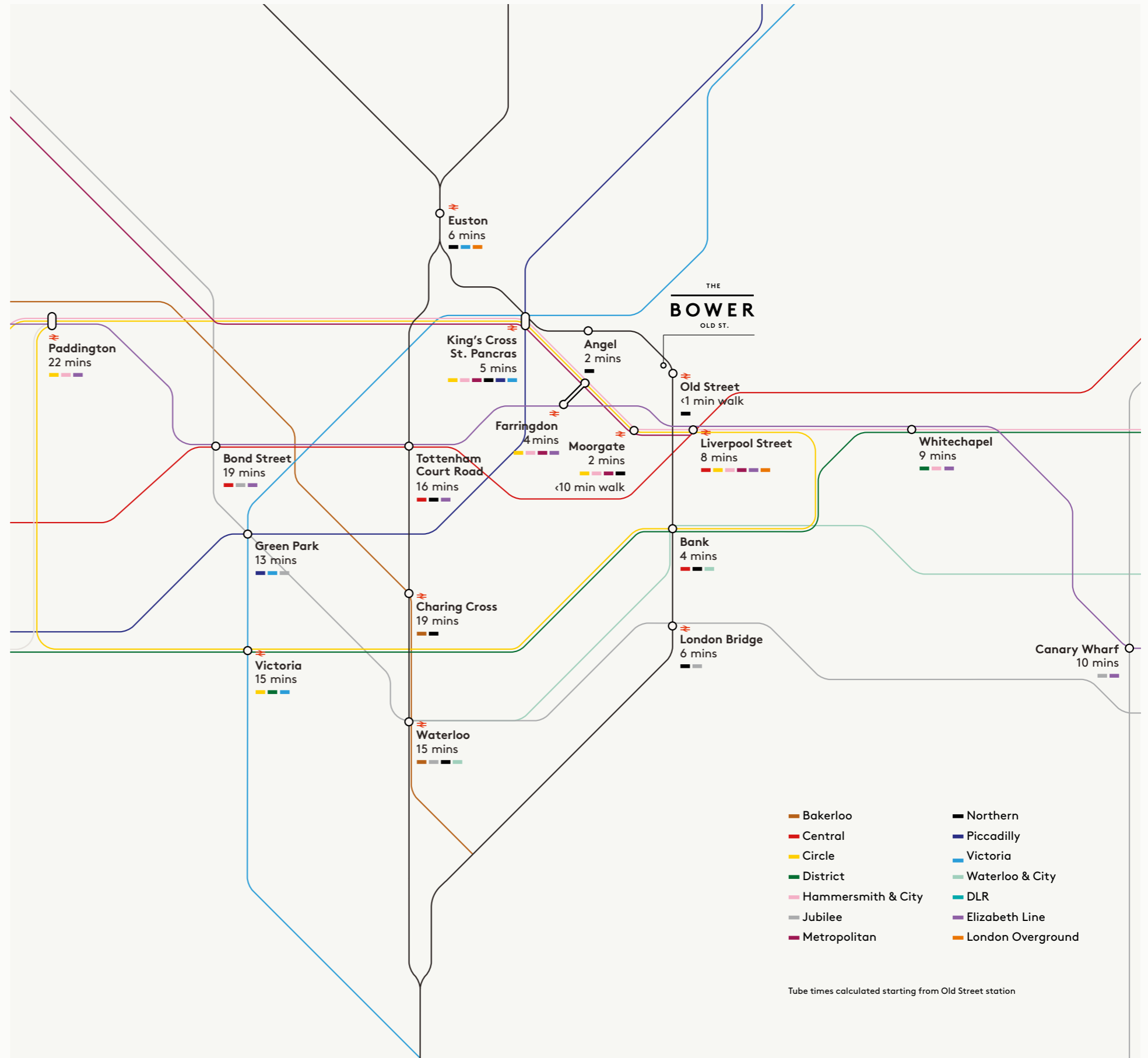
LOCATION




CONNECTIVITY

Centrally located in Old Street, The Bower stands moments away from the underground station. The Northern Line provides direct access to King's Cross and the City in minutes.

Moorgate station, just a 2-minute journey away on the Northern Line, provides easy access to the Elizabeth Line via the Moorgate to Liverpool Street Interchange. The Elizabeth Line offers high-speed services across London from east to west.

LOCATION



			
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

The Tower

ABOUT

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

The Tower's contemporary facade and grand stature make it ideal for companies wanting to stand out from the crowd and make a strong impression with their London offices.

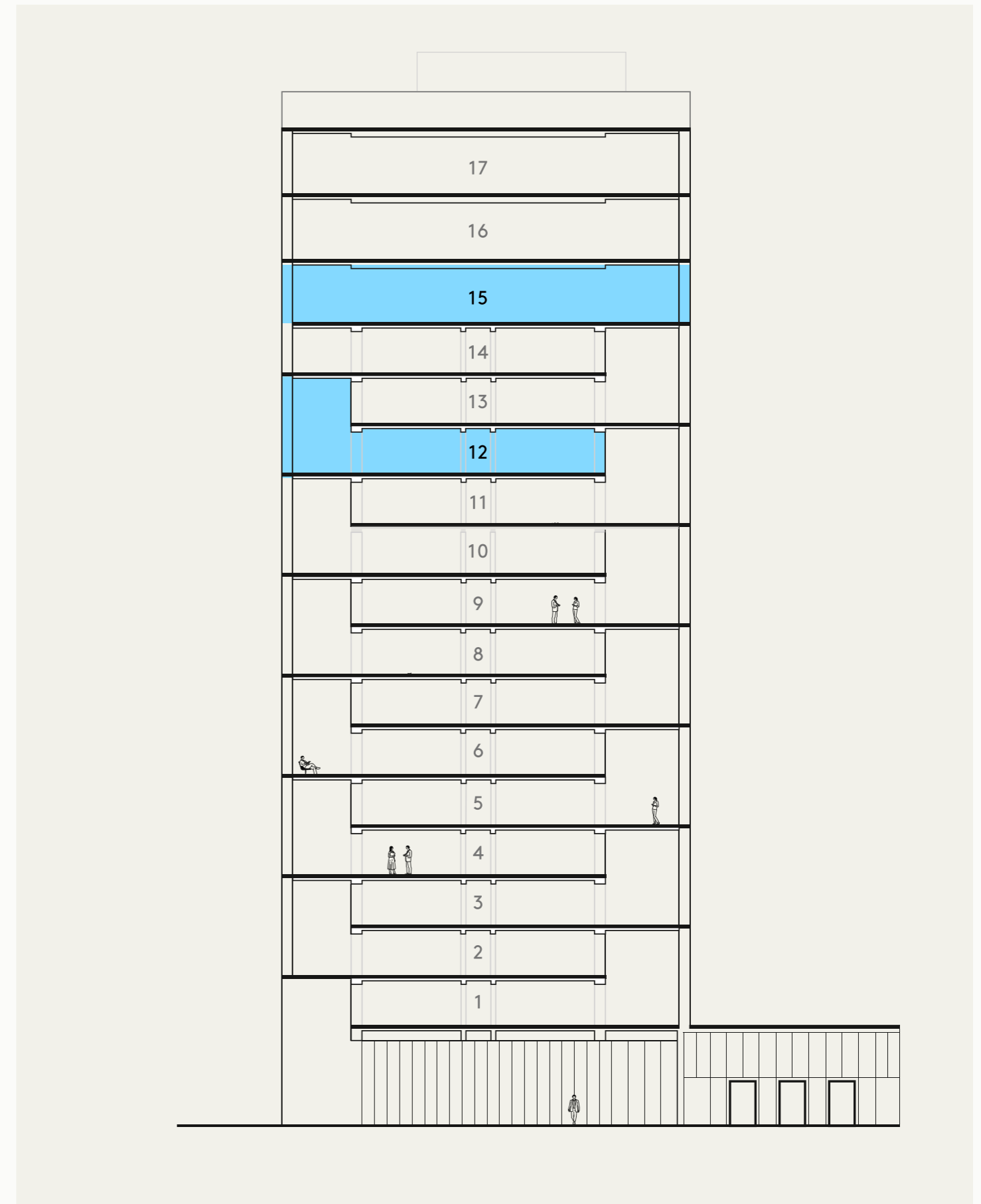
It has been designed to break down the traditional distinctions between the creative and corporate sectors, creating space where tech giants and advertising agencies can work alongside financial and legal specialists, in a building that provides a thoroughly modern workplace.

THE TOWER



LEVEL	TENANT
16,17	Verkada
15	Available
14	Incubeta
13	OpenPayd
12	Under Offer
10,11	Infosys
7,8,9	Fresha
6	incident.io
5	incident.io
4	Let
3	Let
1,2	Beyond the Bower

THE TOWER



KEY FEATURES

THE SPACE

- Efficient rectangular floor plates ranging from 9,548 – 11,331 sq ft
- Excellent natural light and double-height space
- Panoramic City views

CERTIFICATIONS

- BREEAM Excellent*
- Wired Score Platinum*
- EPC B*

ENERGY EFFICIENCY

- Small power allowance 35W/m²
- LED lighting
- Back-up generator

SERVICES

- 4-pipe ceiling mounted fan coil air conditioning
- Exposed services to maximise floor to ceiling heights
- Floor void – 70mm

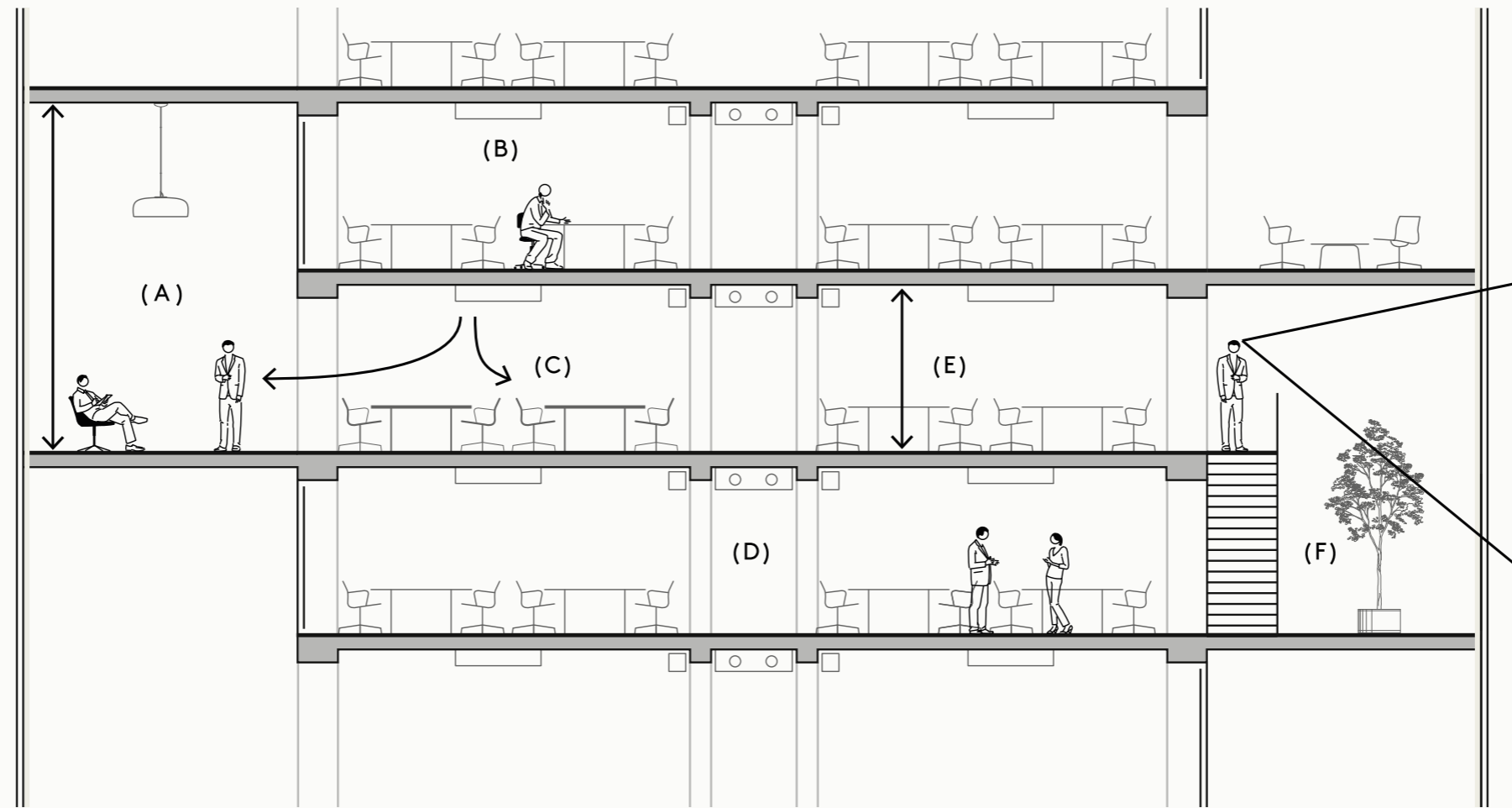
AMENITIES

- Six high-speed passenger lifts
- End-of-trip facilities
c. 372 cycle spaces, 25 showers,
c. 132 lockers
- Benefits from all the shared facilities,
lounge, shower rooms, and bike
storage all under the same roof

THE TOWER



*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.

**(A) GENEROUS FLOOR-TO-CEILING HEIGHTS**

A generous floor-to-ceiling height of 5.6m on one perimeter on every floor from 1st – 13th. The floor-to-ceiling height is 3.6m on floors 15 – 17.

(B) ENERGY EFFICIENT LIGHTING

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

(C) OCCUPANT COMFORT AND FLEXIBILITY

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

(D) MODERN INDUSTRIAL DESIGN

Modern aesthetic fused with industrial features.

(E) EXPOSED SERVICES

Exposed services to maximise floor-to-ceiling heights.

(F) FLEXIBLE FLOOR CONNECTIVITY

The building's innovative and flexible design facilitates the possibility to easily connect multiple floors via open mezzanines and connecting stairways.

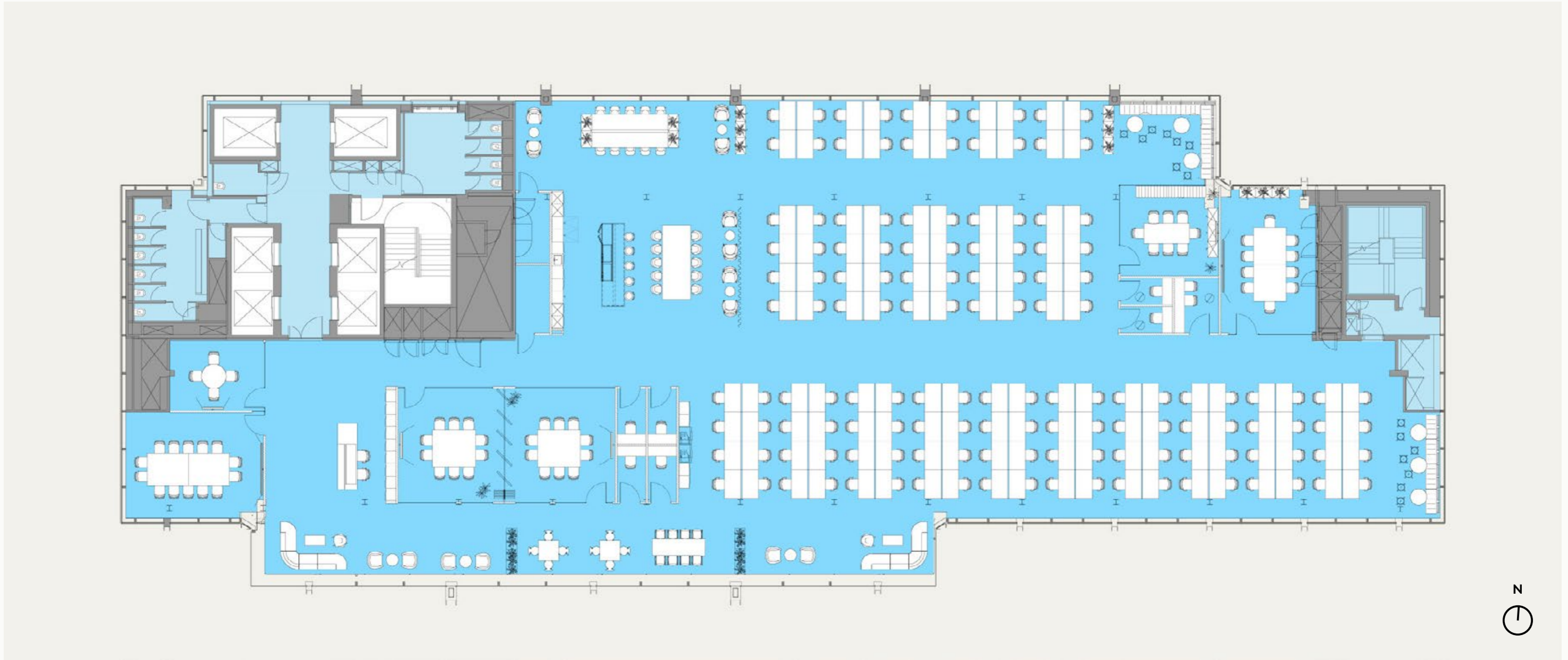
Subject to availability.

AVAILABLE SPACE

THE TOWER



Cat A photo of Level 15.



Level 15
11,331 sq ft
 Option 1

DESKS	
Desk count	88
Hot-desking	30
Total	108

MEETING ROOMS	
6 meeting rooms	
1 x 14	person meeting room
3 x 10	person meeting rooms
1 x 8	person meeting rooms
1 x 4	person meeting room
1 x 2	person meeting room
6 x 1	person phone booths

- FEATURES**
- Reception
 - Large kitchen
 - Executive office
 - Breakout spaces
 - Comms room
 - Storage

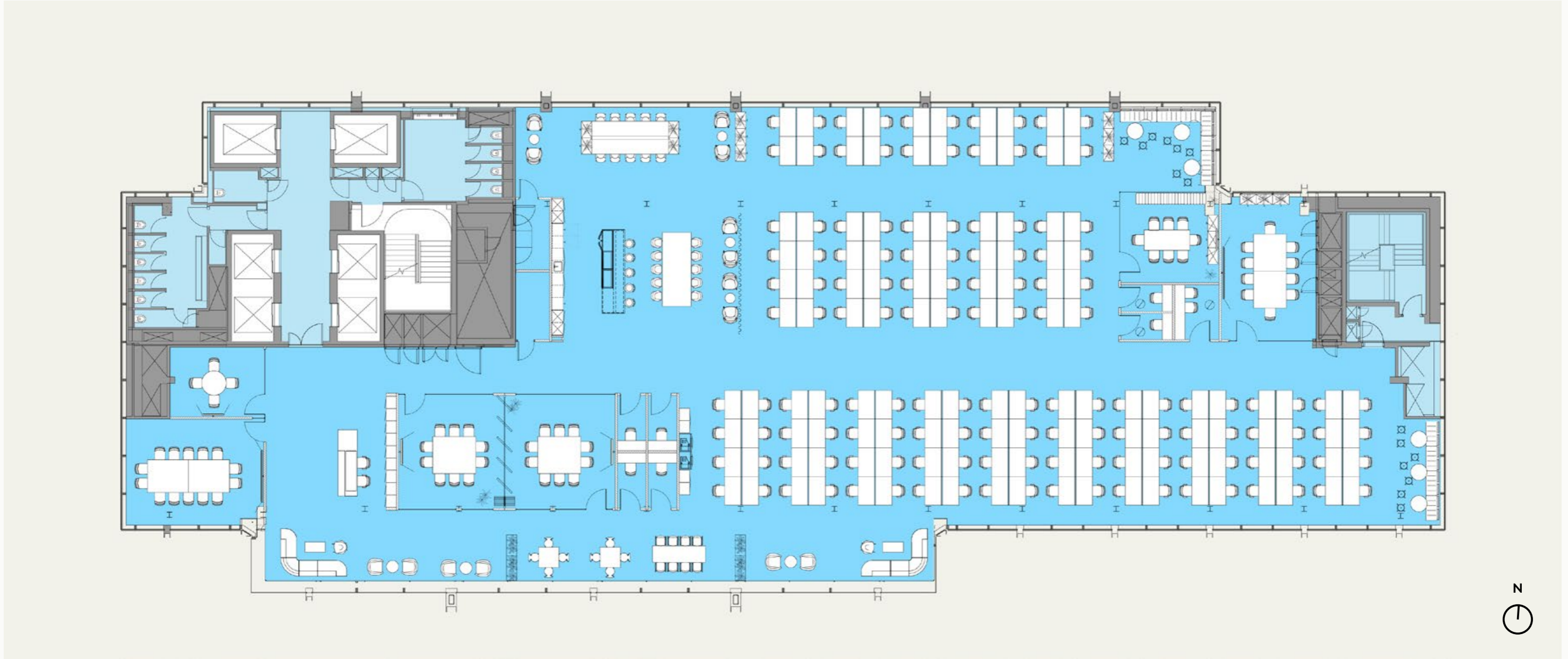
Not drawn to scale.

AVAILABLE SPACE

THE TOWER



Level 15. Artist impression.



Level 15
11,331 sq ft
 Option 2

DESKS	
Desk count	108
Hot-desking	30
Total	138

MEETING ROOMS	
6 meeting rooms	
1 x 14	person meeting room
3 x 10	person meeting rooms
1 x 8	person meeting rooms
1 x 4	person meeting room
1 x 2	person meeting room
6 x 1	person phone booths

- FEATURES**
- Reception
 - Large kitchen
 - Breakout spaces
 - Comms room
 - Storage

Not drawn to scale.

AVAILABLE SPACE



THE TOWER



Lvel 15. Artist impression.

The Warehouse

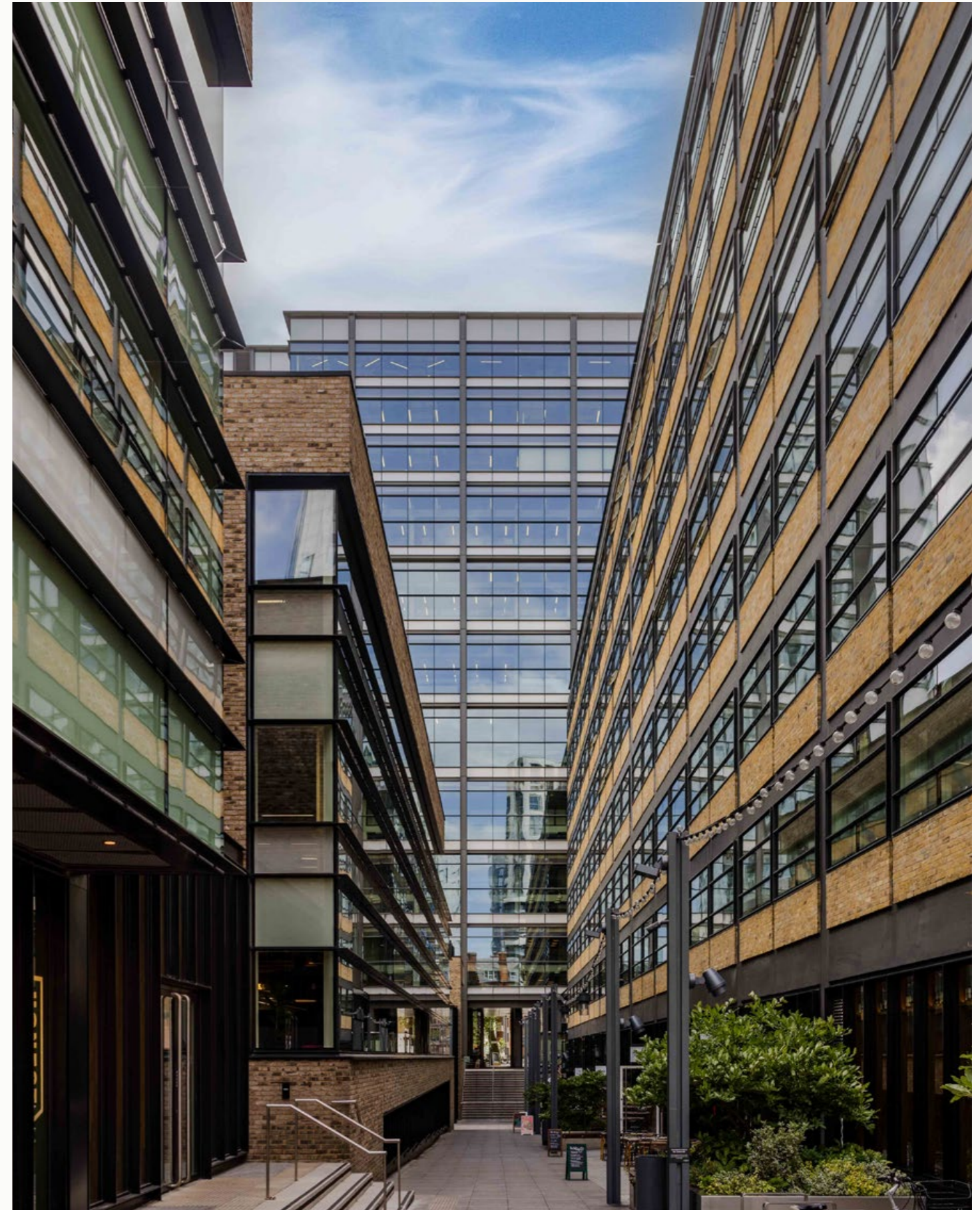
ABOUT

This Warehouse offers 123,000 sq ft of industrial and inspirational 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.

THE WAREHOUSE

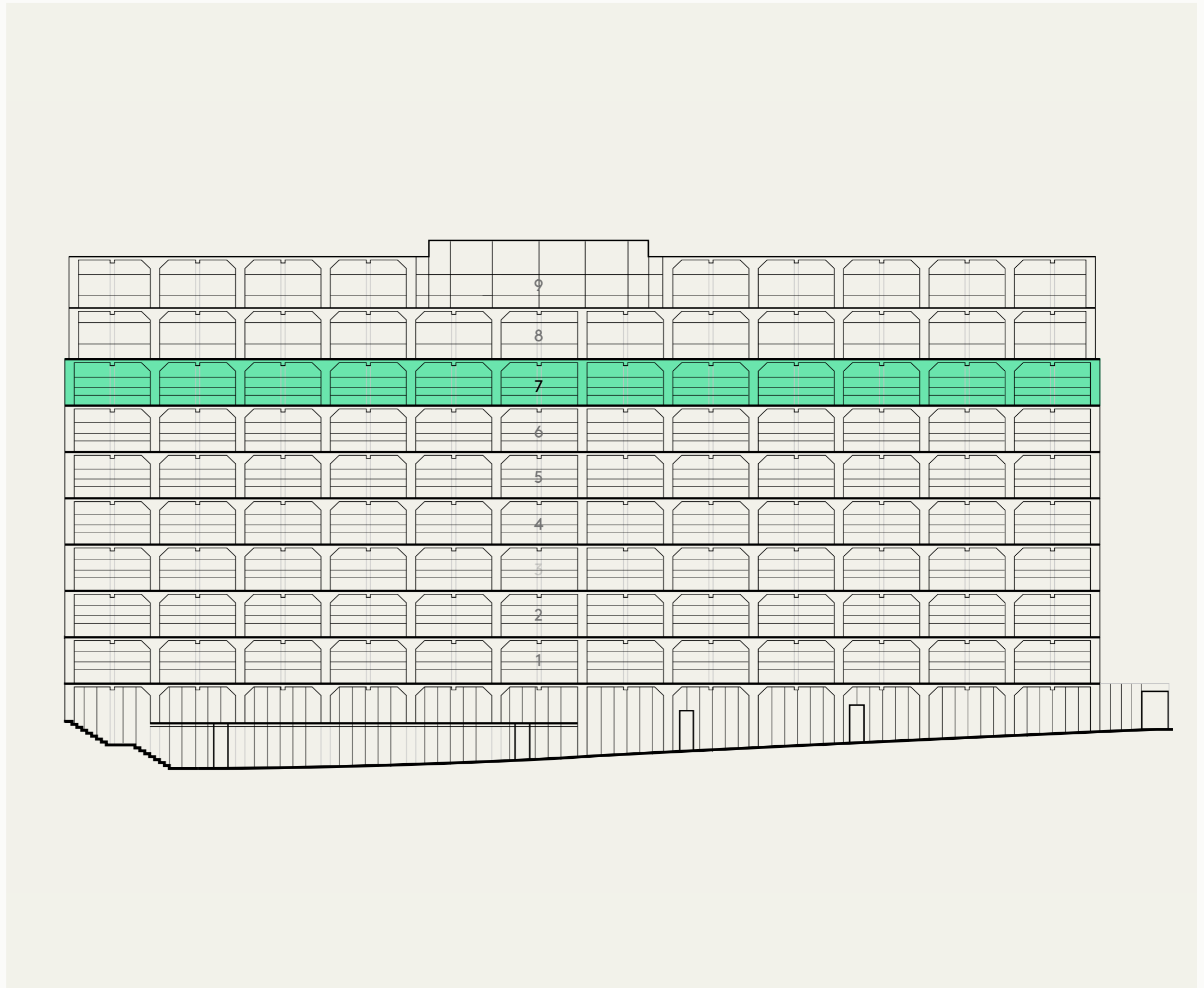


LEVEL

TENANT

THE WAREHOUSE

8,9	Intercom
7	Under Offer
4,5,6	Farfetch
3	Allegis Group
1,2	VM Ware UK



KEY FEATURES

THE SPACE

- Efficient rectangular floor plates ranging from 7,685 – 19,676 sq ft
- Excellent natural light and opening windows
- A generous floor-to-ceiling height of between 2.8m and 3.1m

CERTIFICATIONS

- BREEAM Excellent*
- Wired Score Platinum*
- EPC B*

SERVICES

- Exposed fan coil units with feature duct diffusers
- 100mm raised floors

AMENITIES

- Large private terraces on levels 4, 8 and 9
- Green and brown roofs for biodiversity
- Six high-speed passenger lifts
- End-of-trip facilities
c. 372 cycle spaces, 25 showers,
c. 132 lockers
- Benefits from all the shared facilities, lounge, shower rooms and bike storage all under the same roof

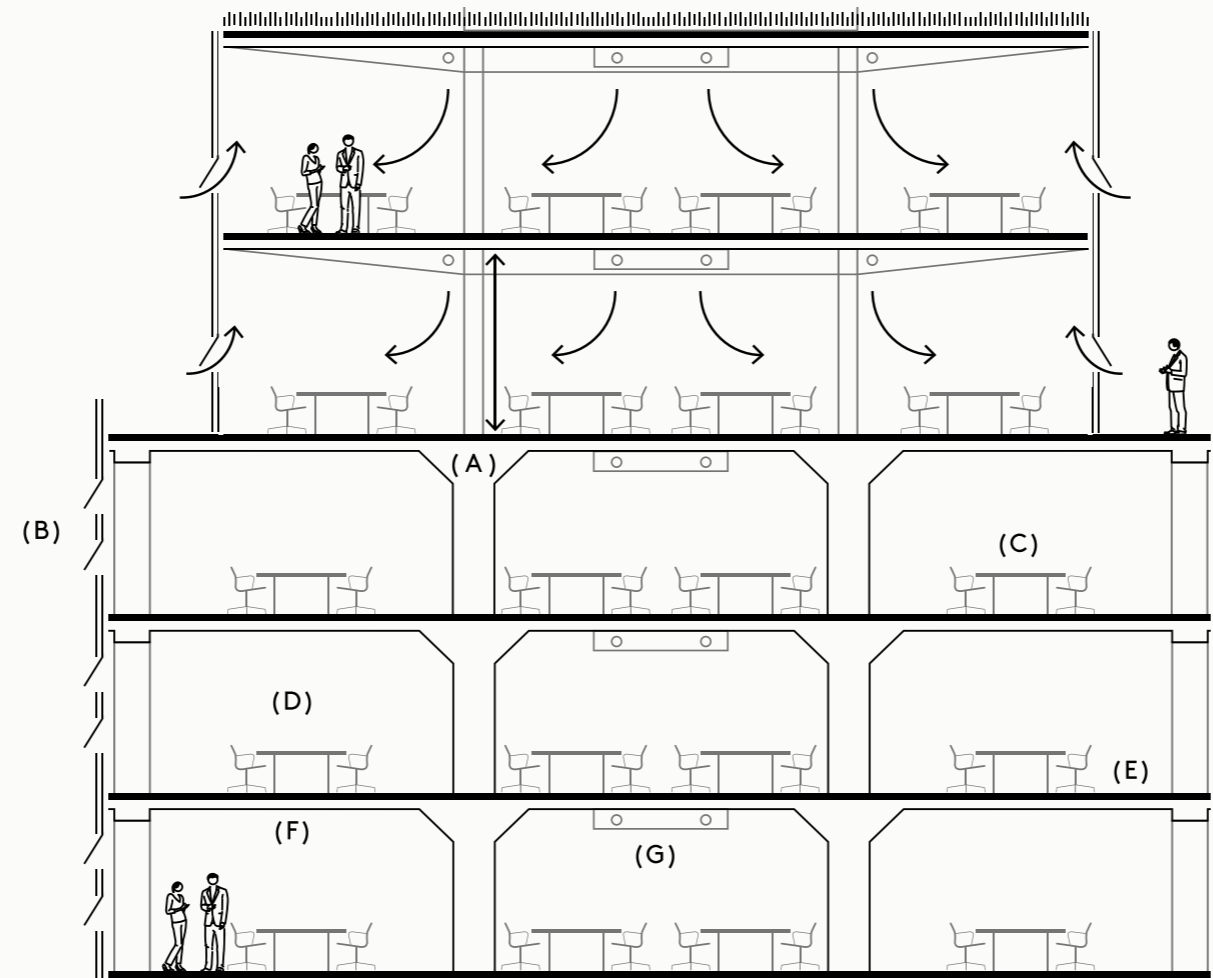
THE WAREHOUSE



*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.

KEY FEATURES

THE WAREHOUSE



(A) EXPOSED CONCRETE

The existing concrete structure is exposed, adding unique architectural character.

(D) MODERN INDUSTRIAL DESIGN

Modern aesthetic fused with industrial features.

(G) EXPOSED SERVICES

Exposed fan coil units with feature duct diffusers.

(B) OPENING WINDOWS

Openable windows provide natural ventilation and user control of the indoor environment.

(E) RAISED FLOOR

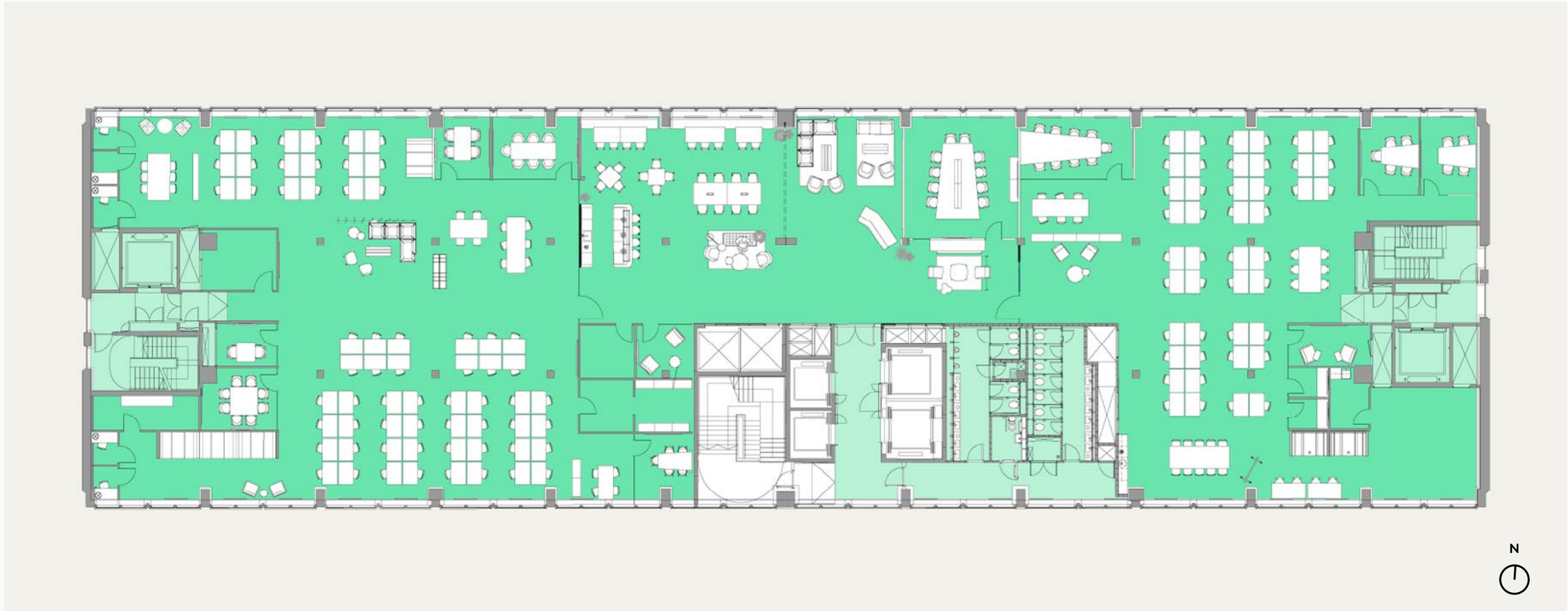
100mm raised access flooring for flexible cable management and easy reconfiguration.

(C) MIXED-MODE SERVICING

Mixed-mode servicing with perimeter natural ventilation and central air conditioning.

(F) LED LIGHTING

The latest high quality LED suspended linear luminaires for energy efficiency.



Level 7
12,398 sq ft

DESKS	
Desk count	106
Hot-desking	40
Total	146

MEETING ROOMS	
11 meeting rooms	
1 x 10	person meeting room
1 x 9	person meeting room
1 x 8	person meeting room
1 x 7	person meeting room
1 x 6	person meeting room
2 x 5	person meeting rooms
2 x 4	person meeting rooms
2 x 2	person meeting rooms
7 x 1	person phone booths

- FEATURES**
- Reception
 - Large kitchen
 - Bar/drinks point
 - Wellness/mothering room
 - Breakout spaces
 - Comms room
 - Storage

Not drawn to scale.



Open workspace designed for collaboration, featuring modern workstations and thoughtful design that connects every corner of your business.



Breakout spaces designed for teams to gather, recharge, and connect throughout the workday.

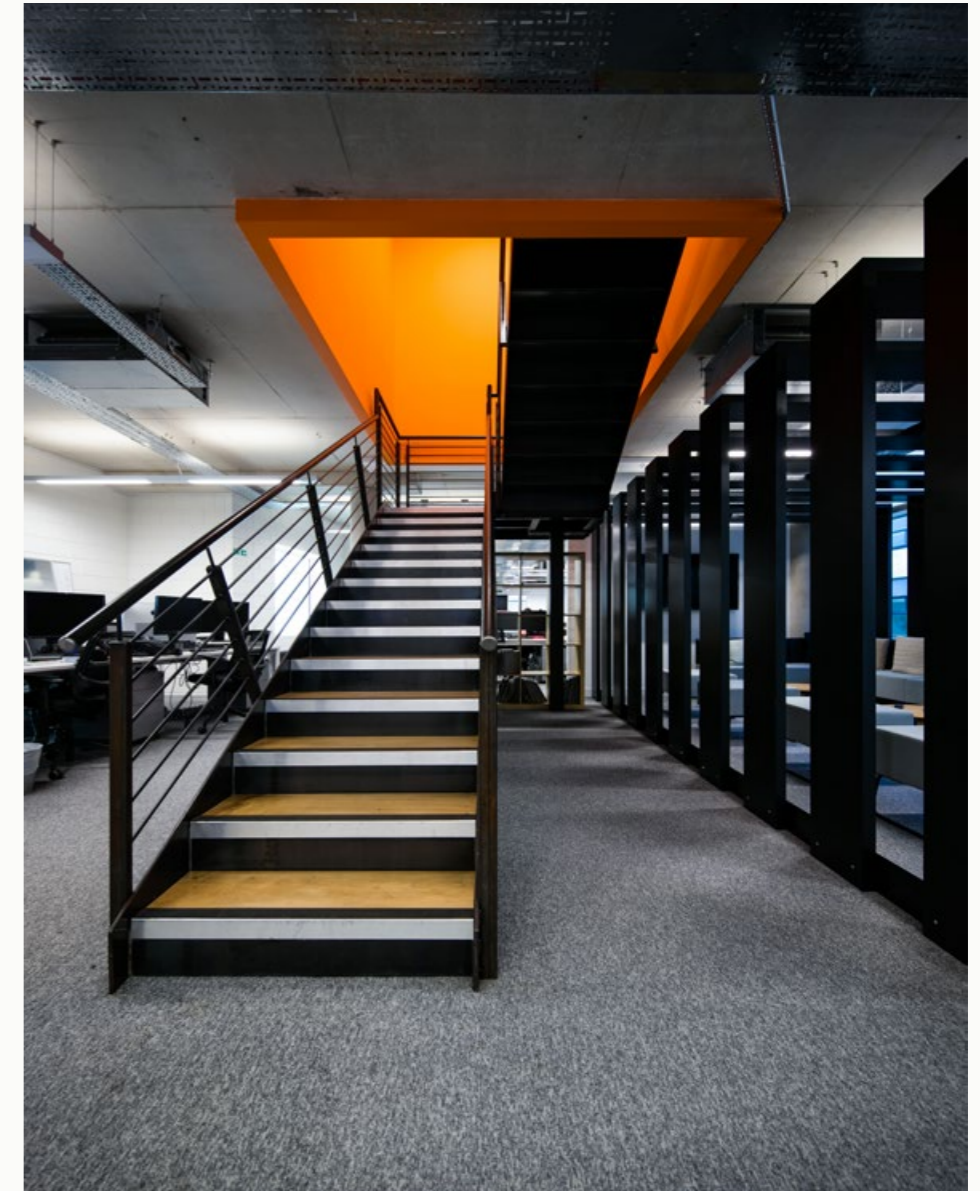
The Studio

ABOUT

The Studio offers 18,283 sq ft of high quality, self-contained office space over four floors, with a dynamic media-style interior that nurtures innovation and teamwork. Available Q4 2026.



THE STUDIO

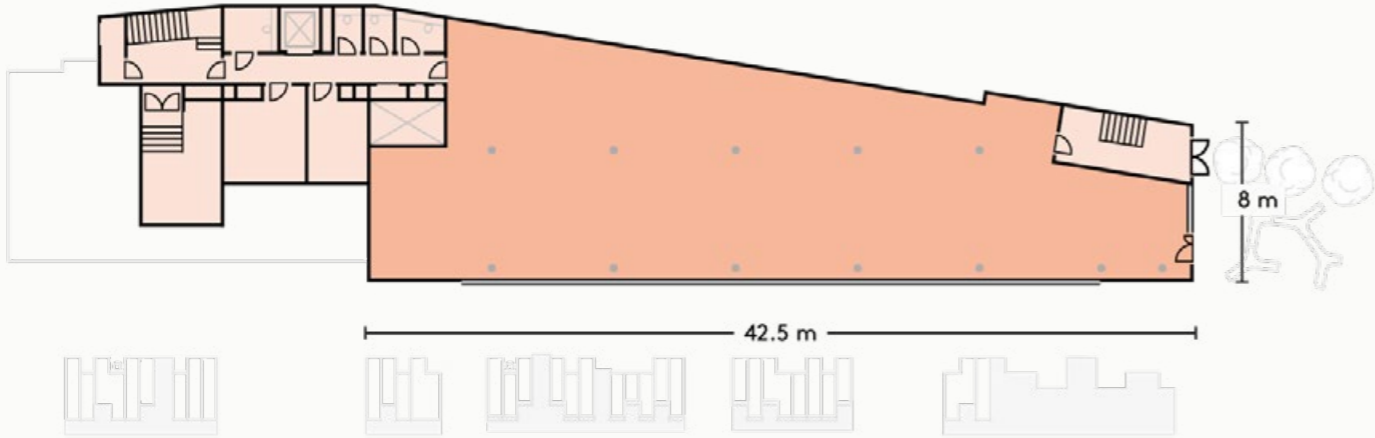
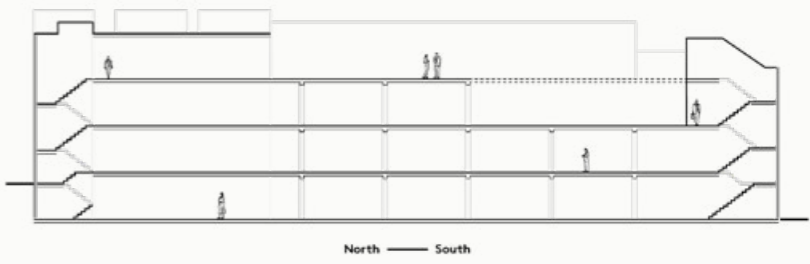


The building benefits from having its own dedicated reception lobby and private roof terrace, whilst enjoying access to the estate's wider amenities including the Hub business lounge, cycle store, lockers and showers.

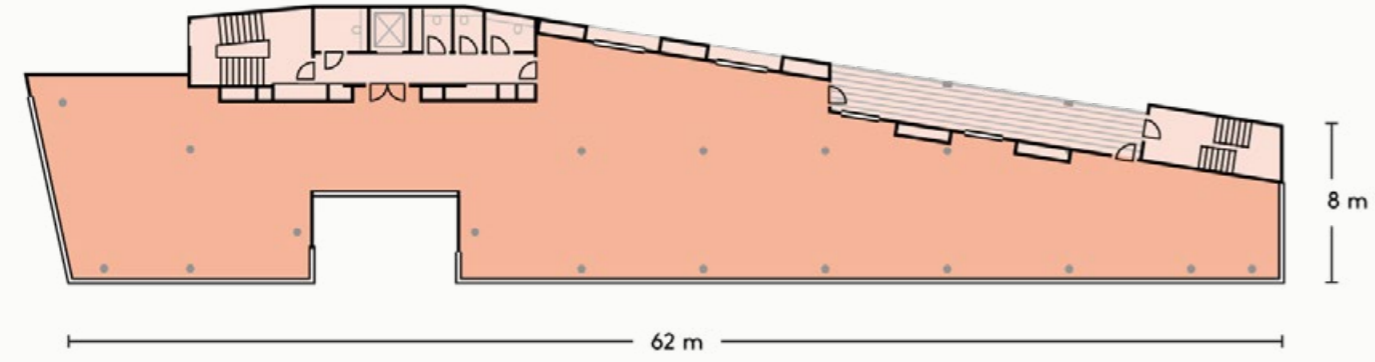
FLOOR PLANS

THE STUDIO

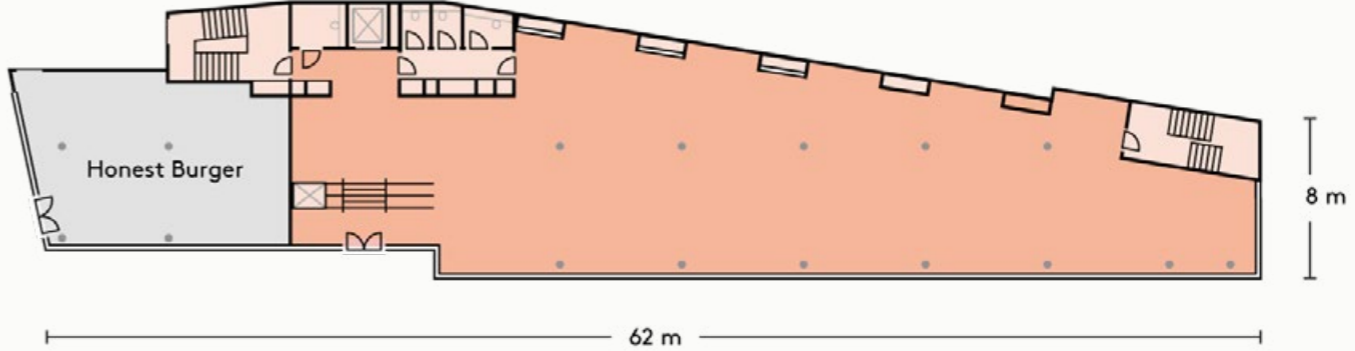
2	4,026 SQ FT
1	5,436 SQ FT
G	4,653 SQ FT
COURTYARD	4,168 SQ FT
TOTAL	18,283 SQ FT



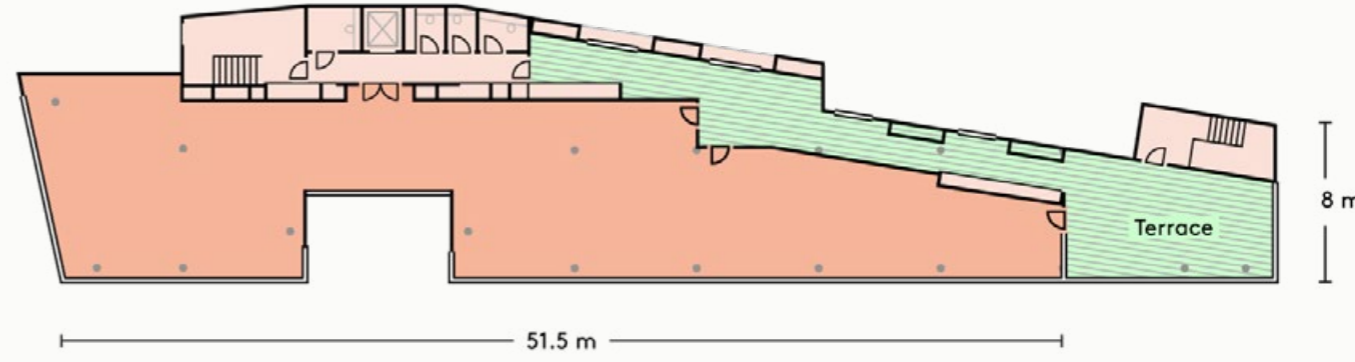
Courtyard Floor
4,168 sq ft



1st Floor
5,436 sq ft



Ground Floor
4,653 sq ft



2nd Floor
4,026 sq ft

Terrace
1,185 sq ft

KEY FEATURES

THE SPACE

- Efficient floor plates ranging from 4,026 – 5,436 sq ft
- Excellent natural light and openable windows
- A generous floor-to-ceiling height of 3.1m
- Private rooftop terrace

CERTIFICATIONS

- BREEAM Excellent*
- EPC B*

SERVICES

- Fully air-conditioned
- Natural ventilation
- Floor void – 150 to 300mm

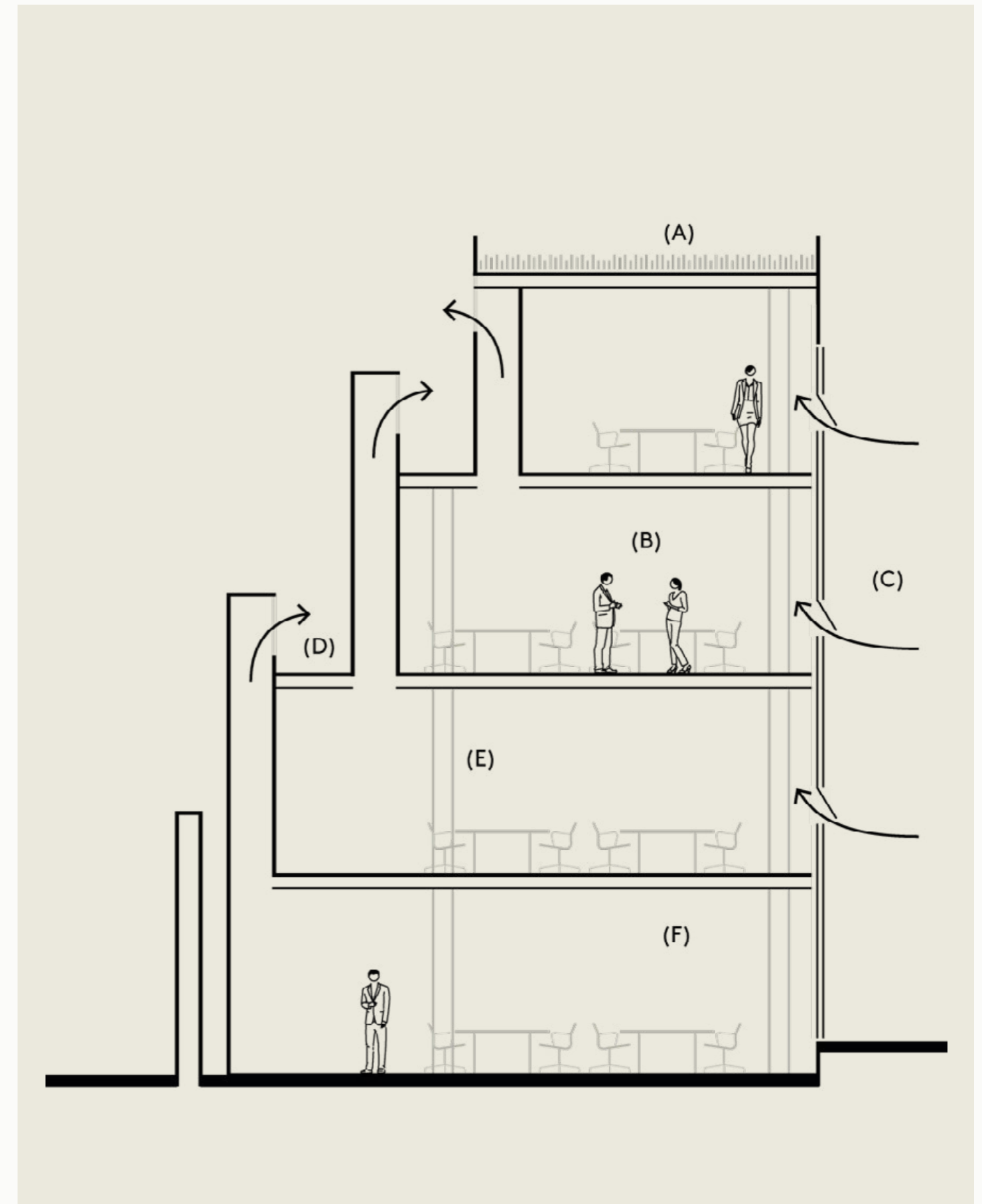
AMENITIES

- Dedicated reception area
- Passenger lift
- 16 WCs, including a DDA on each floor
- End-of-trip facilities c. 372 cycle spaces, 25 showers, c. 132 lockers

DIAGRAM

- (A) Green/brown roof
- (B) Ceiling mounted fan coil units
- (C) Openable windows
- (D) External terrace
- (E) Exposed concrete soffit
- (F) Floor-to-ceiling height 3.1m

THE STUDIO



On-Site Amenities

KEY FEATURES

ON-SITE AMENITIES

A vibrant restaurant destination set within beautifully landscaped public spaces, The Bower features several of London's most exciting food and drink concepts.



Just steps away from your desk at The Bower is a curated selection of destination eateries catering to every palate.

From delectable bowls of pasta at Noci, mouth-watering burgers at Honest Burger, and beloved Japanese-inspired dishes at Wagamama – you'll never have to compromise on flavour or convenience.

WHO'S HERE

ON-SITE AMENITIES



SHOREDITCH GRIND

Visit the original Grind coffee bar, cocktail bar, and all-day restaurant on Old Street. Serving you cocktails, coffee, and bottomless brunch.



NOCI

Noci – meaning walnut in Italian – serves homemade, silken pasta, regional street food-inspired snacks and cocktails on tap.



WAGAMAMA

A pan-Asian menu to nourish the soul with delicious curries, rice bowls, noodles, and shareable sides.



HONEST BURGERS

A lot has changed, but Honest Burgers are still the same. They're still making the best burgers and chips with great British meat and veg.



THE VOLLEY

The Volley kicks London's pub game up a notch, serving up excellent beer alongside an unmatched football-watching experience.



SERATA HALL

Experience Serata Hall's chic cocktail bar, coal-fired oven, and on-site gin distillery in Old Street.

Get in Touch

For further information and to schedule viewings, please contact our sole agents listed here:



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THE BOWER

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