

BOW CENTRAL

IT'S WHAT'S ON THE
INSIDE THAT COUNTS

10 BEST-IN-CLASS UNITS FROM
7,761 SQ FT TO 66,575 SQ FT

BROMLEY-BY-BOW, E3 3LT

BOWCENTRAL.LONDON



BOW CENTRAL

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A BOLD NEW HUB MINUTES FROM THE CITY

Bow Central is more than just a workspace - it's a place where all types of business can thrive.

10 FLEXIBLE, HIGH QUALITY UNITS

SUSTAINABILITY AT ITS CORE

EXCELLENT CONNECTIVITY

10

minutes drive to
Canary Wharf

20

minutes drive to
The City of London

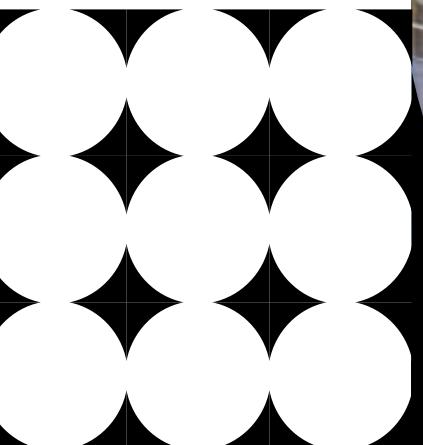


BOW CENTRAL

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03

WHERE IDEAS
TAKE SHAPE



FROM FARM TO FORK
FROM F&B TO R&D
FROM LOGISTICS TO ANALYTICS
FROM PALLETS TO PODCASTS
FROM SMALL BATCH TO BIG BUSINESS
FROM CREATORS TO DISTRIBUTORS

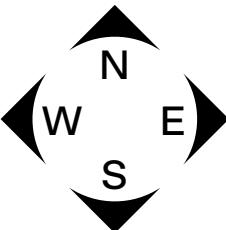
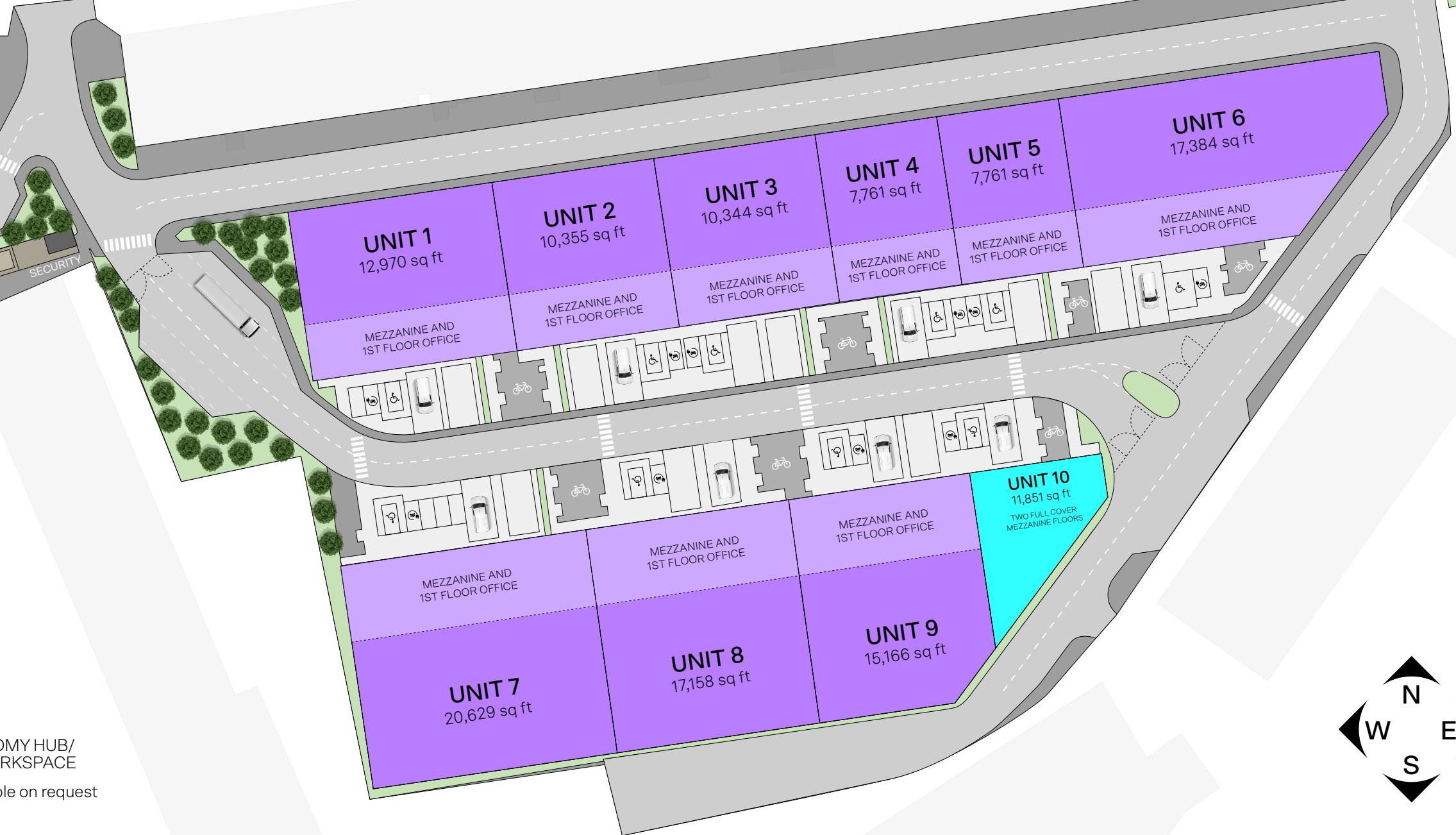
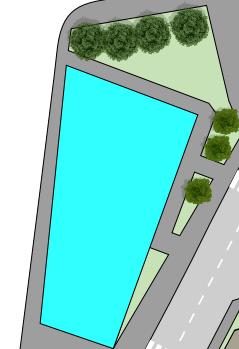
Whether you're an ambitious start-up, or an established business looking to scale operations Bow Central flexes to fit. With a range of unit sizes, layouts, 12-14m eaves heights, and high-spec, it offers the freedom to configure, customise and grow.

SITE PLAN

 CIRCULAR ECONOMY HUB/
AFFORDABLE WORKSPACE

More details available on request

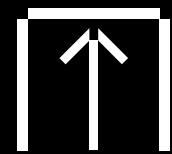
BOW CENTRAL



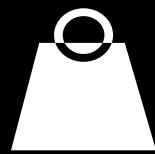
SPECIFICATION & ACCOMMODATION



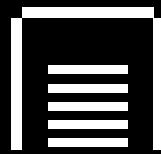
4.7 ACRE SITE
135,254 SQ FT
(GEA)



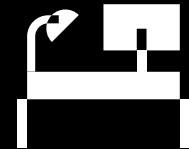
12-14M
CLEAR HEIGHT



50 K/NM² FLOOR
LOADING
15 K/NM² MEZZANINE
FLOOR LOADING



LEVEL ACCESS
LOADING DOORS



GRADE A OFFICE
ACCOMMODATION



CAR PARKING
PER UNIT



2.4 MVA POWER



SECURE GATED ESTATE
WITH 24/7 ACCESS

ACCOMMODATION SCHEDULE GEA (SQ FT)

UNIT	WAREHOUSE	MEZZ	1ST FLOOR OFFICE	TOTAL
1	9,720	1,945	1,306	12,970
2	7,761	1,449	1,145	10,355
3	7,750	1,493	1,102	10,344
4	5,823	932	1,006	7,761
5	5,823	1,054	884	7,761
6	13,476	1,698	2,210	17,384
Combined units 1 - 6	50,353	8,571	7,653	66,575
7	15,392	2,889	2,353	20,629
8	12,809	2,817	1,532	17,158
9	11,238	2,533	1,396	15,166
Combined units 7 - 9	39,439	8,239	5,281	52,954
10 (affordable workspace)	3,724	4,058 ¹	4,069 ²	11,851

1 - Full cover first floor mezz

2 - Full cover second floor mezz

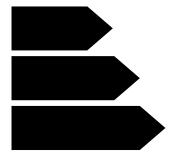


SUSTAINABILITY AT ITS CORE

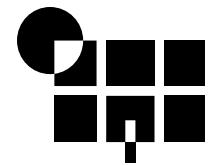
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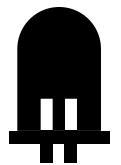
TARGETING
BREEAM
'EXCELLENT'



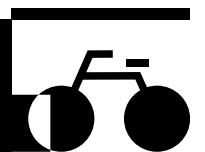
TARGETING
EPC A+



PHOTOVOLTAIC
PANELS



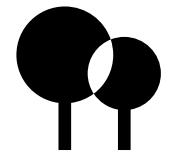
LED LIGHTING



COVERED
BICYCLE
SPACES



ELECTRIC
VEHICLE
CHARGING

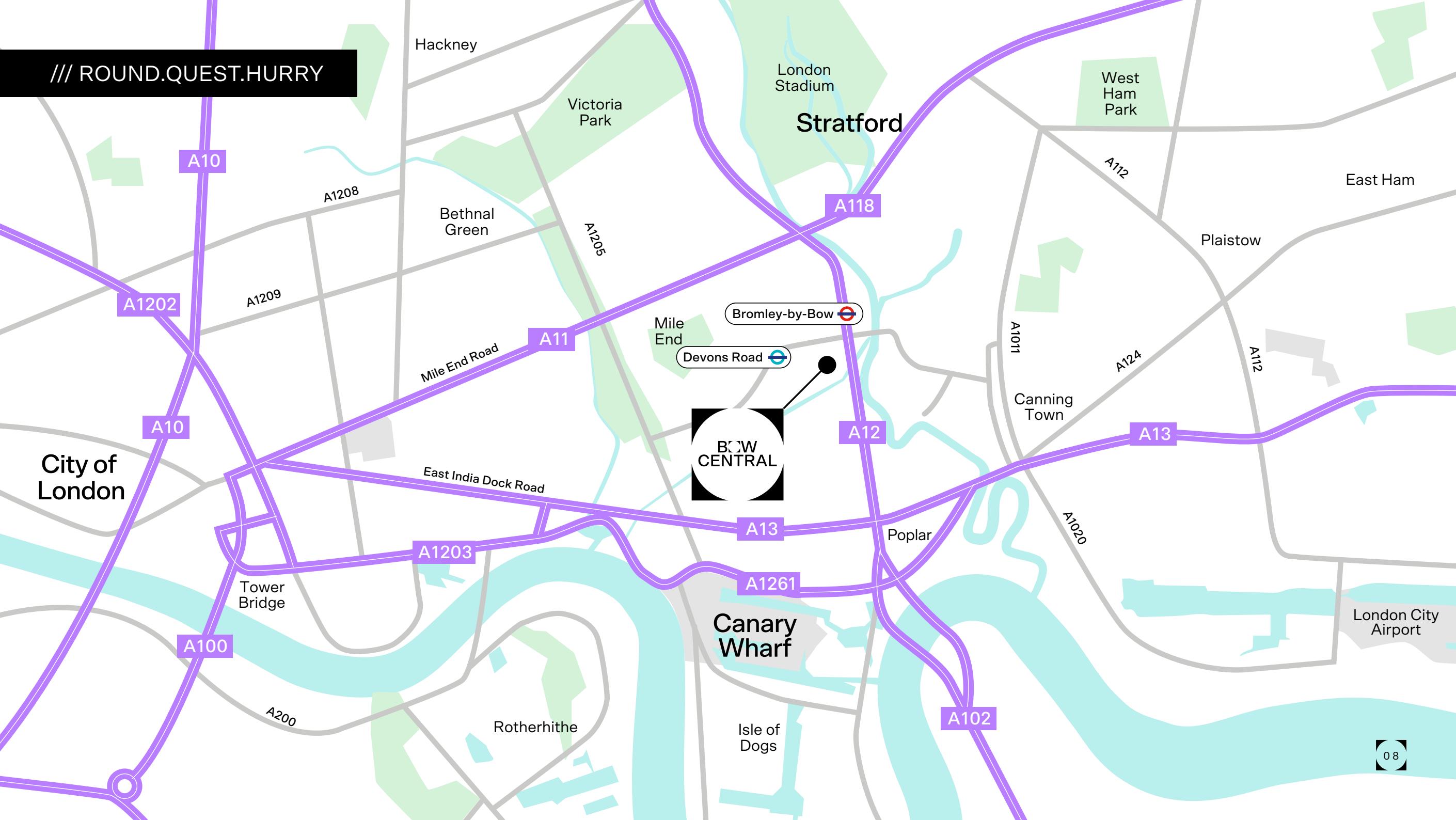


ENHANCED
BIODIVERSITY



LOCAL EMPLOYMENT
& COMMUNITY
INITIATIVES

/// ROUND.QUEST.HURRY



SEAMLESS CONNECTIONS FOR YOUR BUSINESS AND YOUR TEAM

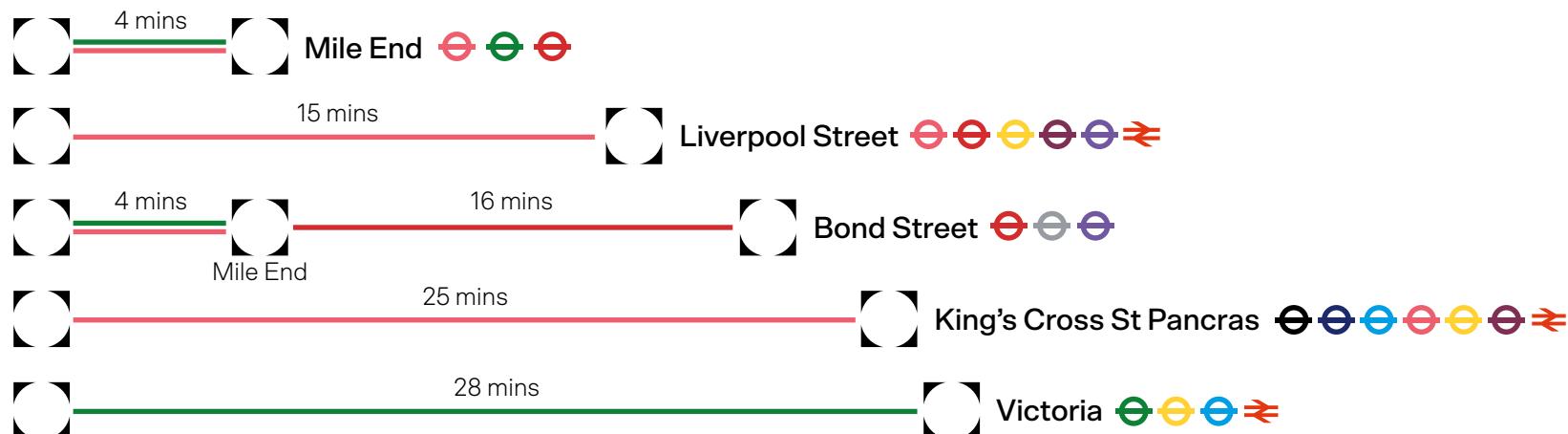
FROM DEVONS ROAD

7 min walk from Bow Central

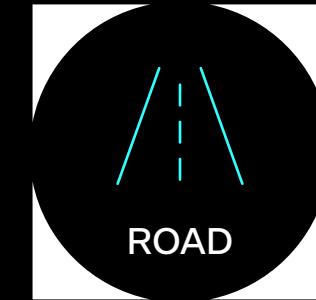


FROM BROMLEY-BY-BOW

5 min walk from Bow Central



BOW CENTRAL

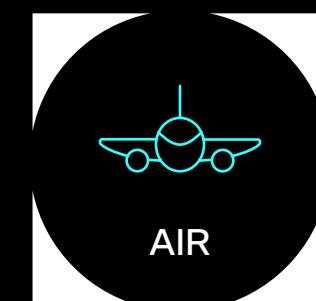


3 MINS
drive to A12

5 MINS
drive to A13

4 MINS
drive to A11

10 MINS
drive to Canary Wharf



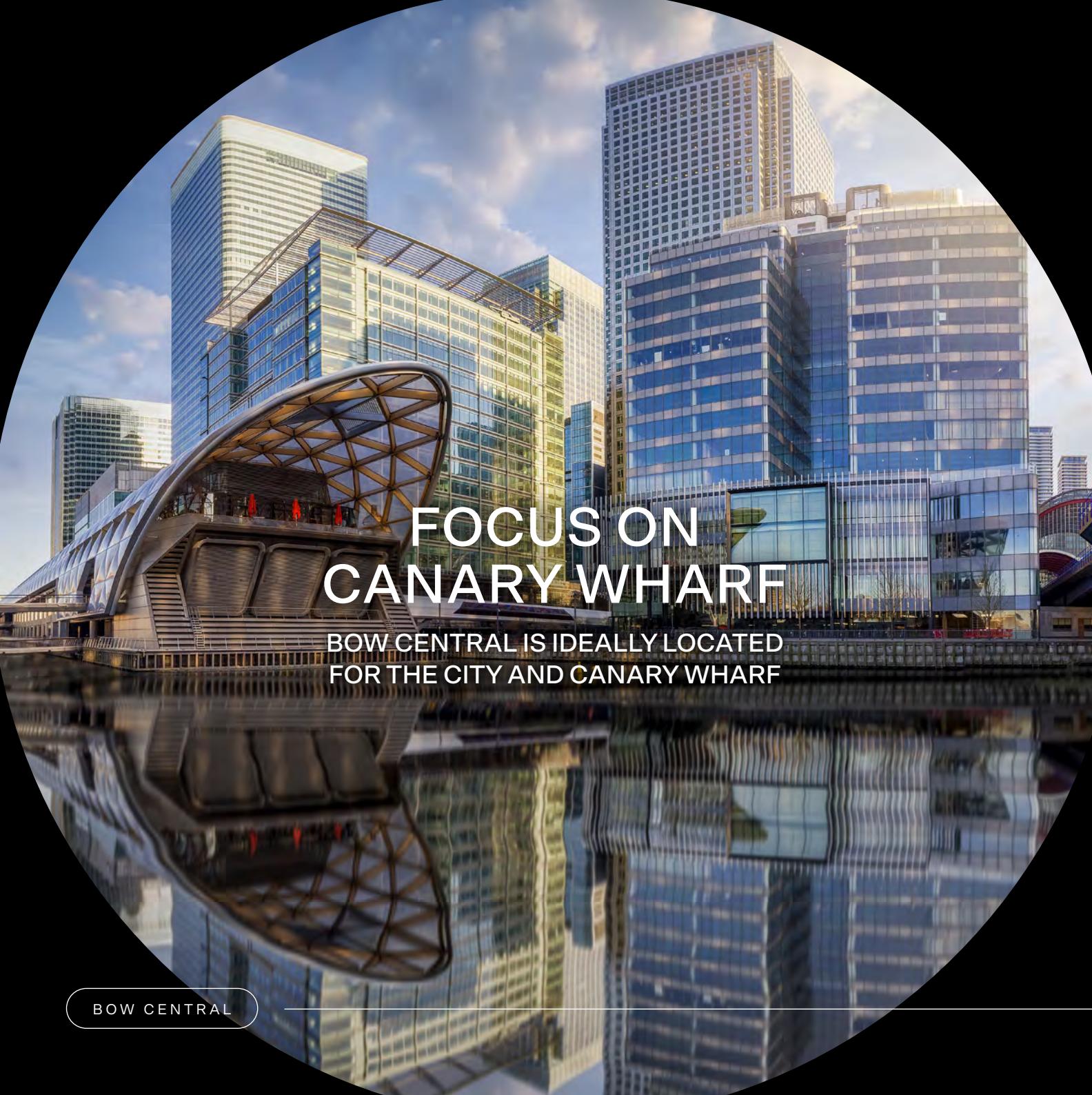
15 MINS
drive to London City Airport

Putting European and international destinations within easy reach. Ideal for companies with global clients and supply chains

A THRIVING BUSINESS COMMUNITY

Bow Central is surrounded by a diverse mix of established companies and ambitious new enterprises.





BOW CENTRAL

L39

Level39 – Europe's largest
tech hub. Home to over
200 tech companies

3,500+

residents

40+

science and healthcare
organisations

150,000+

people within a 1-mile radius

Home to the top global brands

J.P.Morgan

Reach

Revolut

citi

KEY SCIENCE & HEALTHCARE OCCUPIERS INCLUDE:

NHS

England

MHRA

hVIVO

HCA
Healthcare UK

AVIABIO

Genomics
England

UCL
SCHOOL OF
MANAGEMENT

tenpoint
THERAPEUTICS

MyricxBio

CURIOX
BIOLOGY AT ITS BEST

EVERYTHING ON YOUR DOORSTEP

Bow Central is surrounded by the everyday essentials that make work-life balance possible.

GREEN SPACE

01 - Three Mills Green
18 mins walk

02 - Langdon Park
15 mins walk

03 - Tower Hamlets Cemetery Park
15 mins walk

SHOPS

04 - Sainsburys Local
6 mins walk

05 - Tesco
11 mins walk

CAFÉS

06 - Café Arabica
10 mins walk

07 - Devons Café
7 mins walk

08 - Polentina
1 min walk

PHARMACY

09 - Green Light Pharmacy
3 mins walk

GYMS

10 - The Gym Group
9 mins walk

11 - City Hustle Gym
1 min walk

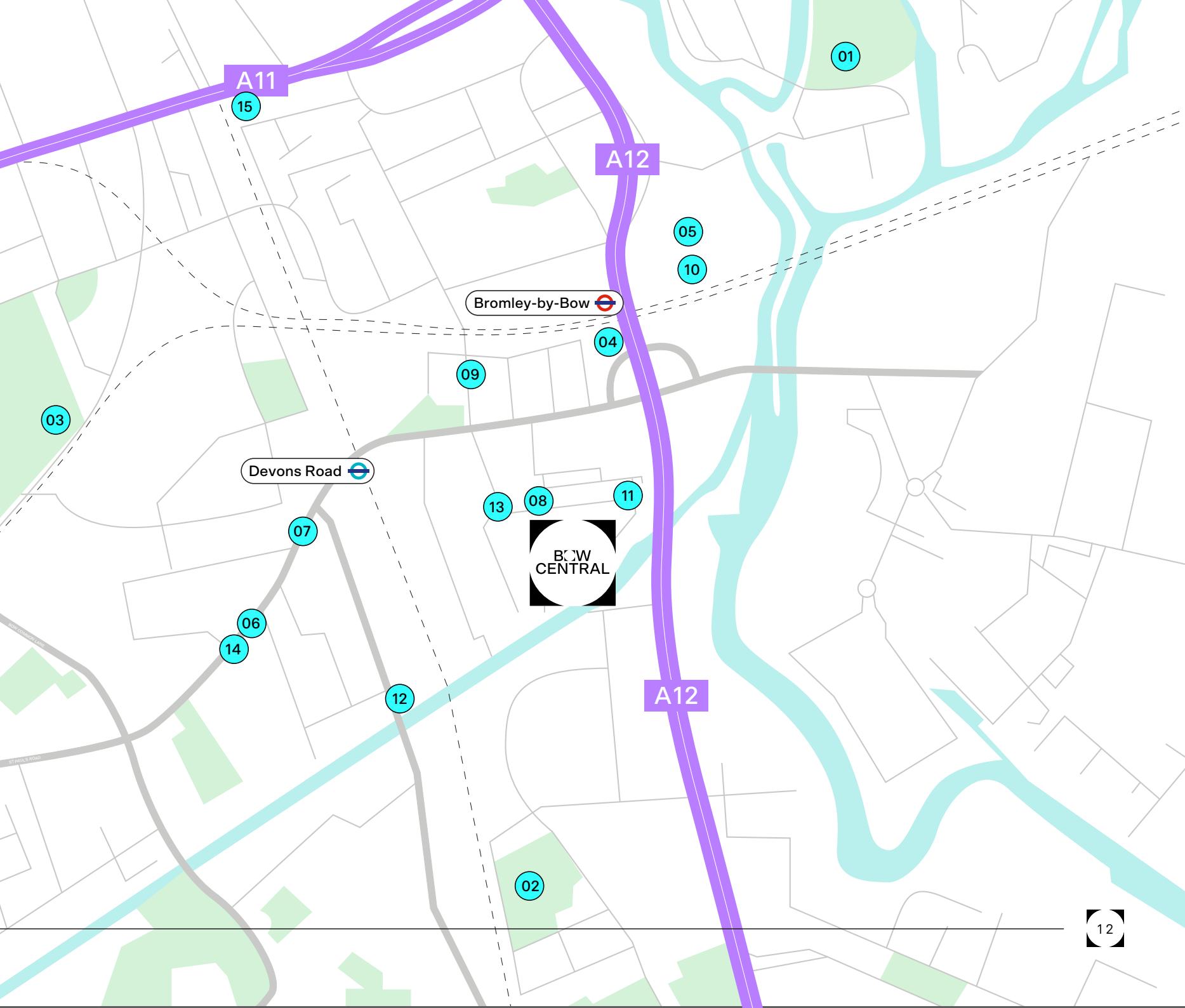
12 - Wharfside Gym Bow
11 mins walk

PUBS

13 - The Beehive
1 min walk

14 - The Angel of Bow
11 mins walk

15 - The Bow Bells
14 mins walk



ACCESSIBLE WORKFORCE

Bow Central benefits from access to one of London's largest and most diverse labour pools. The surrounding East London boroughs are home to a skilled and dynamic workforce and with strong transport connections drawing on talent from across the capital, occupiers can recruit and retain the people they need to power their business.

POPULATION

310,300

Population of Tower Hamlets (2021)¹

370,700

projected population of Tower Hamlets by 2028¹

Sources

1. [towerhamlets.gov.uk](https://www.towerhamlets.gov.uk)

2. [plumpot.co.uk](https://www.plumpot.co.uk)

BOW CENTRAL

LABOUR FORCE

72.3%

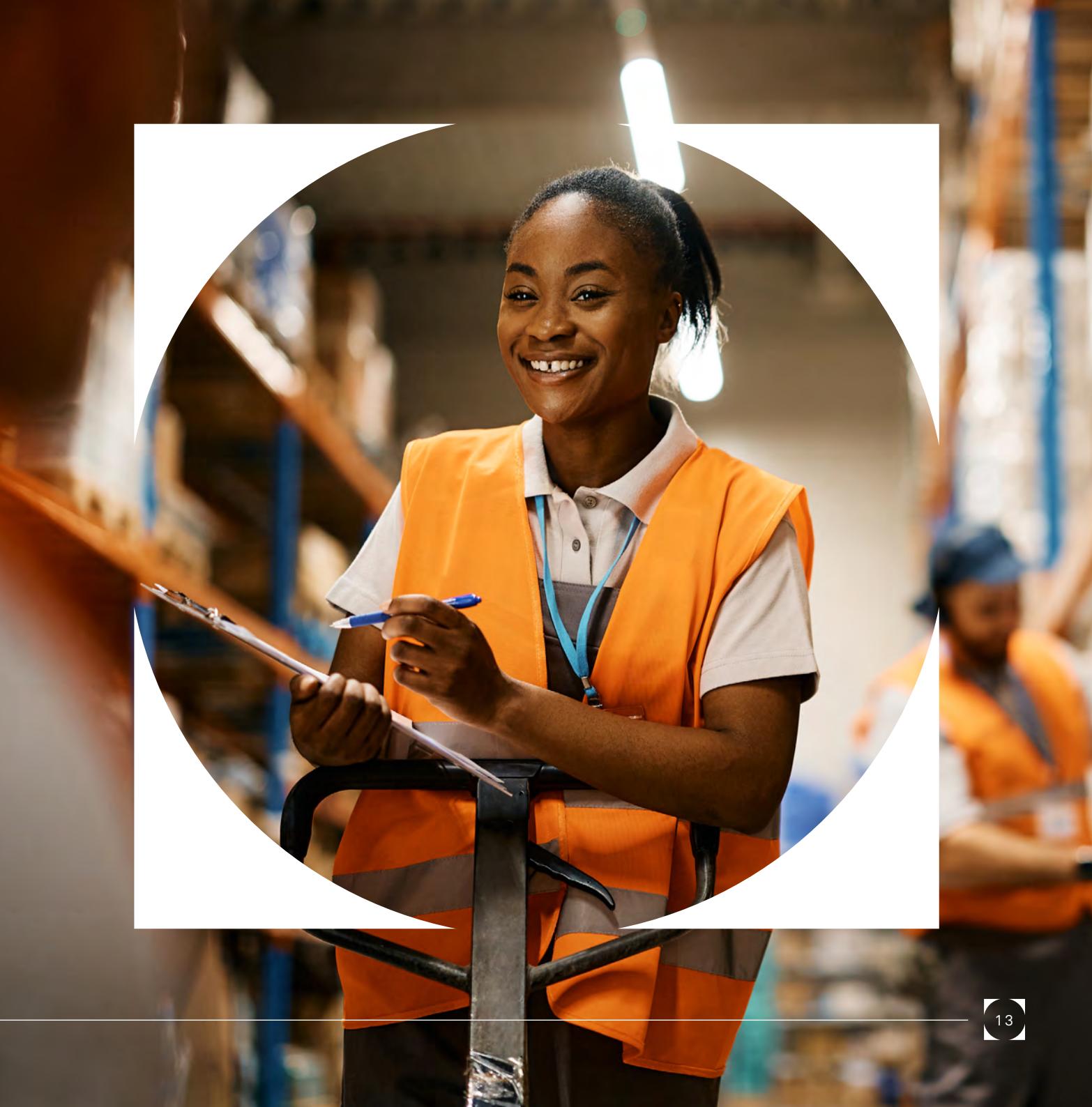
working age population 16-64
In East London (2022)²

6.2%

unemployment in Tower Hamlets
(2024)²

62.7%

of all residents in employment
in 2021 were in managerial,
professional or associate
professional occupations¹



GET IN TOUCH

Please contact the joint agents for more information.

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ANDREW HUGHES
07747 626 657
andrew.hughes@levyrealestate.co.uk

HENRY NEWLAND
07443 530 151
henry.newland@levyrealestate.co.uk

DTRE

ROBERT COHU
07860 659 043
robert.cohu@dtre.com

RICHARD HARMAN
07776 200 143
richard.harman@dtre.com

FLORENCE WESTON
07761 280 978
florence.weston@dtre.com



LUCA NARDINI
07795 501 905
luca.nardini@montagu-evans.co.uk

NICHOLAS PETERS
0784 230 1063
nicholas.peters@montagu-evans.co.uk

CAMERON AITCHISON
07721 599 643
cameron.ritchison@montagu-evans.co.uk

A DEVELOPMENT BY

KENNEDY WILSON



TUNGSTEN
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