

THE
BOWER
OLD ST.

The Studio

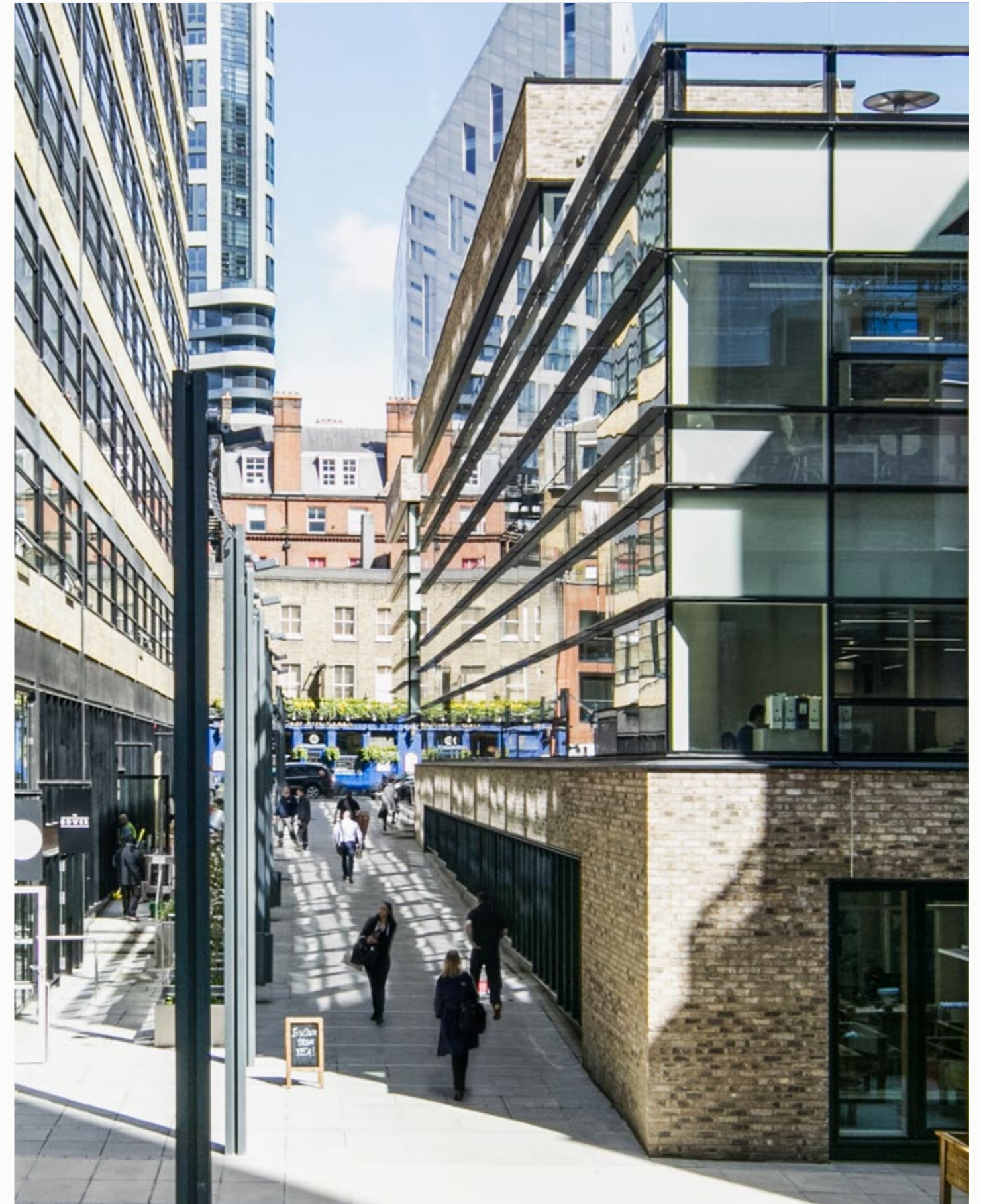
Available Office Space

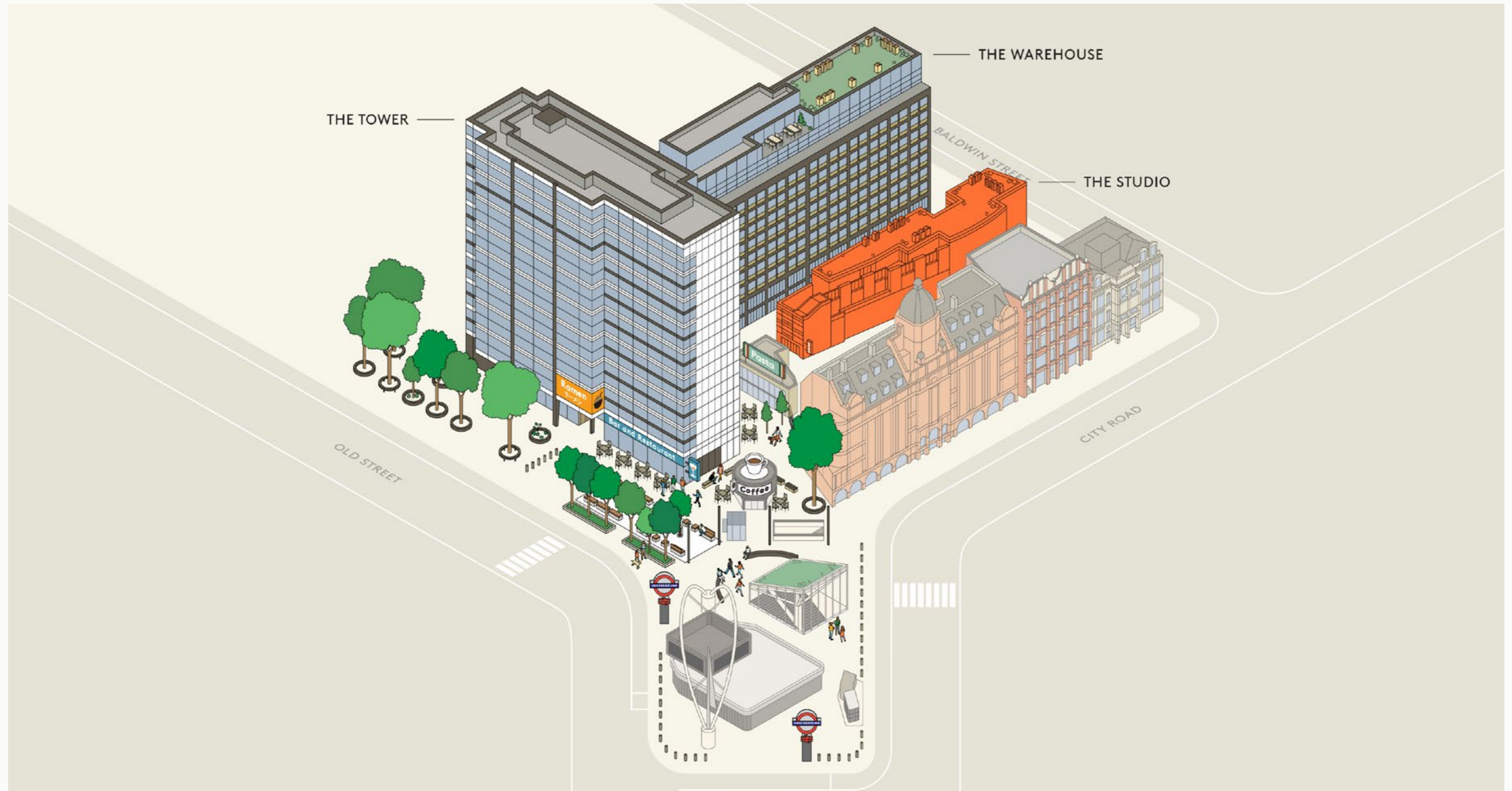
EC1

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 Campus comprises three main buildings – The Tower, The Warehouse, and The Studio – with contemporary workspaces designed to inspire creativity and enhance productivity. Newly available space at The Studio offers an exciting opportunity to join this vibrant campus.

THE SITE

RECEPTION & THE HUB

RETAIL

PUBLIC REALM

ENTRANCES

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.



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.

Location

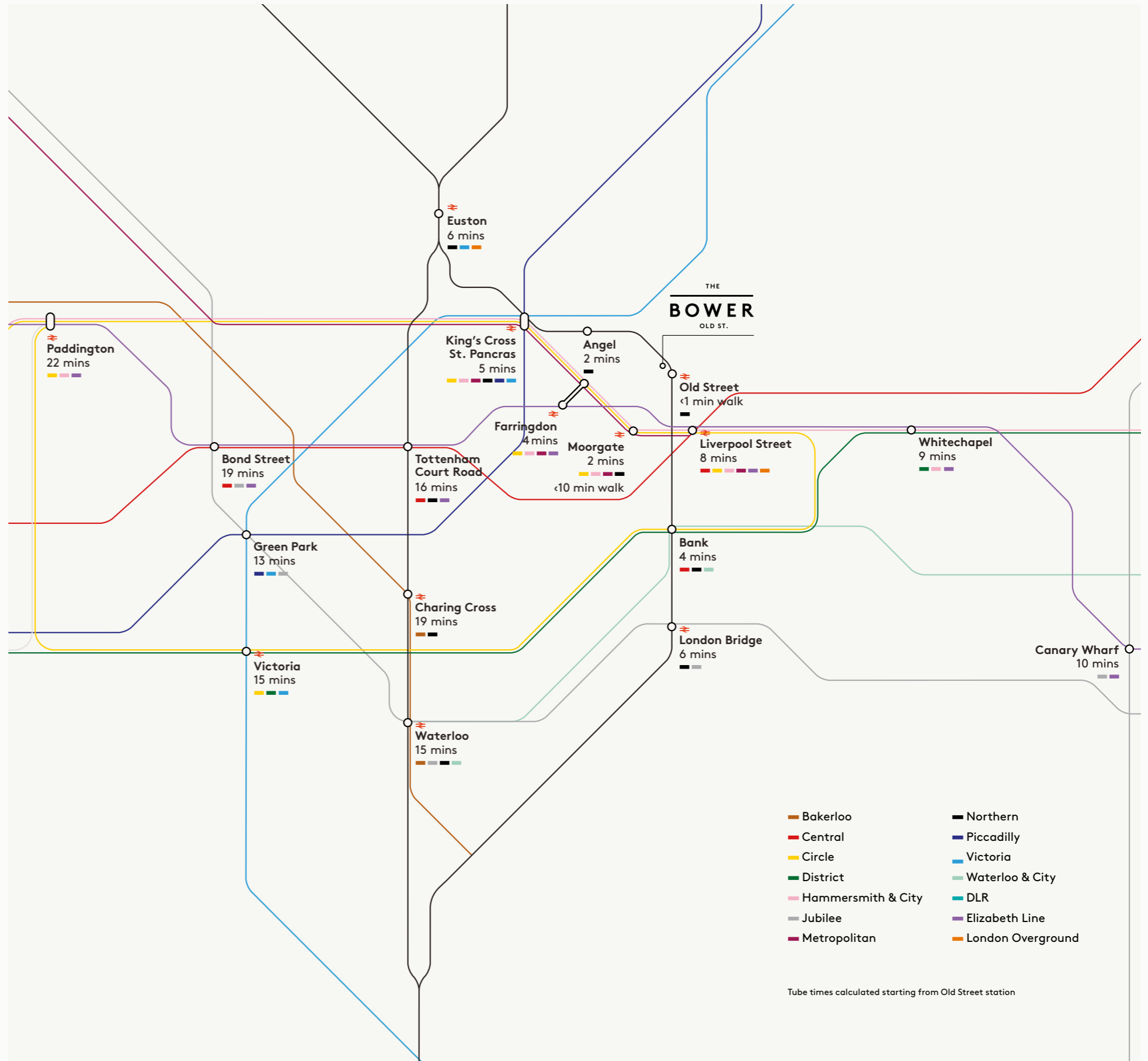
The Bower is located in the heart of Old Street – a vibrant and lively quarter in East London, renowned for its rich cultural tapestry.



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.

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.



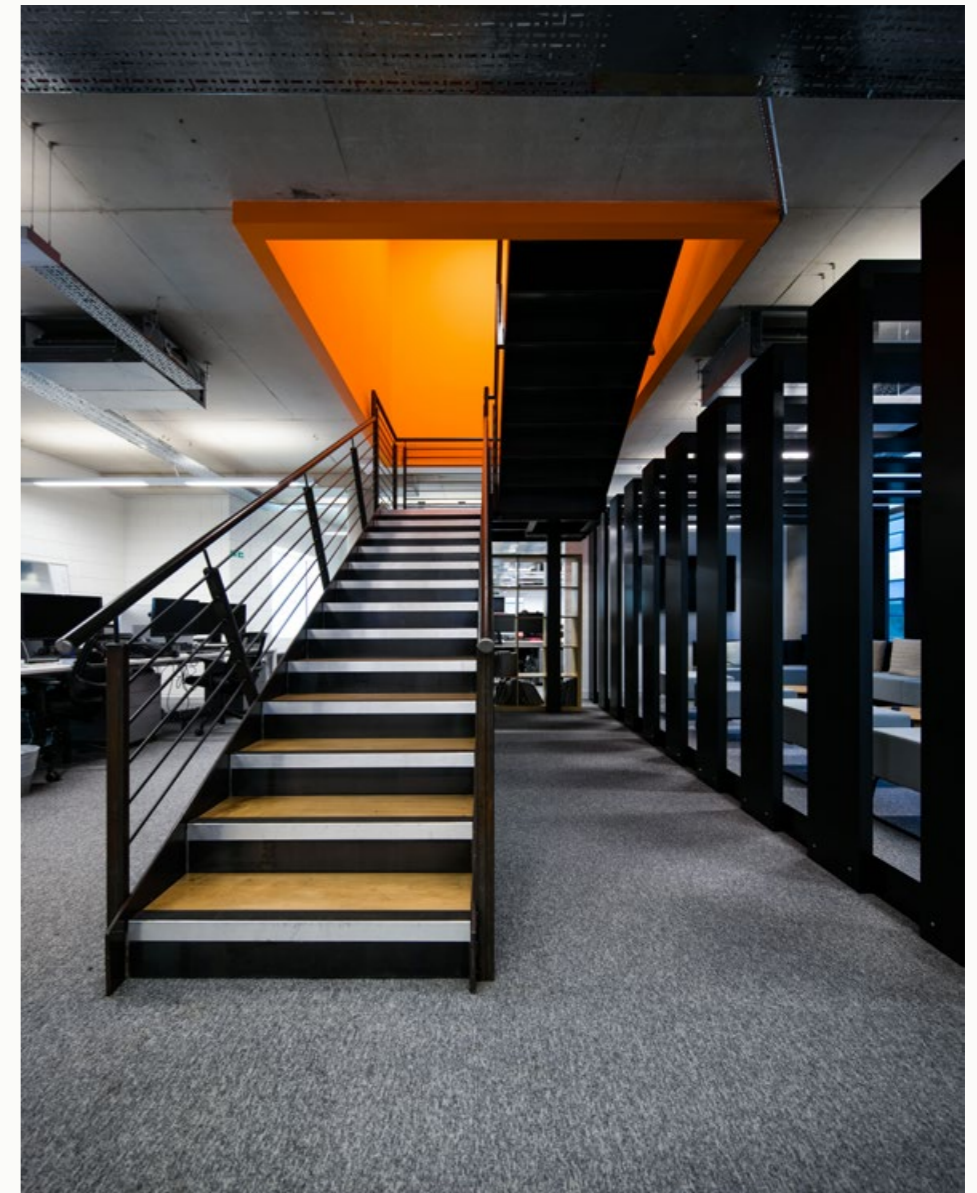
Moorgate	10 mins	2 mins	2 mins
King's Cross	32 mins	5 mins	18 mins
London Bridge	29 mins	6 mins	19 mins
Waterloo	45 mins	15 mins	21 mins

- Bakerloo
- Northern
- Central
- Piccadilly
- Circle
- Victoria
- District
- Waterloo & City
- Hammersmith & City
- DLR
- Jubilee
- Elizabeth Line
- Metropolitan
- London Overground

Tube times calculated starting from Old Street station

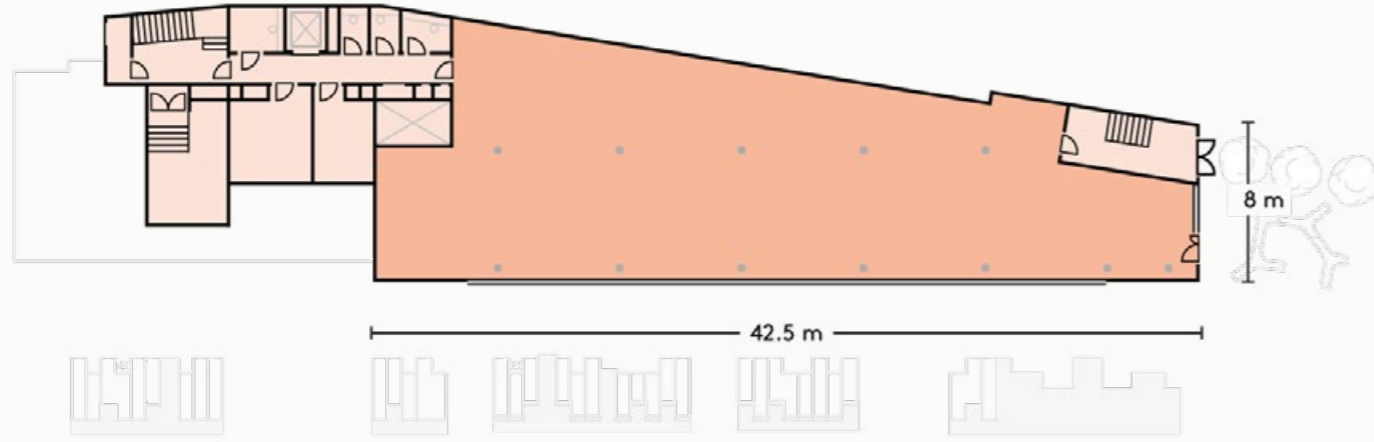
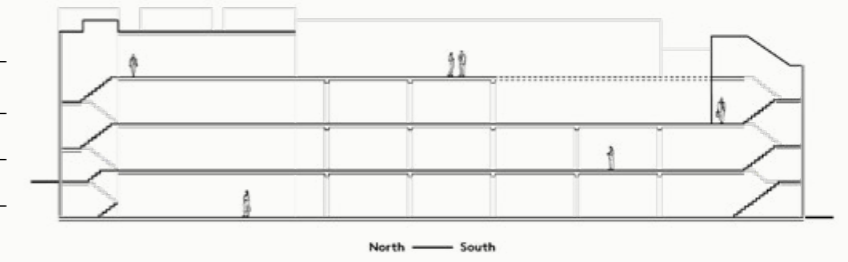
The Building

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.

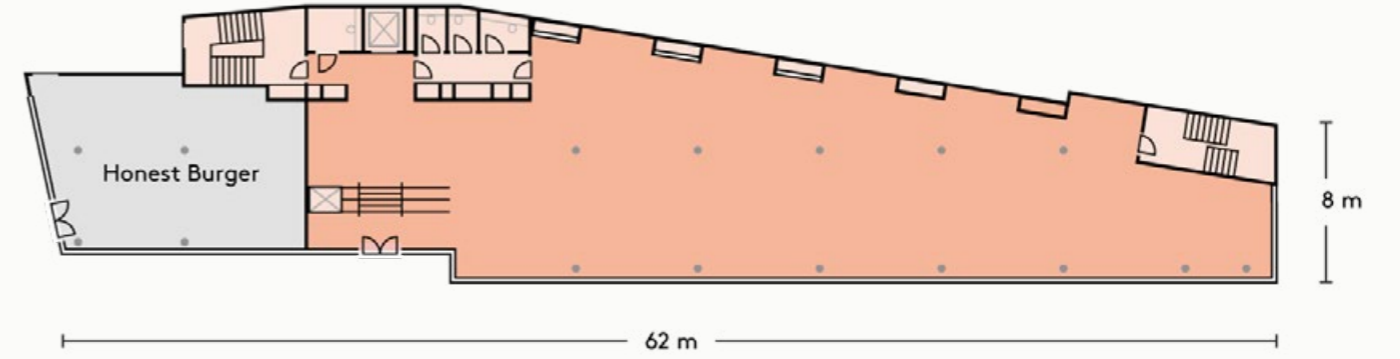


The building benefits from having its own dedicated reception lobby and private roof terrace, whilst enjoying access to the estate's wider amenities including the Hub business lounge, cycle store, lockers and showers.

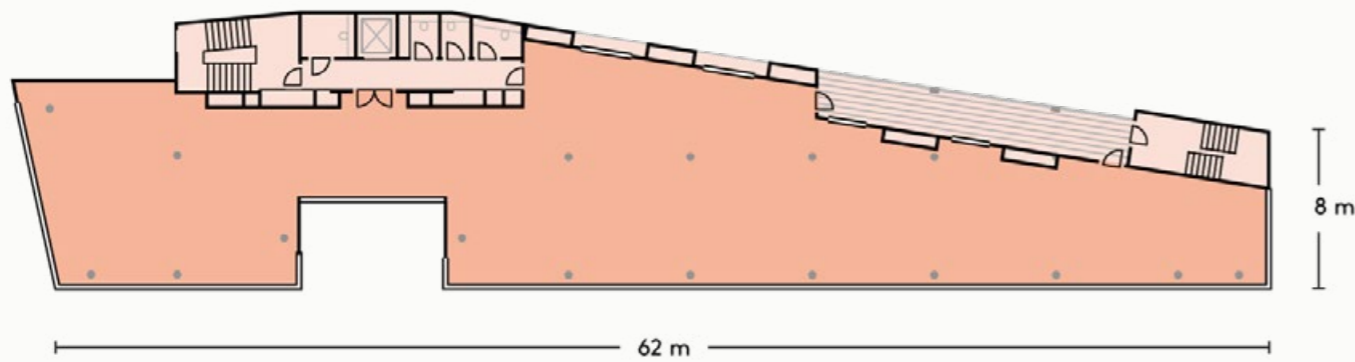
2	4,026 SQ FT	—
1	5,436 SQ FT	—
G	4,653 SQ FT	—
COURTYARD	4,168 SQ FT	—
TOTAL	18,283 SQ FT	



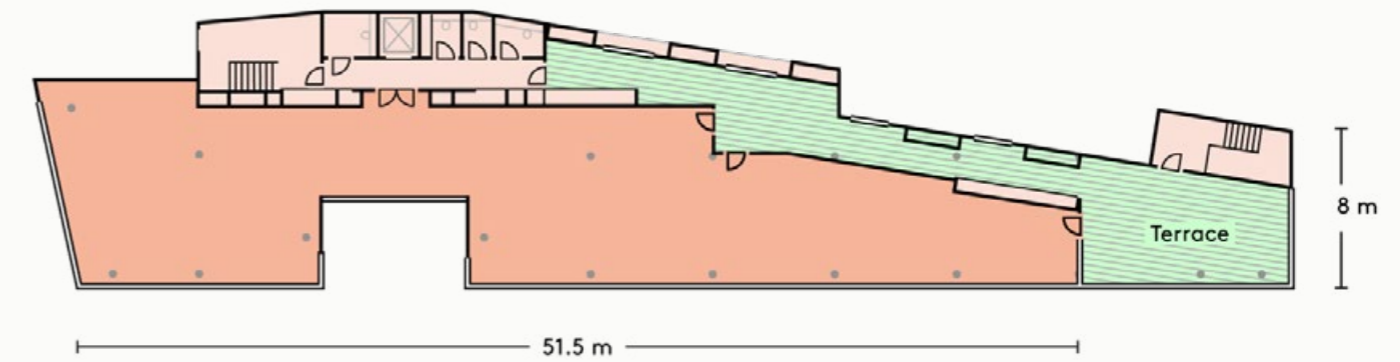
Courtyard Floor
4,168 sq ft



Ground Floor
4,653 sq ft



1st Floor
5,436 sq ft



2nd Floor
4,026 sq ft

Terrace
1,185 sq ft

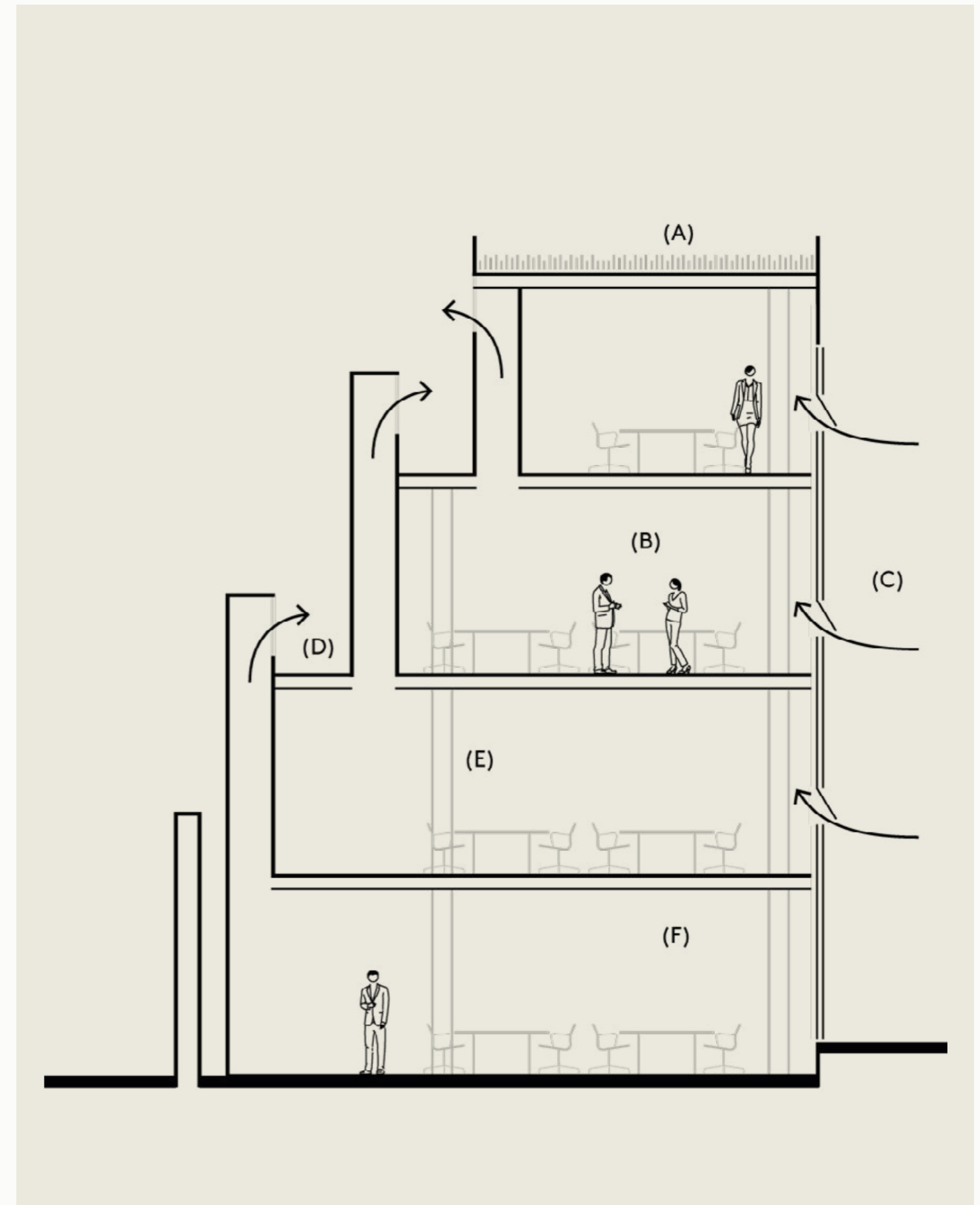
THE SPACE	<ul style="list-style-type: none"> — Efficient floor plates ranging from 4,026 – 5,436 sq ft — Excellent natural light and openable windows — A generous floor-to-ceiling height of 3.1m — Private rooftop terrace
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CERTIFICATIONS	<ul style="list-style-type: none"> — BREEAM Excellent* — EPC B*
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SERVICES	<ul style="list-style-type: none"> — Fully air-conditioned — Natural ventilation — Floor void – 150 to 300mm
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AMENITIES	<ul style="list-style-type: none"> — 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
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DIAGRAM	<p>(A) Green/brown roof</p> <p>(B) Ceiling mounted fan coil units</p> <p>(C) Openable windows</p> <p>(D) External terrace</p> <p>(E) Exposed concrete soffit</p> <p>(F) Floor-to-ceiling height 3.1m</p>
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On-Site Amenities

Get in Touch

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



SHAUN SIMONS

E ss@compton.london

M +44 (0) 7788 423 131

MICHAEL RAIBIN

E mr@compton.london

M +44 (0) 7880 795 679

JOSH PERLMUTTER

E jp@compton.london

M +44 (0) 7814 699 096

compton.london



MATTHEW MYCOCK

E matthew.mycock@jll.com

M +44 (0) 7976 920 529

HUGH TAYLER

E hugh.tayler@jll.com

M +44 (0) 7801 959 513

jll.com

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Branding & Design: Campbell Hay

The Bower
207, 211 Old St, London EC1V 9NR

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