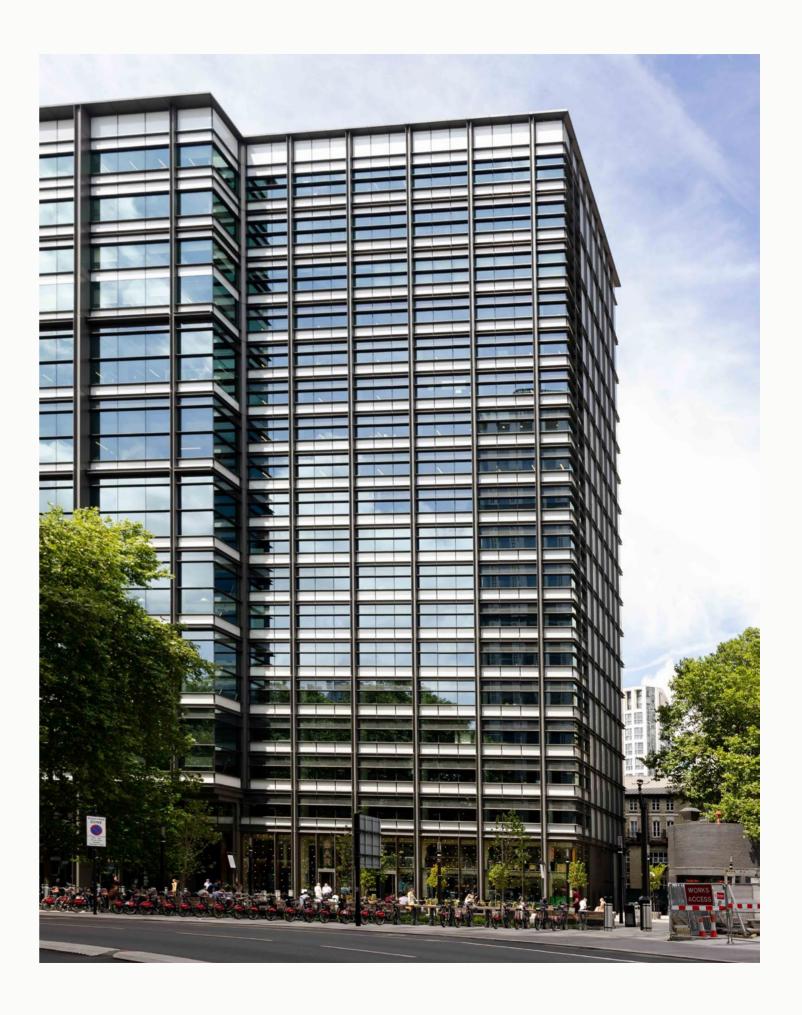
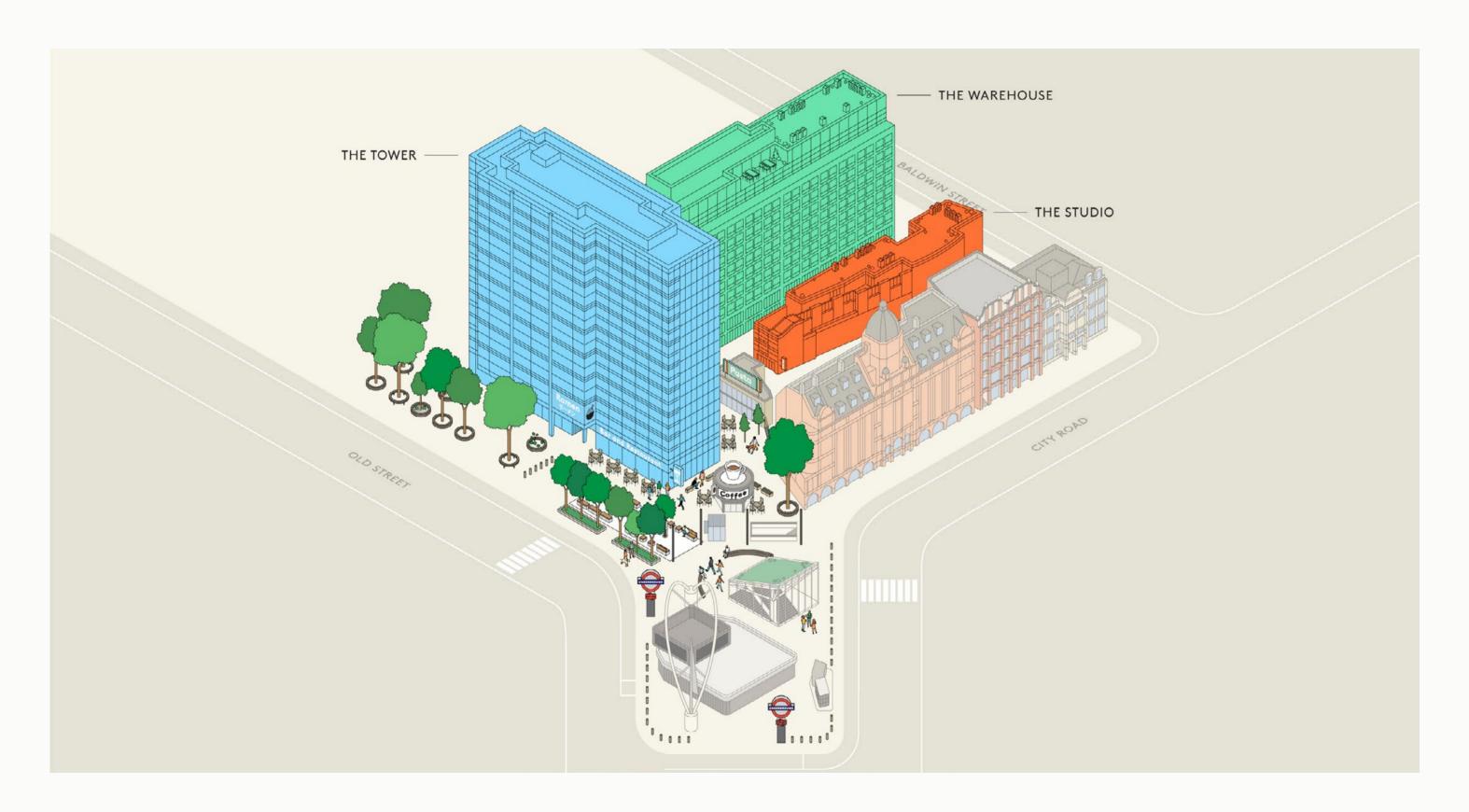


The Bower, a landmark quarter in Old Street, offers 313,000 sq ft of contemporary workspace across three buildings, complemented by a vibrant dining and retail destination.

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

THE SITE

RECEPTION & THE HUB

RETAIL

PUBLIC REALM

ENTRANCES

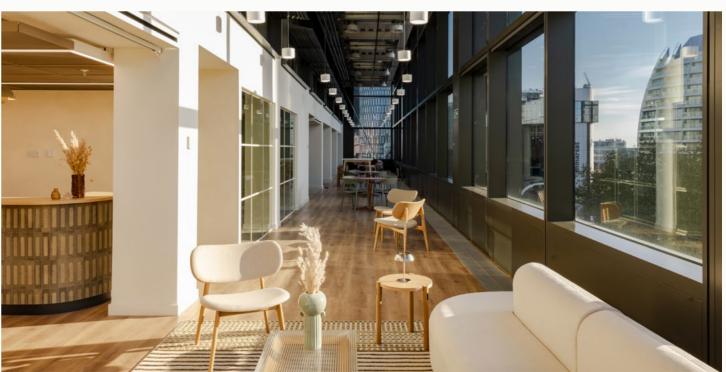
LEVEL	SIZE (SQ FT)	FIT OUT	DESK COUNT (PROVISIONAL)	HOT-DESKING (PROVISIONAL)	AVAILABLE
The Tower					
Level 15	11,331	Cat A	N/A	N/A	Early 2025
Level 6	9,548	Fitted & Furnished	Up to 100	30	Now
Level 5	10,044	Fitted & Furnished	Up to 112	30	Now
Level 3	10,022	Fitted & Furnished	Up to 100	c.30	Now

### The Warehouse

Level 7	12,398	Fitted & Furnished	Up to 104	c.40	Now

Floors are also available on a managed/serviced basis

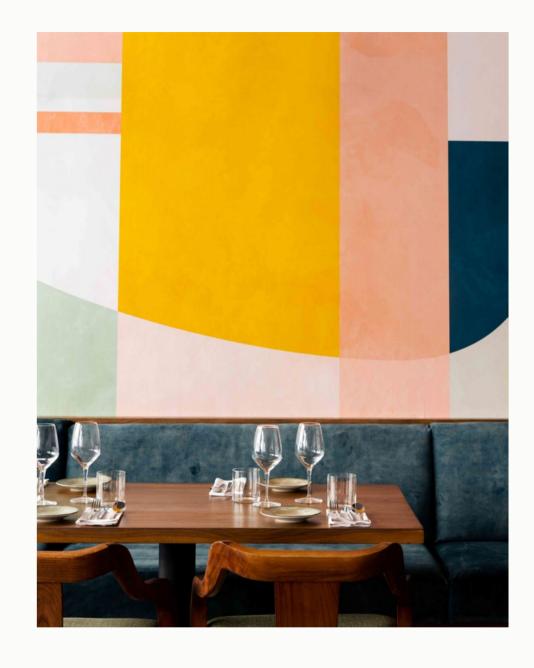




# Location

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



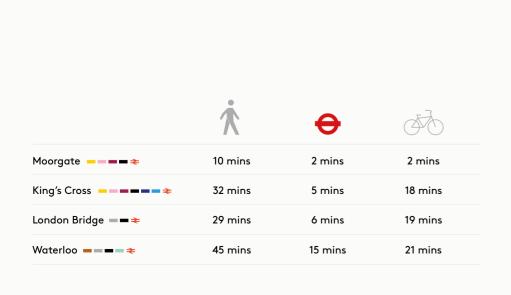


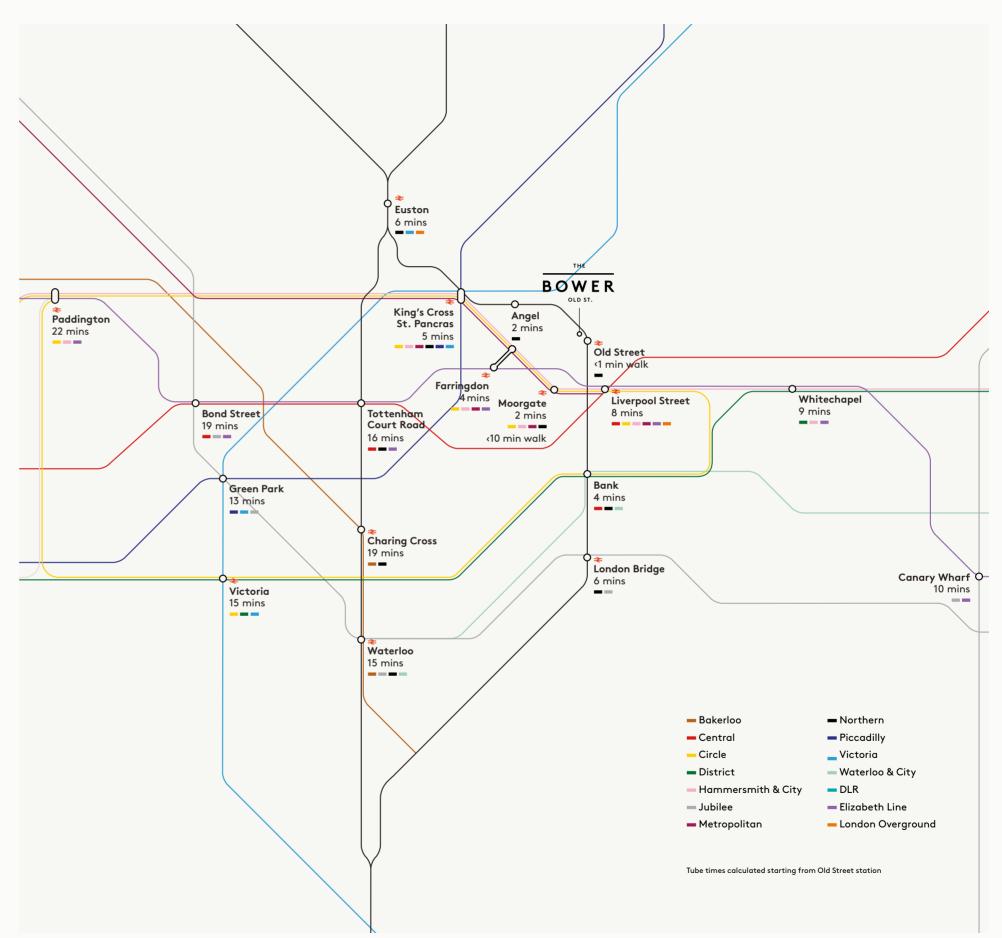
07

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.





# The Tower

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.

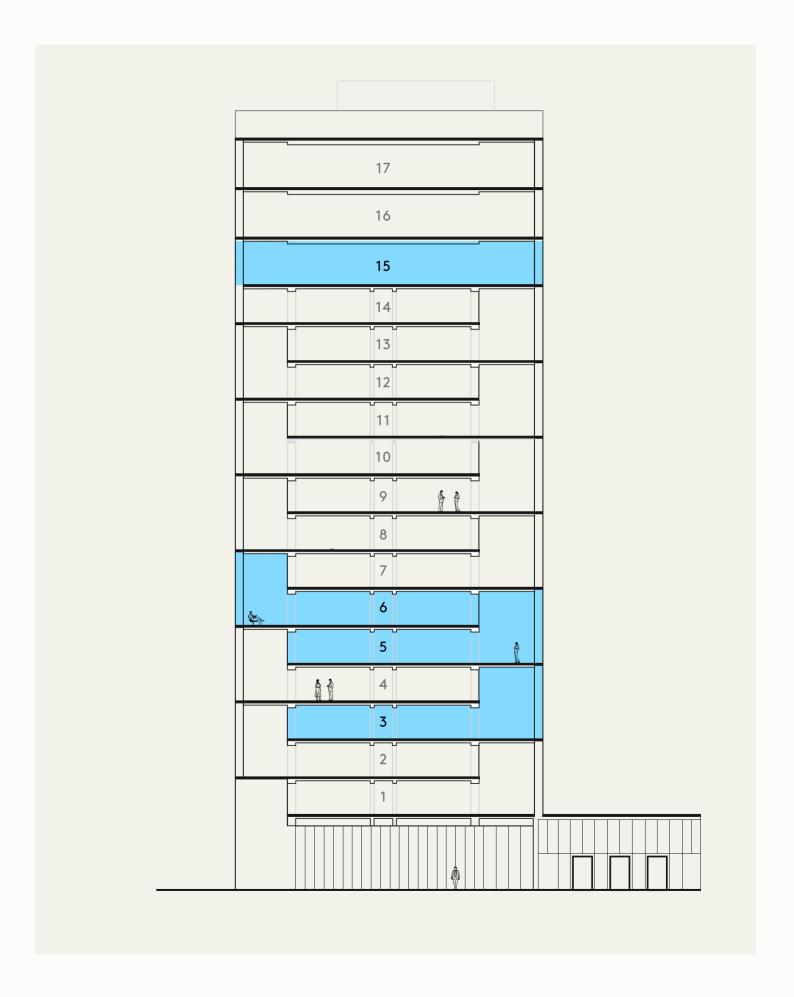
It has been designed to break down the traditional distinctions between the creative and corporate sectors, creating space where tech giants and advertising agencies can work alongside financial and legal specialists, in a building that provides a thoroughly modern workplace.



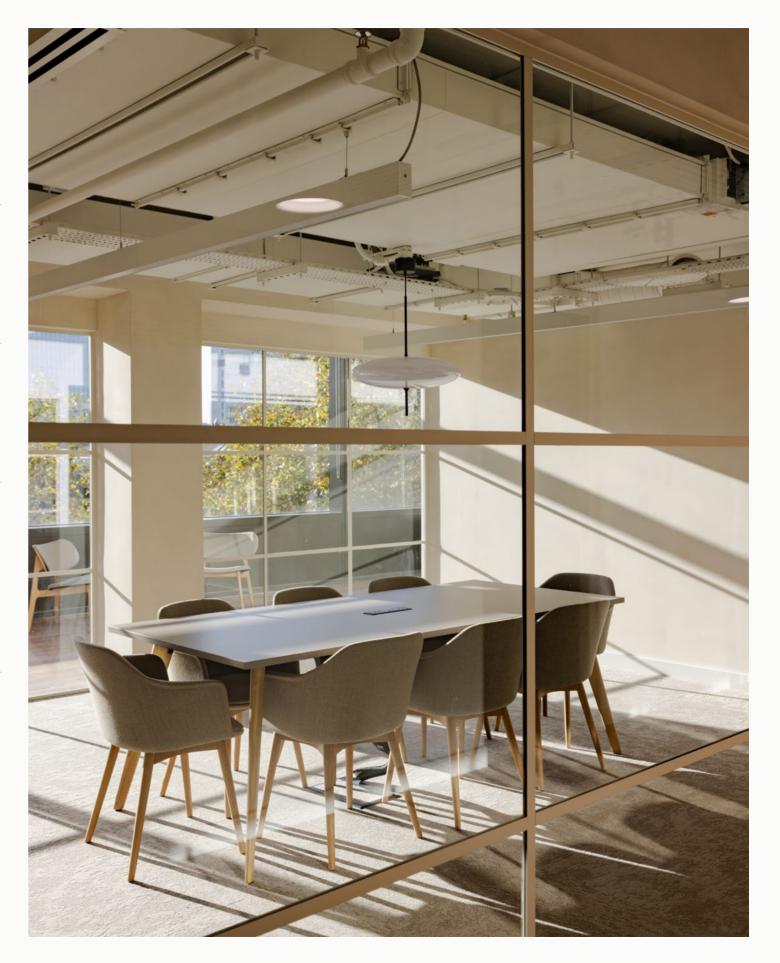
11

LEVEL TENANT THE TOWER 12

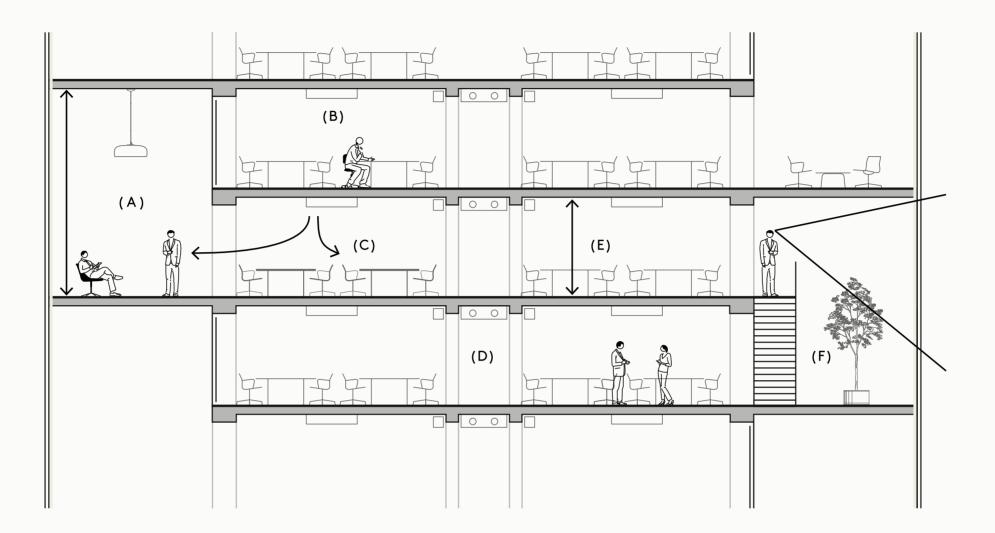
16,17	Verkada
15	Available Early 2025
14	Incubeta
13	OpenPayd
12	Stenn
10,11	Infosys
7,8,9	Fresha
6	Available
5	Available
4	Let
3	Available
1,2	Beyond the Bower



### Efficient rectangular floor plates ranging THE SPACE from 9,499 - 10,044 sq ft Excellent natural light and doubleheight space Panoramic City views **BREEAM Excellent\* CERTIFICATIONS** Wired Score Platinum\* EPC B\* **ENERGY EFFICIENCY** Small power allowance 35W/m<sup>2</sup> LED lighting Back-up generator 4-pipe ceiling mounted fan coil air **SERVICES** conditioning Exposed services to maximise floor to ceiling heights Floor void - 70mm Six high-speed passenger lifts **AMENITIES 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



<sup>\*</sup>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.

### (D) MODERN INDUSTRIAL DESIGN

Modern aesthetic fused with industrial features.

### (B) ENERGY EFFICIENT LIGHTING

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

### (E) EXPOSED SERVICES

Exposed services to maximise floor-toceiling heights.

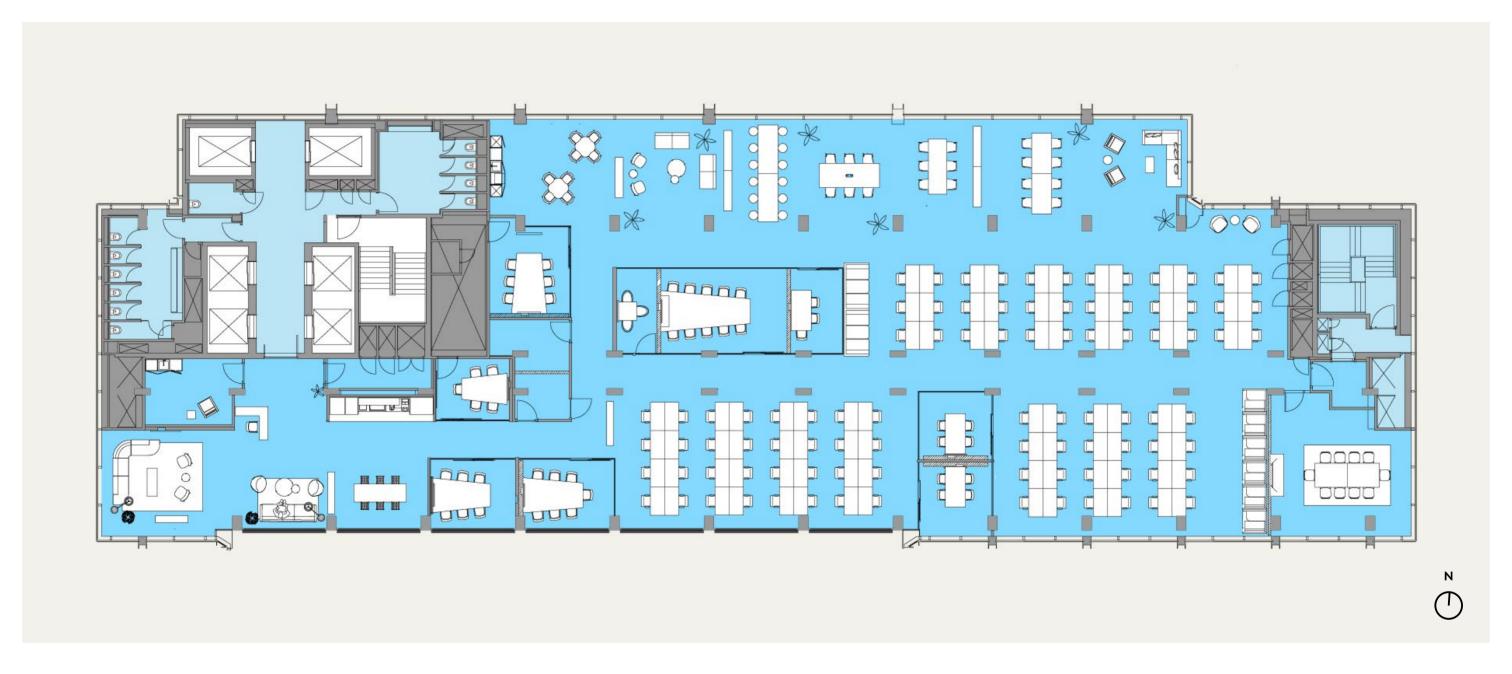
### (C) OCCUPANT COMFORT AND FLEXIBILITY

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

### (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.



100

20

100

Level 3 10,022 sq ft DESKS

Desk count Hot-desking Total MEETING ROOMS

13 meeting rooms

12 × 10 person meeting rooms2 × 7 person meeting rooms

1 × 6 person meeting room

1 × 5 person meeting room

2 × 4 person meeting rooms2 × 3 person meeting rooms

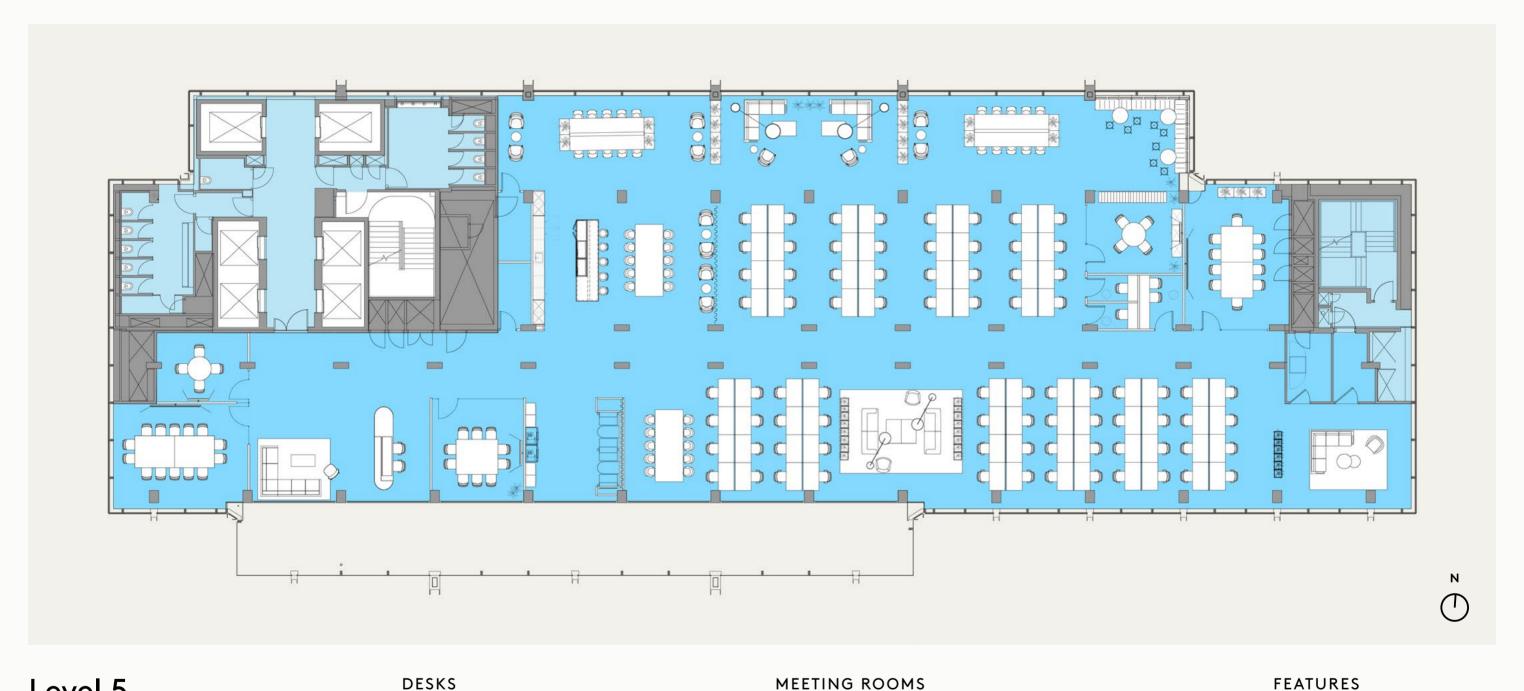
1 × 2 person meeting room

8 × 1 person phone booths

**FEATURES** 

Reception
Large kitchen
Bar/drinks point
Breakout spaces
Comms room
Storage





 $1 \times 3$ 

Level 5 10,044 sq ft

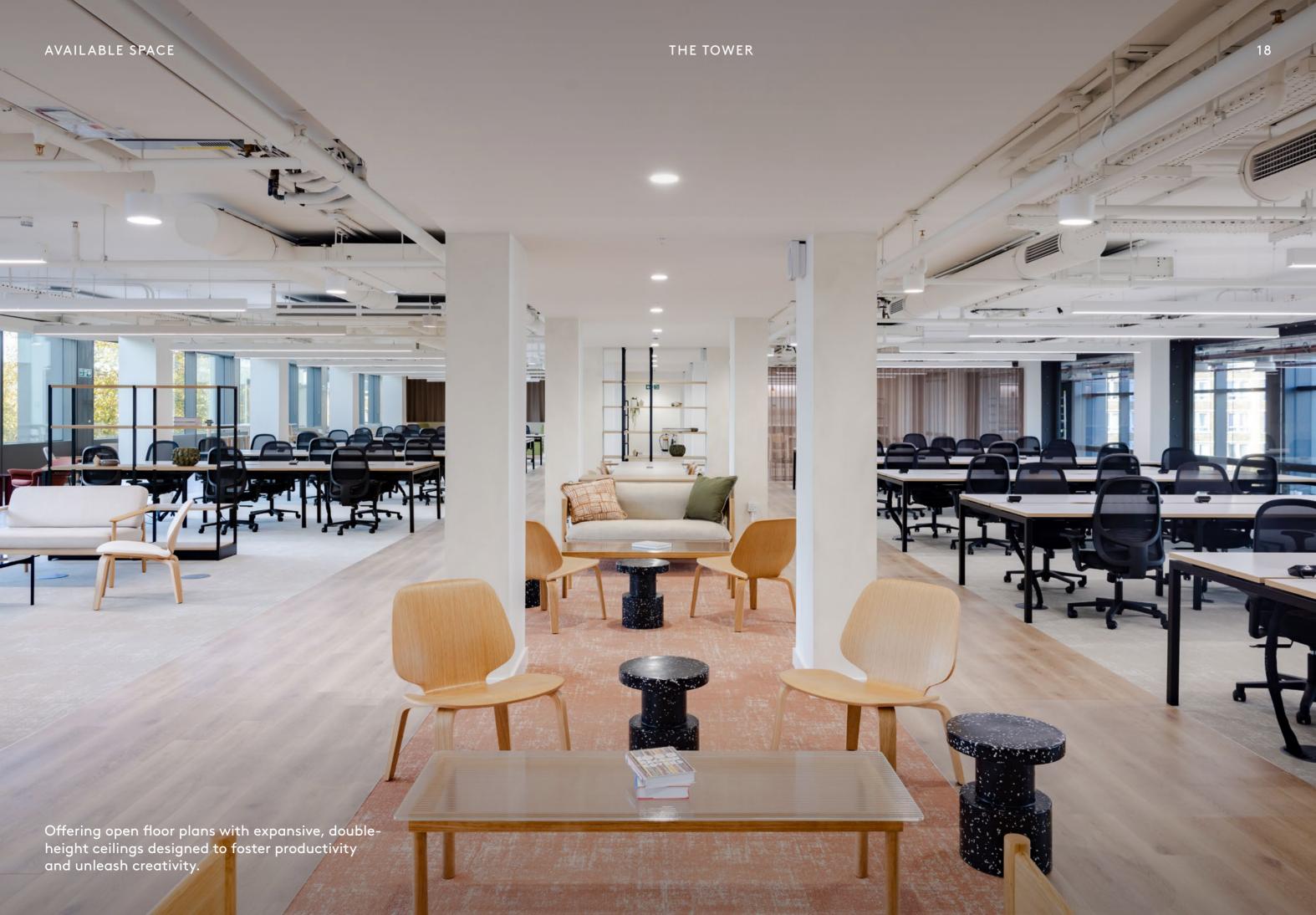
Desk Count Hot-desking Total

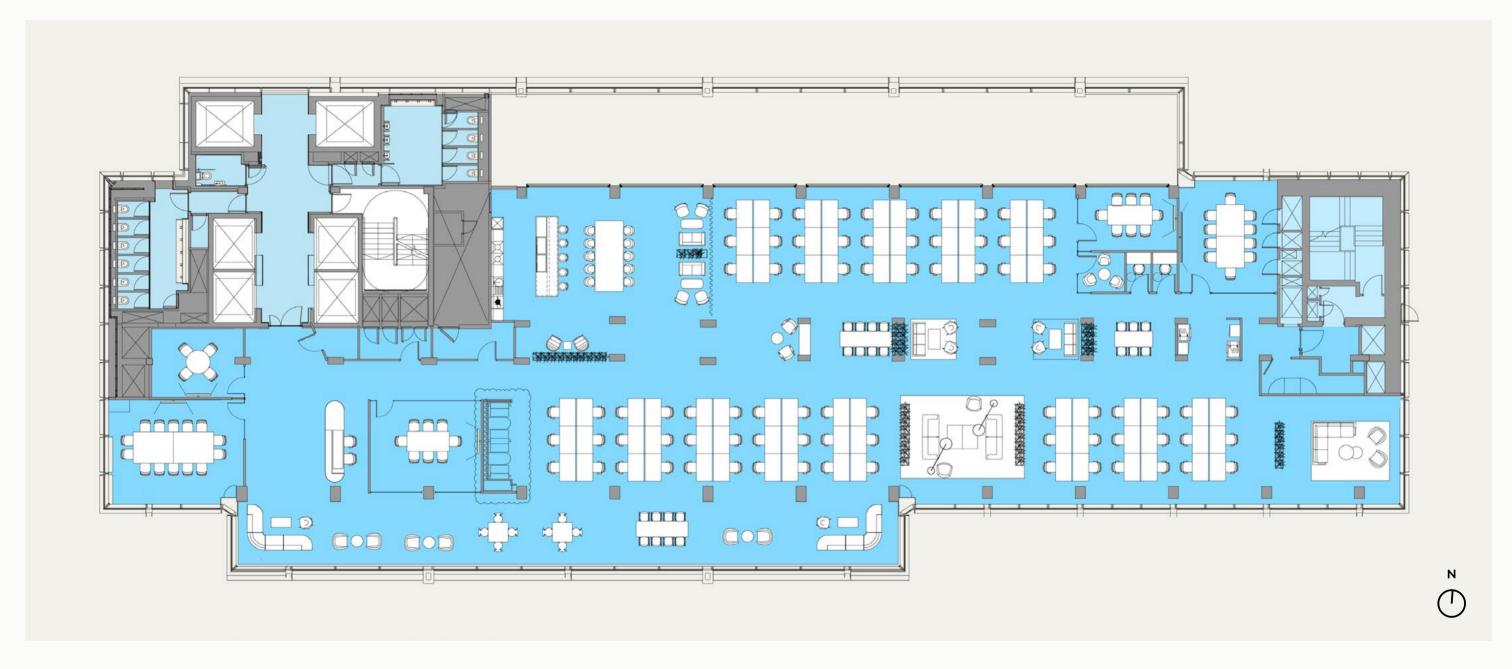
112 30 142

6 meeting rooms
1 × 14 person meeting room
1 × 10 person meeting room
2 × 8 person meeting rooms
1 × 4 person meeting room

person meeting room

Reception
Large kitchen
Bar/drinks point
Breakout spaces
Comms room
Storage





Level 6 9,548 sq ft Desk count Hot-desking

Total

MEETING ROOMS

 $2 \times 1$ 

100

30

120

6 meeting rooms

1 × 14 person meeting room

1 × 10 person meeting room

2 × 8 person meeting rooms

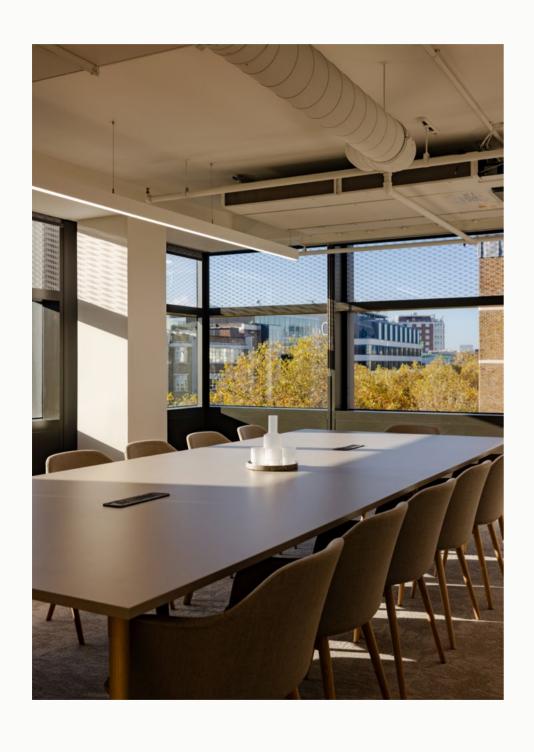
1 × 4 person meeting room

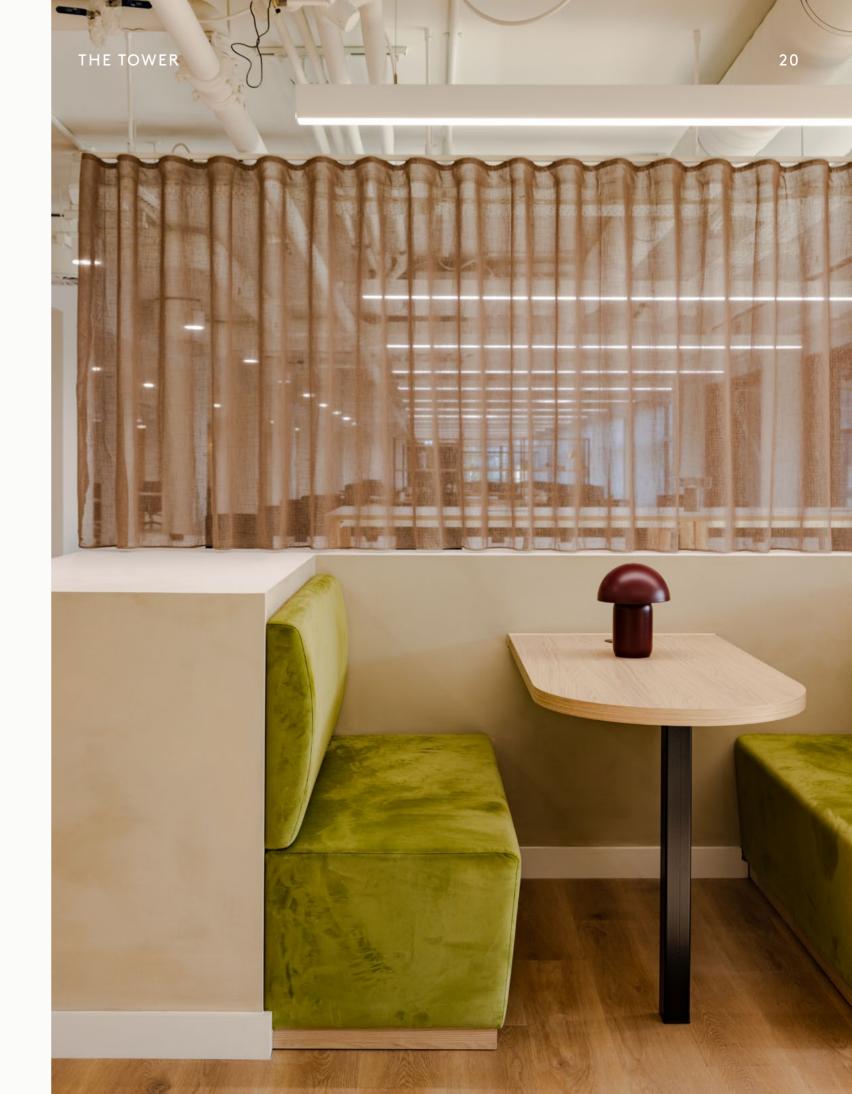
1 × 3 person meeting room

person phone booths

**FEATURES** 

Reception
Large kitchen
Bar/drinks point
Breakout spaces
Comms room
Storage





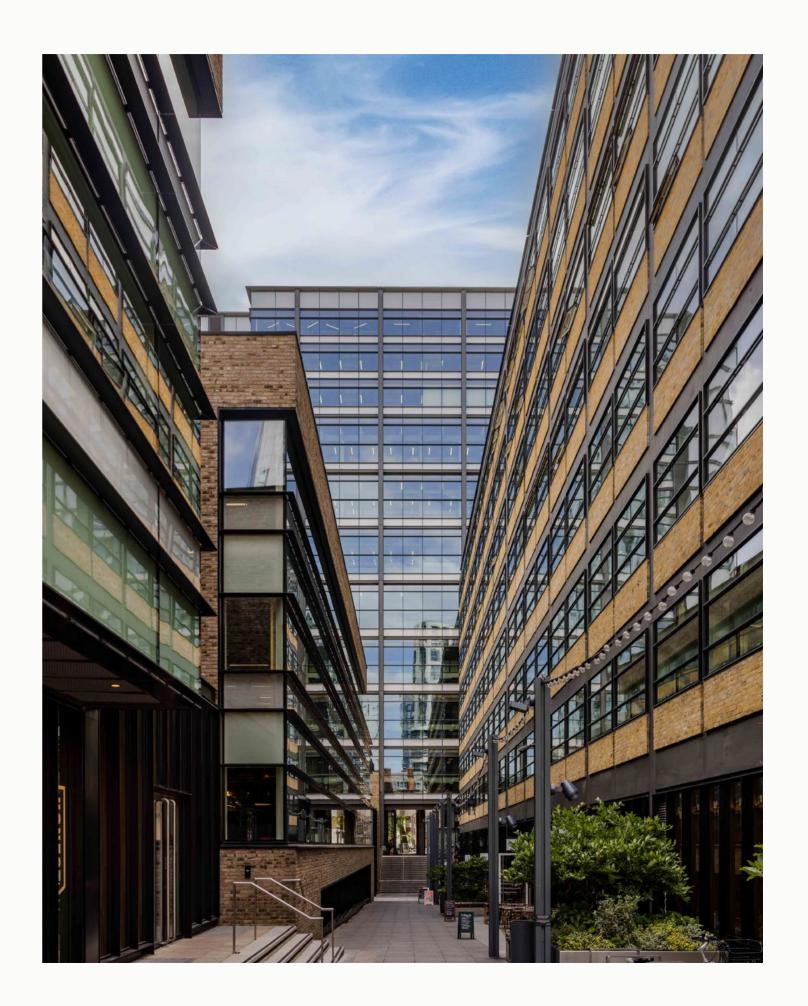


### The Warehouse

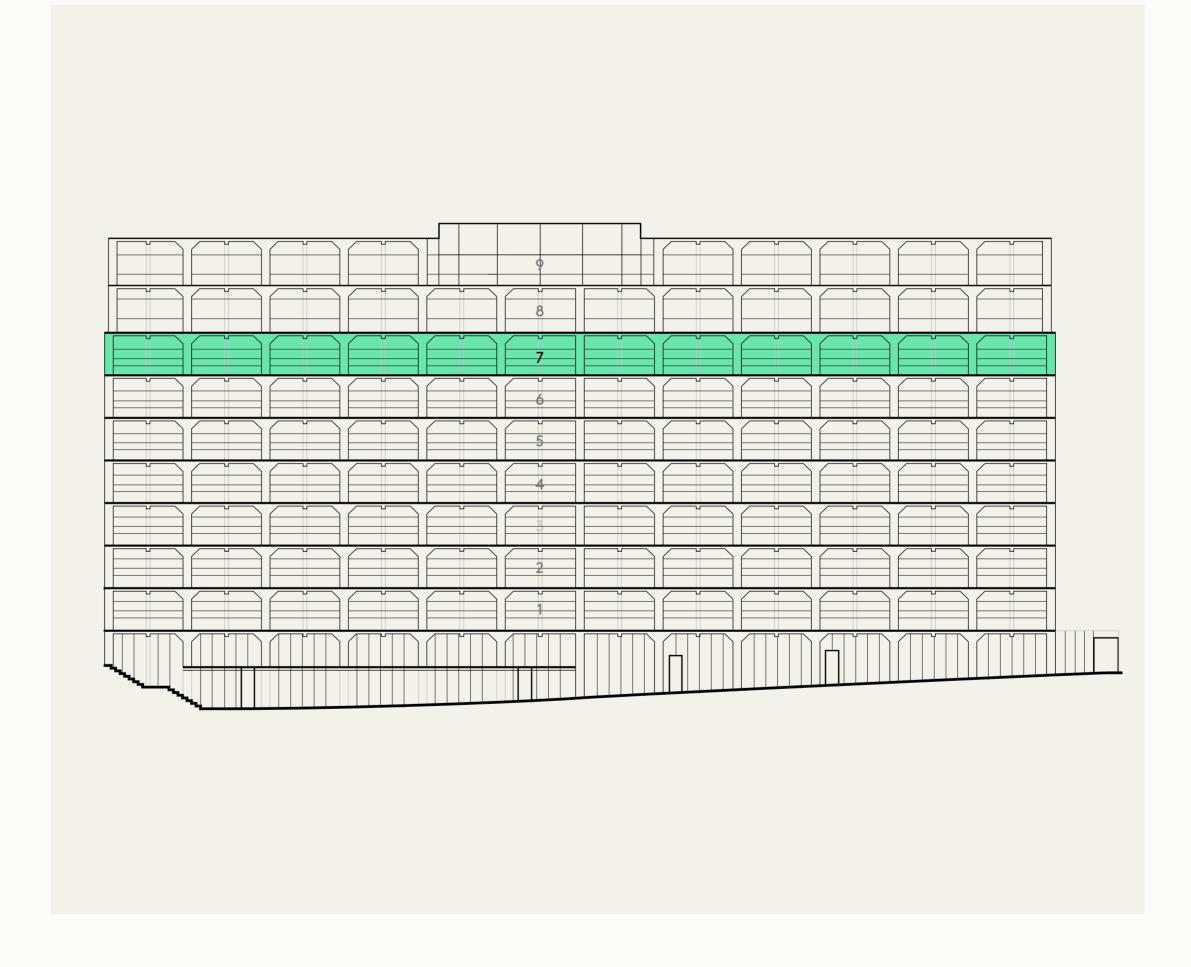
This Warehouse offers 123,000 sq ft of industrial and inspirational office space at one of the most sought-after locations in the capital.

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.



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



### 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**

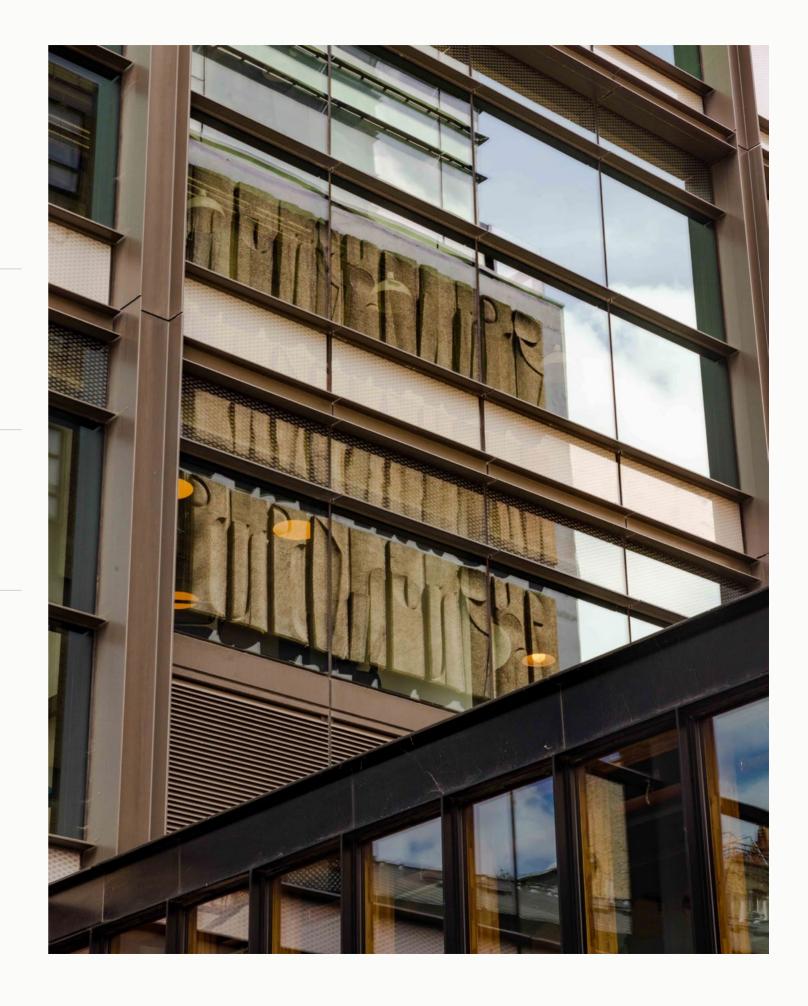
- BREEAM Excellent\*
- Wired Score Platinum\*
- EPC B\*

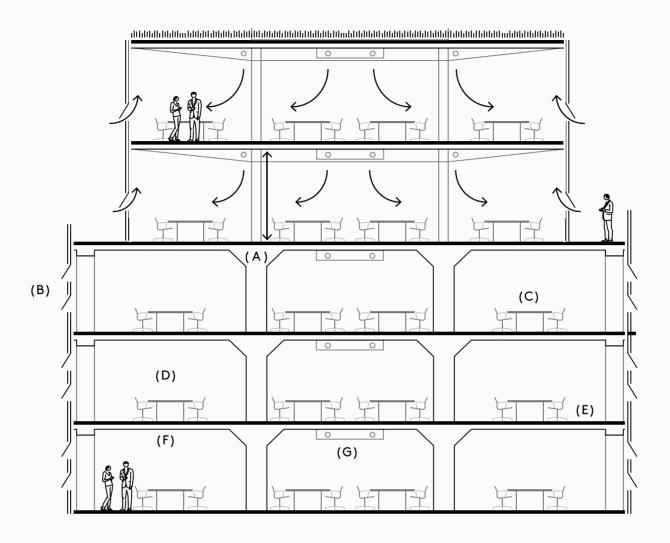
### **SERVICES**

- 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





### (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

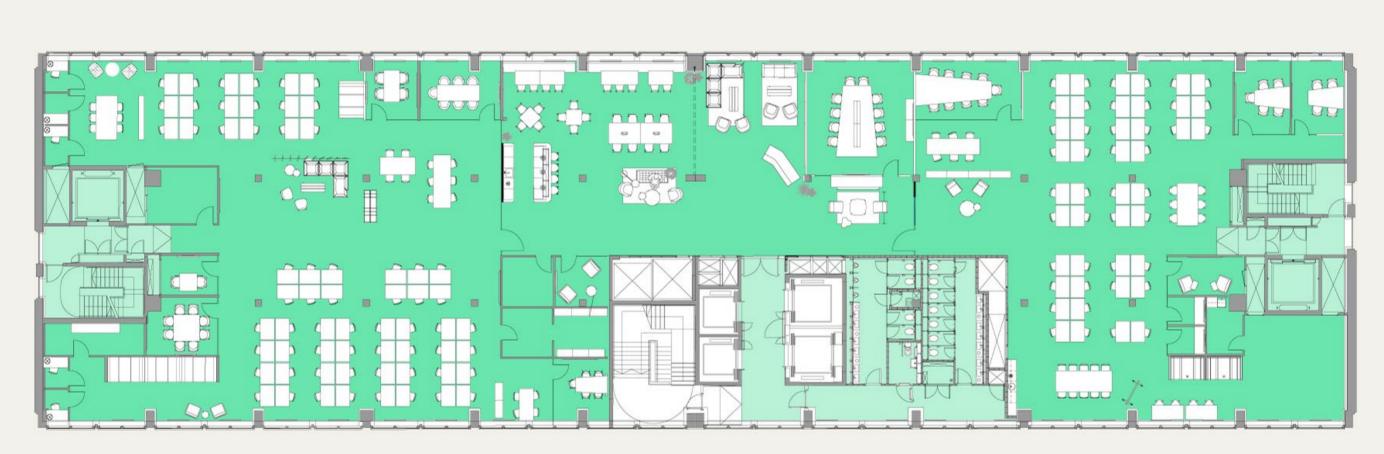
100mm raised access flooring for flexible cable management and easy reconfiguration.

### (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 luminaries for energy efficiency.



N

Level 7 12,398 sq ft

Desk count Hot-desking

**DESKS** 

Total

104 c.40 104 **MEETING ROOMS** 

10 meeting rooms

2 × 12 person meeting rooms

2 × 10 person meeting rooms

2 × 6 person meeting rooms2 × 5 person meeting rooms

2 × 4 person meeting rooms

2 × 2 person zoom rooms

9 × 1 person phone booths

8 × 4 person meeting booths

4 × 2 person meeting booths

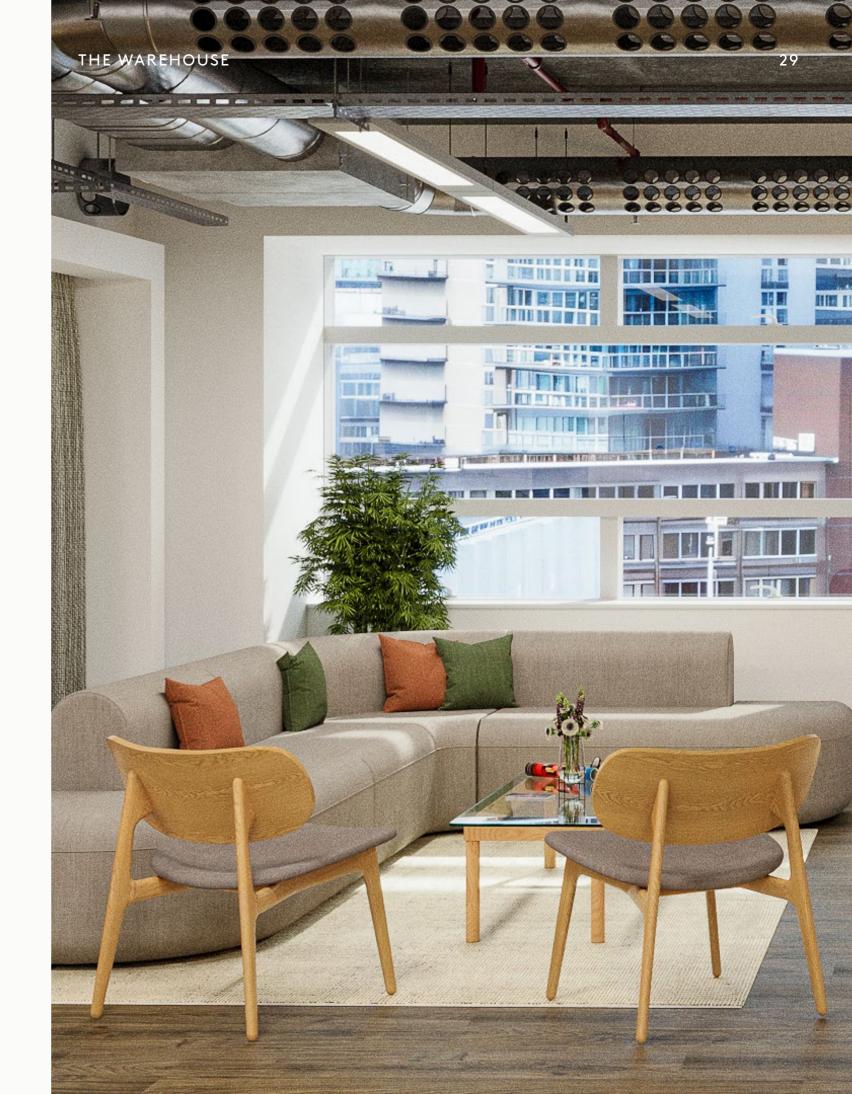
**FEATURES** 

Reception
Large kitchen
Bar/drinks point
Breakout spaces
Comms room
Storage
Wellness room/
prayer room

Not drawn to scale.





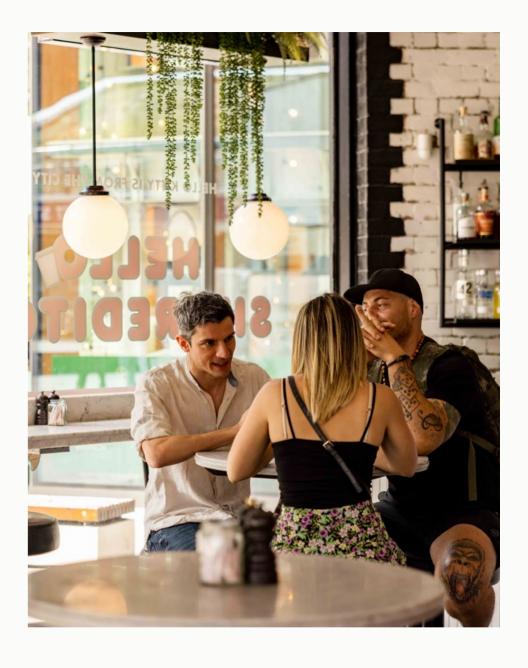


### On-Site Amenities

31

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





32

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 foodinspired 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

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Branding & Design: Campbell Hay

THE BOWER 36

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