

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



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

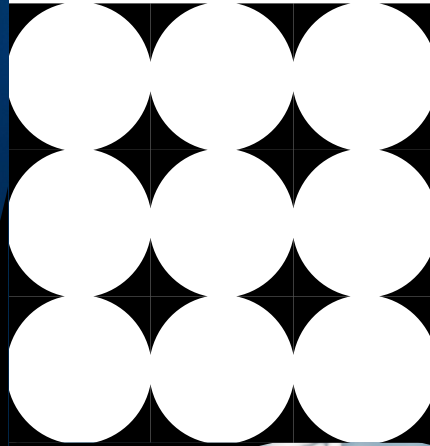
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BOW CENTRAL

Computer generated image

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



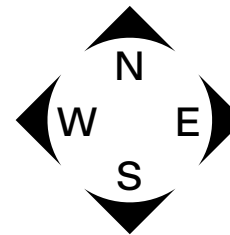
Whether you're an ambitious start-up, or an established business looking to scale operations Bow Central flexes to fit. With a range of unit sizes, layouts, 12-14m eaves heights, and high-spec, it offers the freedom to configure, customise and grow.

SITE PLAN



CIRCULAR ECONOMY HUB/
AFFORDABLE WORKSPACE

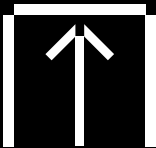
More details available on request



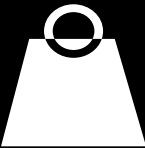
SPECIFICATION & ACCOMMODATION



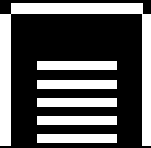
4.7 ACRE SITE
135,254 SQ FT (GEA)



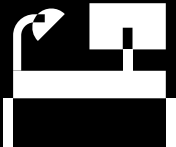
12-14M CLEAR HEIGHT



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



LEVEL ACCESS LOADING DOORS



GRADE A OFFICE ACCOMMODATION



CAR PARKING PER UNIT



4.4 MVA POWER AVAILABLE ACROSS THE SITE



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



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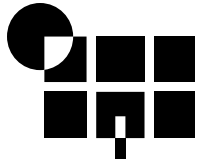
SUSTAINABILITY AT ITS CORE



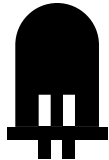
TARGETING
BREEAM
'EXCELLENT'



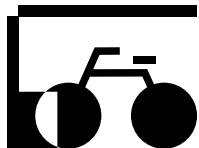
TARGETING
EPC A+



PHOTOVOLTAIC
PANELS



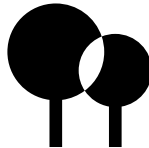
LED LIGHTING



COVERED
BICYCLE
SPACES



ELECTRIC
VEHICLE
CHARGING

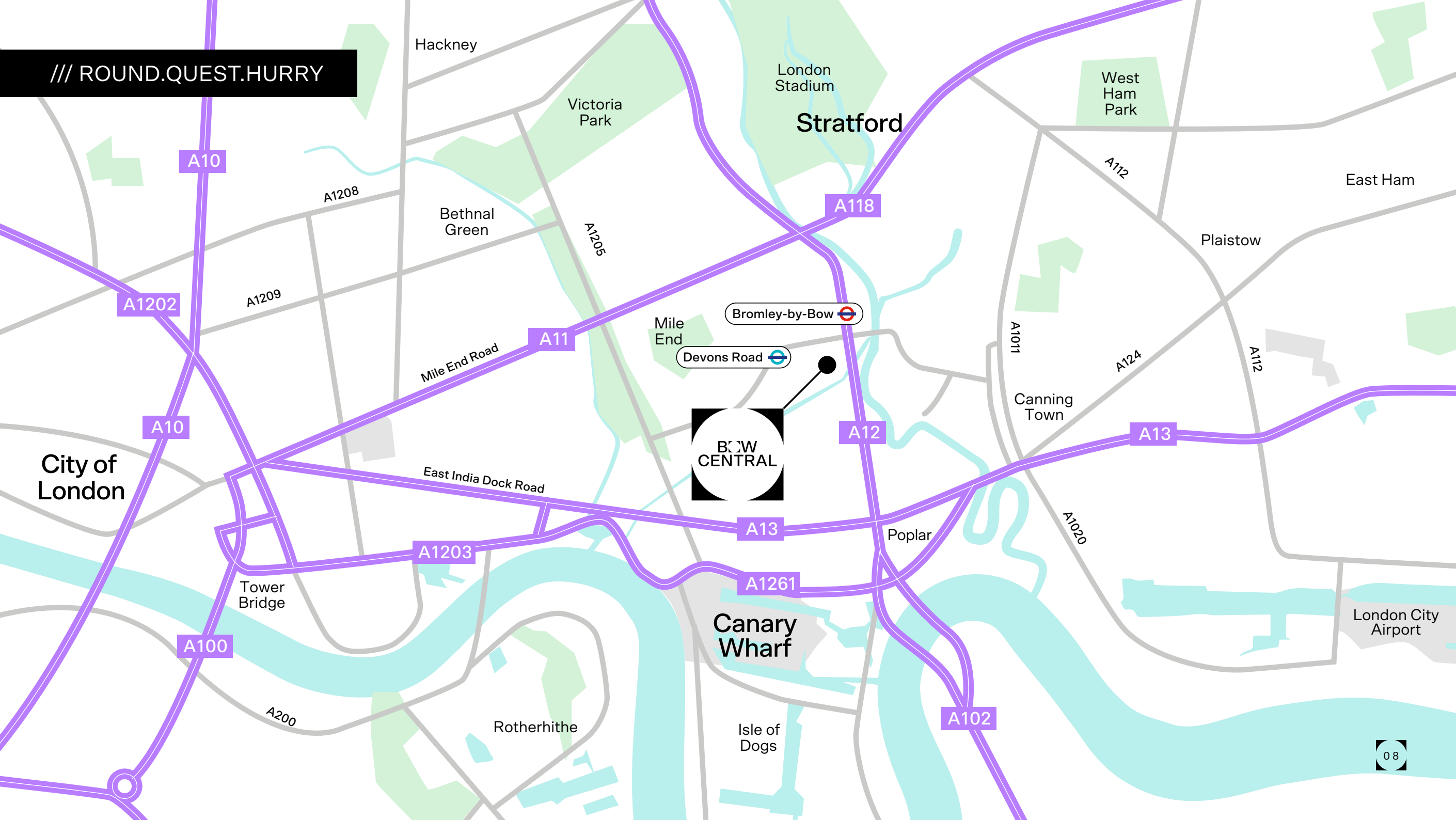


ENHANCED
BIODIVERSITY



LOCAL EMPLOYMENT
& COMMUNITY
INITIATIVES


/// ROUND.QUEST.HURRY



BOW
CENTRAL

SEAMLESS CONNECTIONS FOR YOUR BUSINESS AND YOUR TEAM

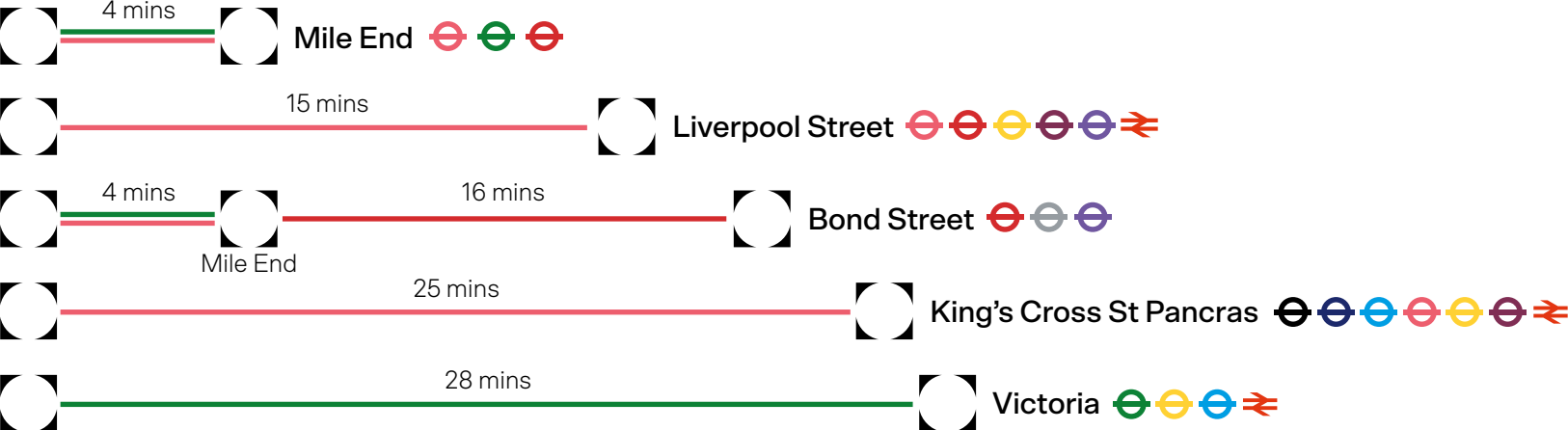
FROM DEVONS ROAD

 7 min walk from Bow Central



FROM BROMLEY-BY-BOW

 5 min walk from Bow Central



BOW CENTRAL



3 MINS

drive to A12

4 MINS

drive to A11

5 MINS

drive to A13

10 MINS

drive to Canary Wharf

12 MINS

drive to Stratford

20 MINS

drive to The City of London



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.

Bloomberg

Getty Images

Netwise

Deliveroo

Iron Mountain

Virgin Media
(Datacentre)

Amazon

Yunex Traffic

Ocado

DPD

DHL

WPP



Bloomberg

Ocado

gettyimages





FOCUS ON CANARY WHARF

BOW CENTRAL IS IDEALLY LOCATED
FOR THE CITY AND CANARY WHARF

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

lvivo

HCA
Healthcare UK

AVIADOBIO

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

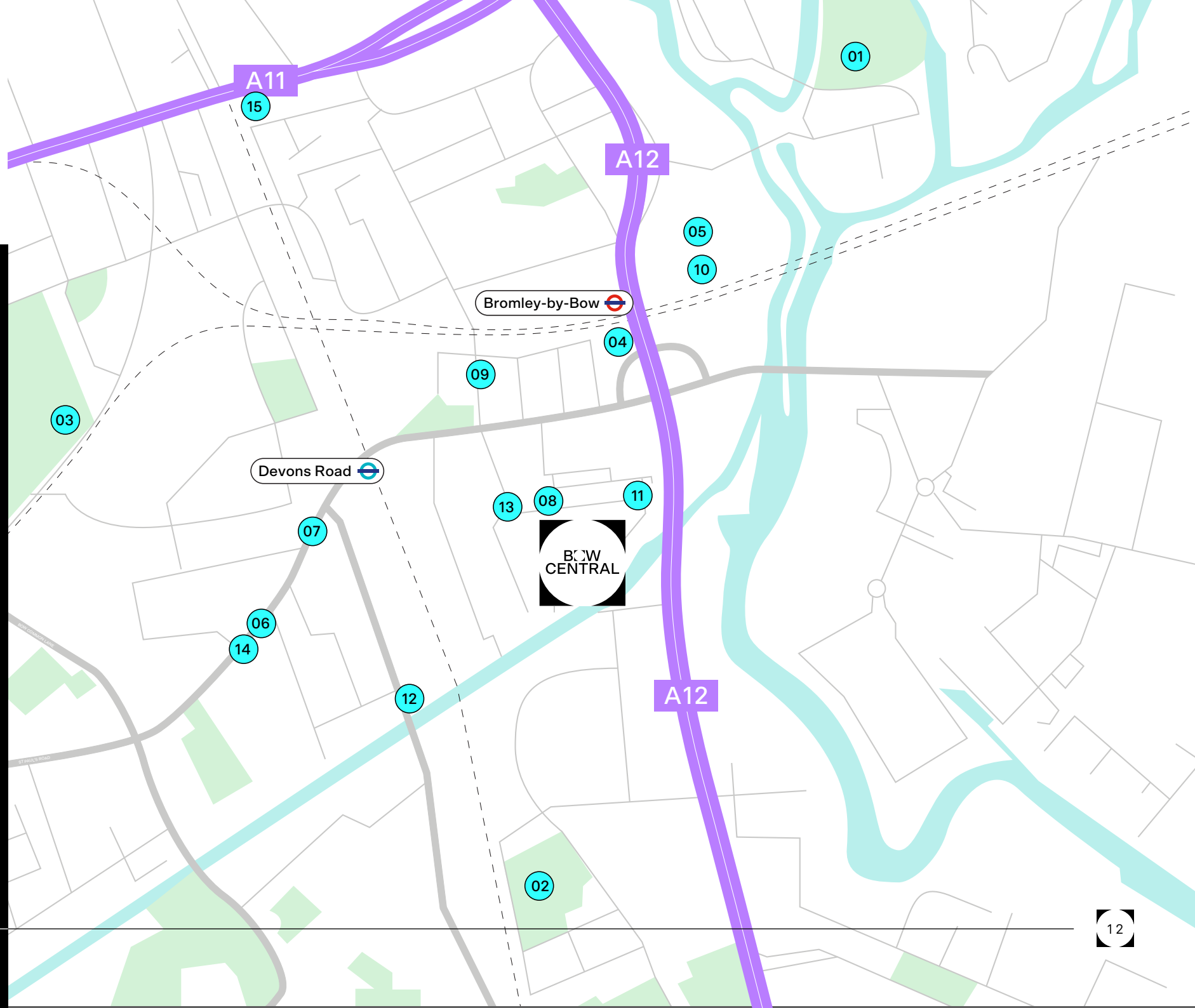
PUBS

13 - The Beehive
1 min walk

14 - The Angel of Bow
11 mins walk

15 - The Bow Bells
14 mins walk

BOW CENTRAL



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
2. plumpot.co.uk

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

BOWCENTRAL.LONDON

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A DEVELOPMENT BY

KENNEDY WILSON



TUNGSTEN
PROPERTIES

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