



To Let

Two new floors available from the landlord in The Warehouse building, part of the iconic Bower Campus

- Available fully fitted out to a high quality specification or in CAT A
- c. 20,000 sq ft of on-site F&B amenity
- BREEAM Excellent, Wirescore Platinum and EPC B
- High quality end of trip facilities
- Refurbished Noxy Bros café and business lounge amenity, 'The Hub' on the ground floor
- Positioned in the heart of Old St on a pedestrianised mixed-use campus
- A wealth of new public realm on the doorstep from the repositioned Old St roundabout
- High quality double height reception

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The Warehouse - The Bower

211 Old Street, London, EC1V 9NR

18,112 to 37,856 sq ft

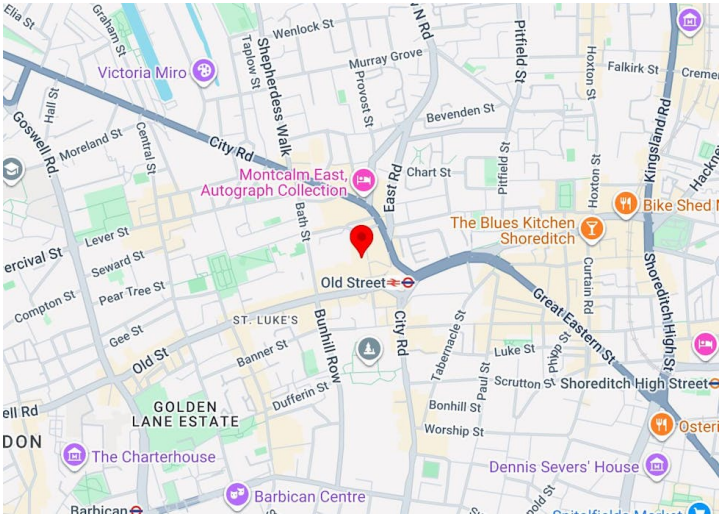
1,682.66 to 3,516.94 sq m

Reference: #198261



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Summary

Available Size	18,112 to 37,856 sq ft / 1,682.66 to 3,516.94 sq m
Rent	Rent on application
Rates Payable	£23 per sq ft estimated
Service Charge	£17.18 per sq ft
EPC	B (27)

Location

The Bower is located immediately adjacent to Old Street underground station on the Northern Line offering connections in minutes to Kings Cross and the City. Liverpool Street and Crossrail are only a 15 minute walk away. The area will be further improved, directly in front of The Bower, by TFL's transformation of Old Street roundabout into a more pedestrian and cycle friendly environment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Availability
7th - Fitted	12,398	roa	Let
1st - Fully fitted	19,744	roa	Available
2nd - Fully fitted	18,112	roa	Available
Total	50,254		

Specification

- High tech, fully fitted office accommodation (capable of 1:8 occupancy)
- Ground floor café and Wi-Fi enabled business lounge, 'The Hub'
- Large, double height concierge reception – manned 24/7 by dedicated on-site security team
- 4-pipe fan coil system, surface mounted LED lighting, 175mm floor void & 6 high speed lifts
- Best in class end of trip facilities. Bike Spaces = 400 / Lockers = 192 / Showers = 20
- Excellent BREEAM rating and Platinum Wiredscore
- EPC B

Viewings

Strictly by way of the joint sole leasing agents, JLL and Compton

Terms

New full repairing and insuring lease for a term by arrangement direct from the landlord.

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