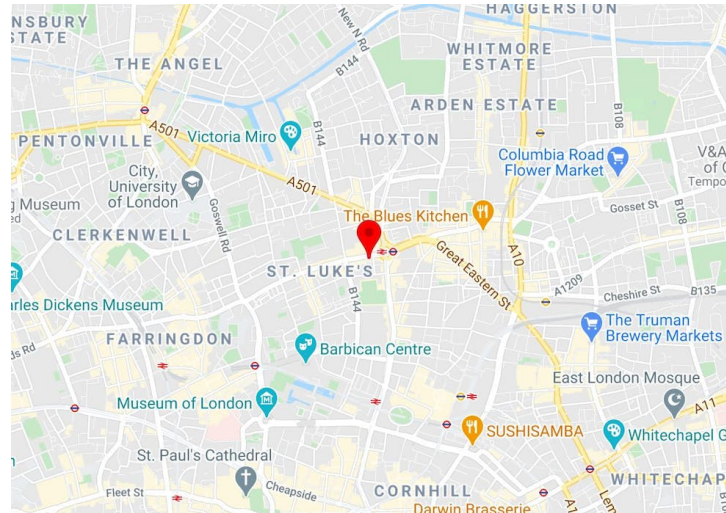


To Let

Premium fully fitted space and tower views, in this iconic campus

The Tower - The Bower, 207 Old Street, London, EC1V 9NR



Summary

Rent	£65 - £79.50 per sq ft
Rates Payable	£20 per sq ft estimated
EPC	B (27)

Description

The Tower is part of an innovative, c.3 acre pedestrianised site comprising c.312,000 sq ft of office accommodation let to both start-ups and well known names in the creative industries. Occupiers include Infosys, Farfetch, Incubeta, Verkada, Pendo, Stripe, Intercom. There are also 10 exciting F&B retailers on-site including Bone Daddies, Honest Burger, Crudo Cevicheria, Wagamama and Serata Hall.

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

Name	sq ft	Rent	Availability
15th - CAT A	11,331	-	Available
12th - Fitted	9,572	-	Available
6th - Fitted	9,548	£79.50 /sq ft	Available
5th - Fitted	10,044	£77.50 /sq ft	Available
3rd - Fitted	10,022	£65 /sq ft	Available

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

Terms

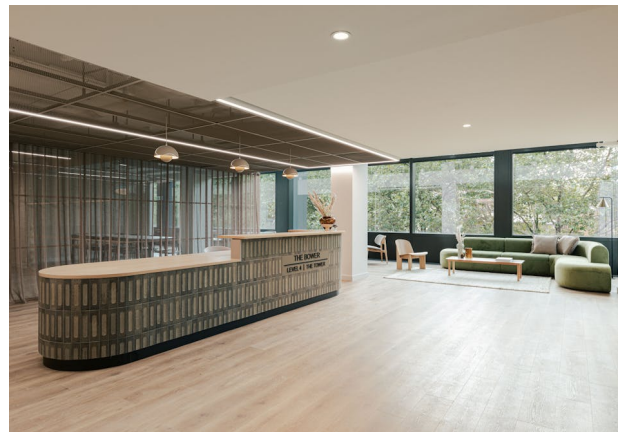
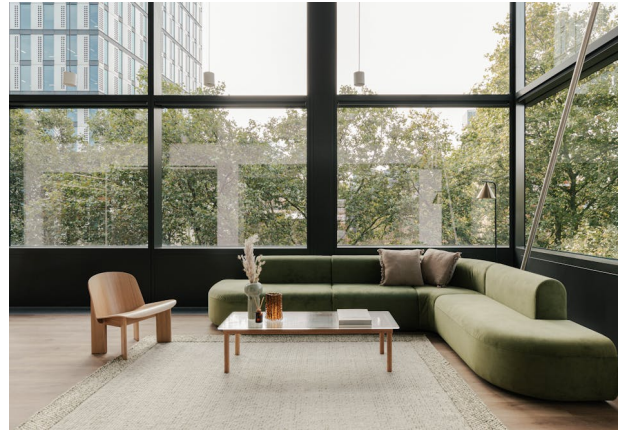
New full repairing and insuring lease for a term by arrangement direct from the landlord.

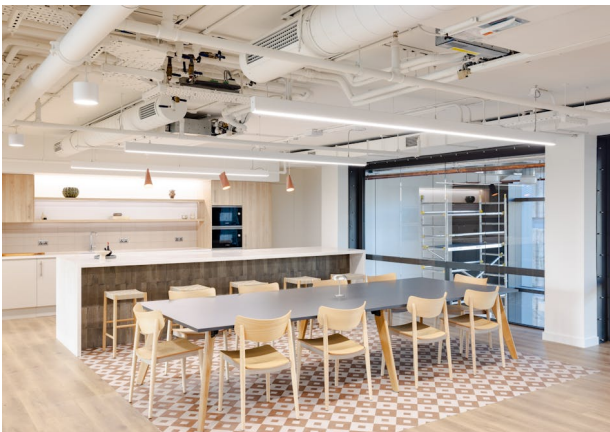
Matthew Mycock

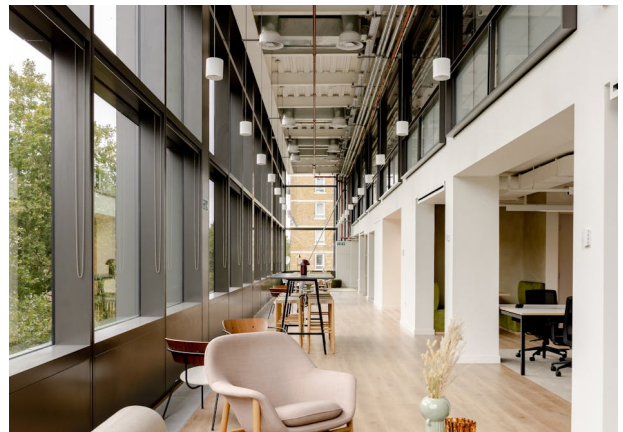
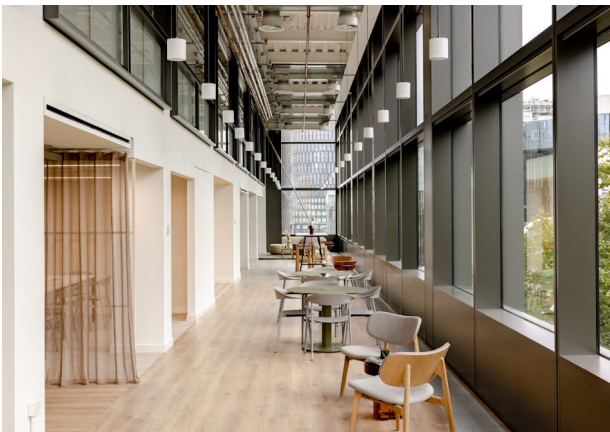
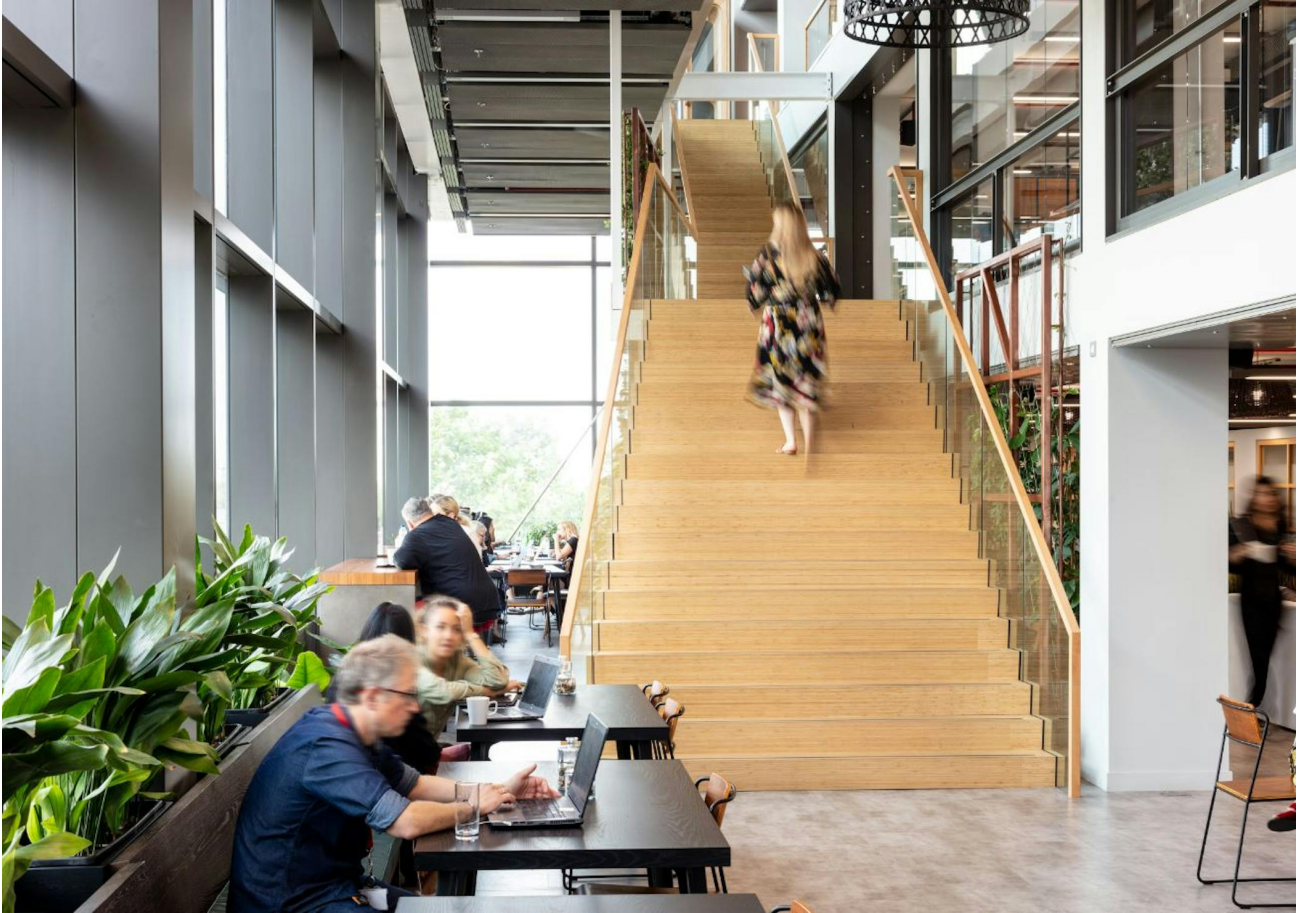
0207 399 5862 | 07976 920529
matthew.mycock@jll.com

Hugh Tayler

07801959513
hugh.tayler@jll.com









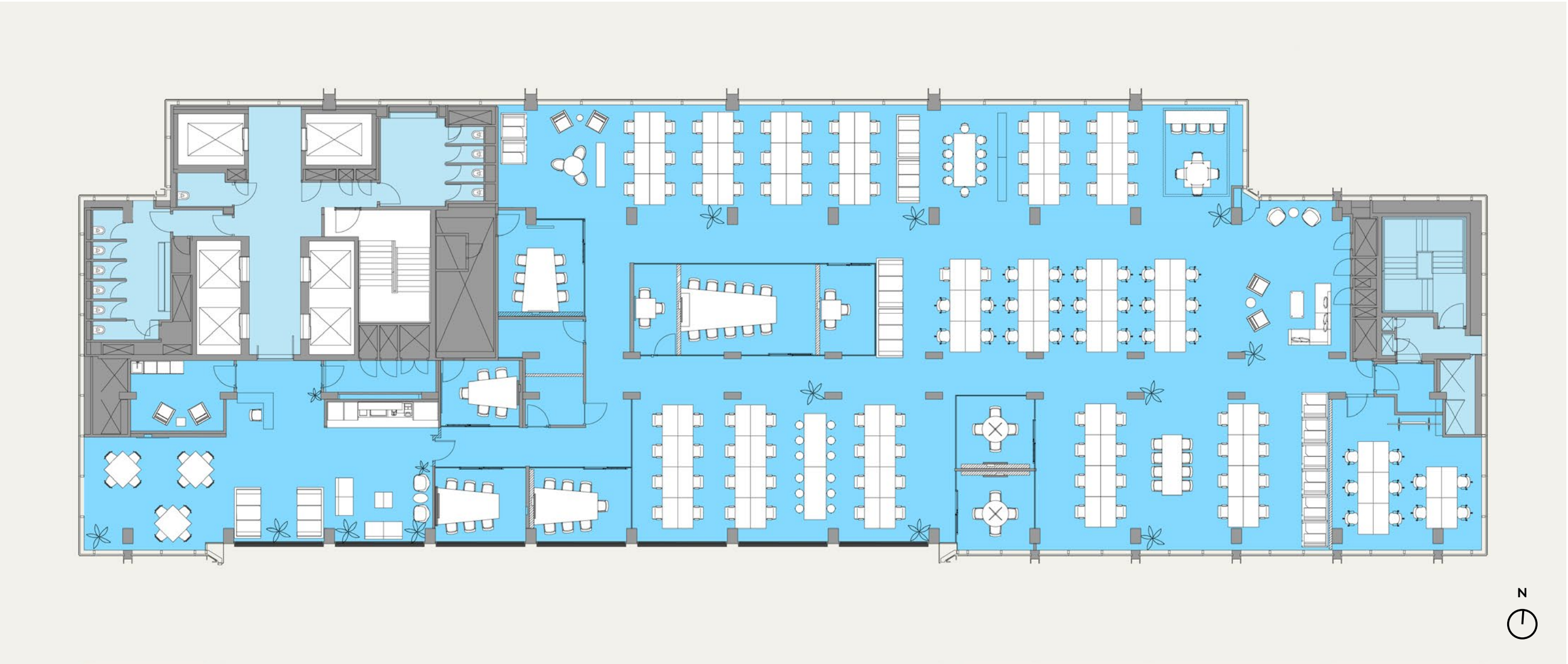
The image shows a bright, modern office space. On the left, there are glass-walled offices. The central area has light wood flooring and a white wall. In the background, there's a seating area with two white armchairs and a low wooden table. To the right, there's a long wooden desk with two black chairs. A colorful abstract painting is on the wall above the desk. The ceiling has a grid of recessed lights.

THE BOWER OLD ST.

Available Office Space

EC1

The Tower



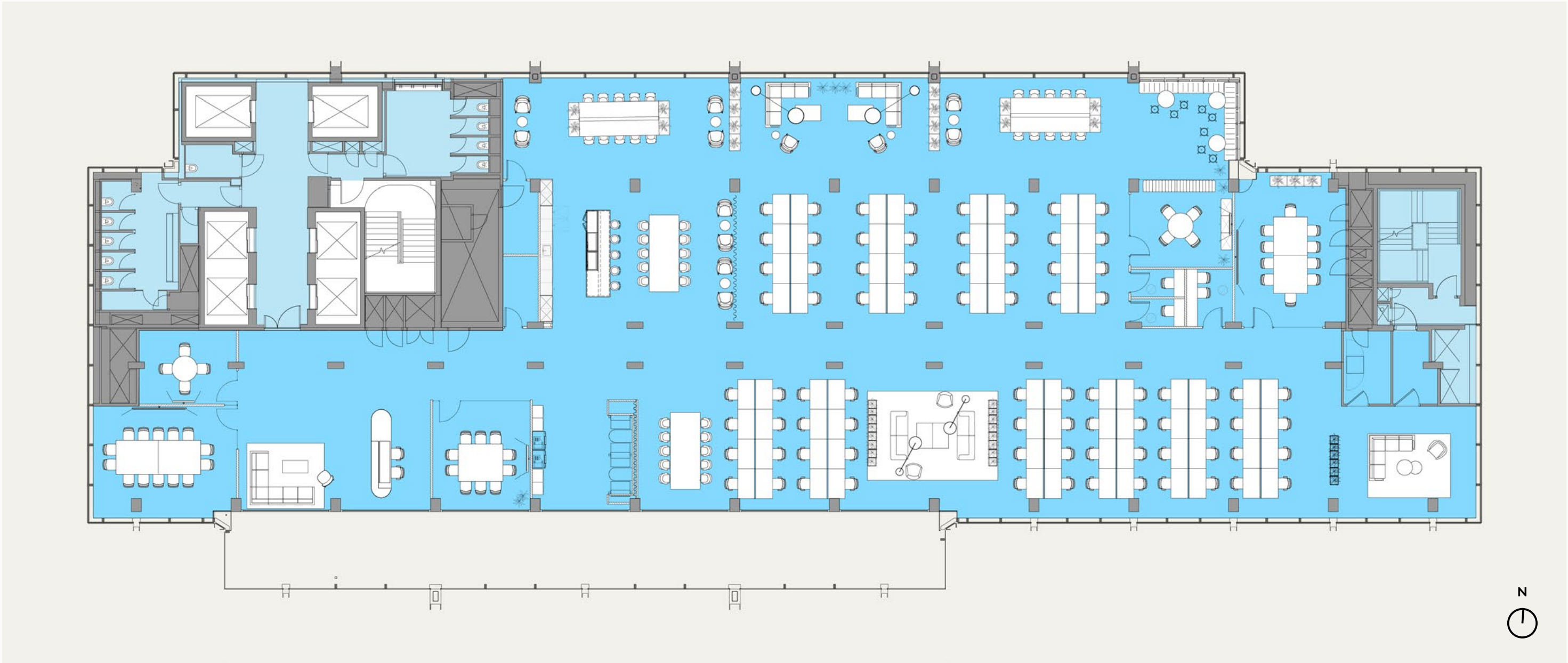
Level 3
10,022 sq ft

DESKS	
Desk count	100
Hot-desking	20
Total	100

MEETING ROOMS	
13 meeting rooms	
12 x 10	person meeting rooms
2 x 7	person meeting rooms
1 x 6	person meeting room
1 x 5	person meeting room
2 x 4	person meeting rooms
2 x 3	person meeting rooms
1 x 2	person meeting room
8 x 1	person phone booths

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

Not drawn to scale.



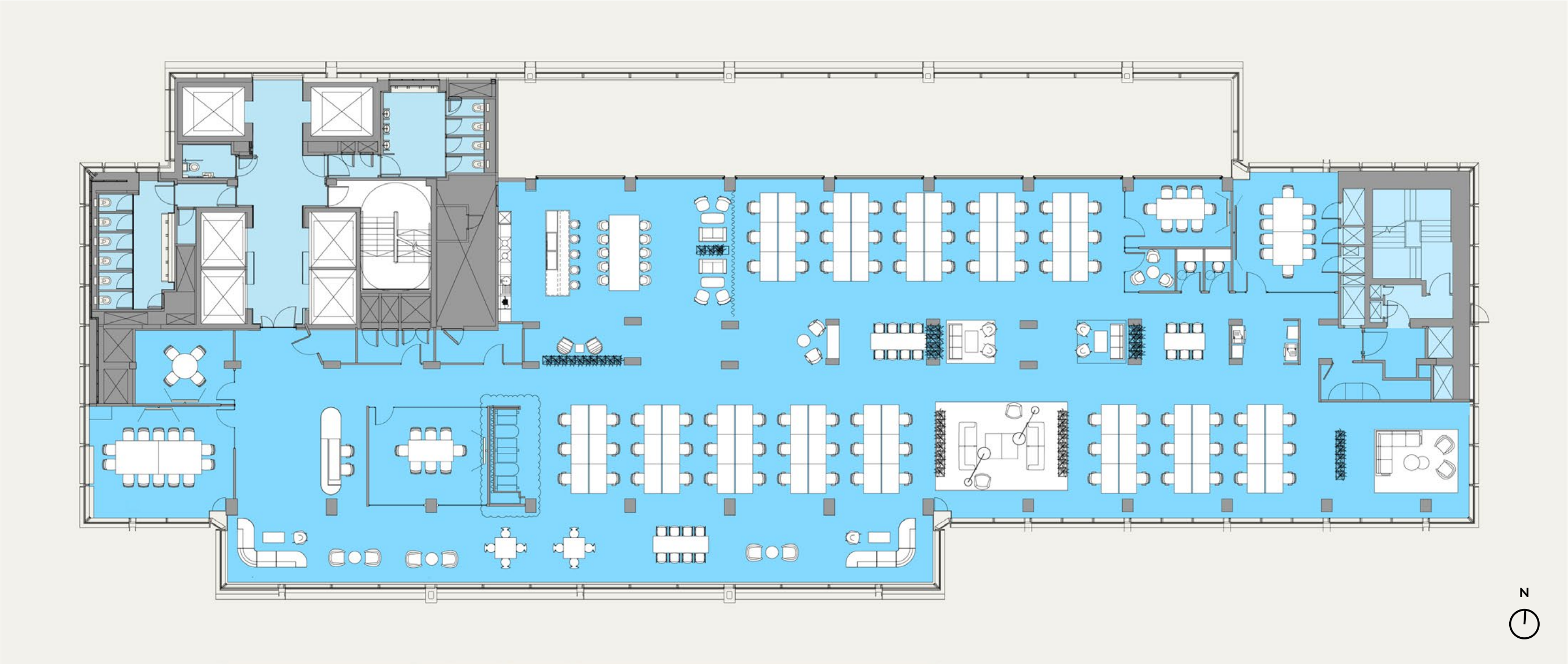
Level 5
10,044 sq ft

DESKS	
Desk Count	112
Hot-desking	30
Total	142

MEETING ROOMS	
6 meeting rooms	
1 x 14	person meeting room
1 x 10	person meeting room
2 x 8	person meeting rooms
1 x 4	person meeting room
1 x 3	person meeting room

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

Not drawn to scale.

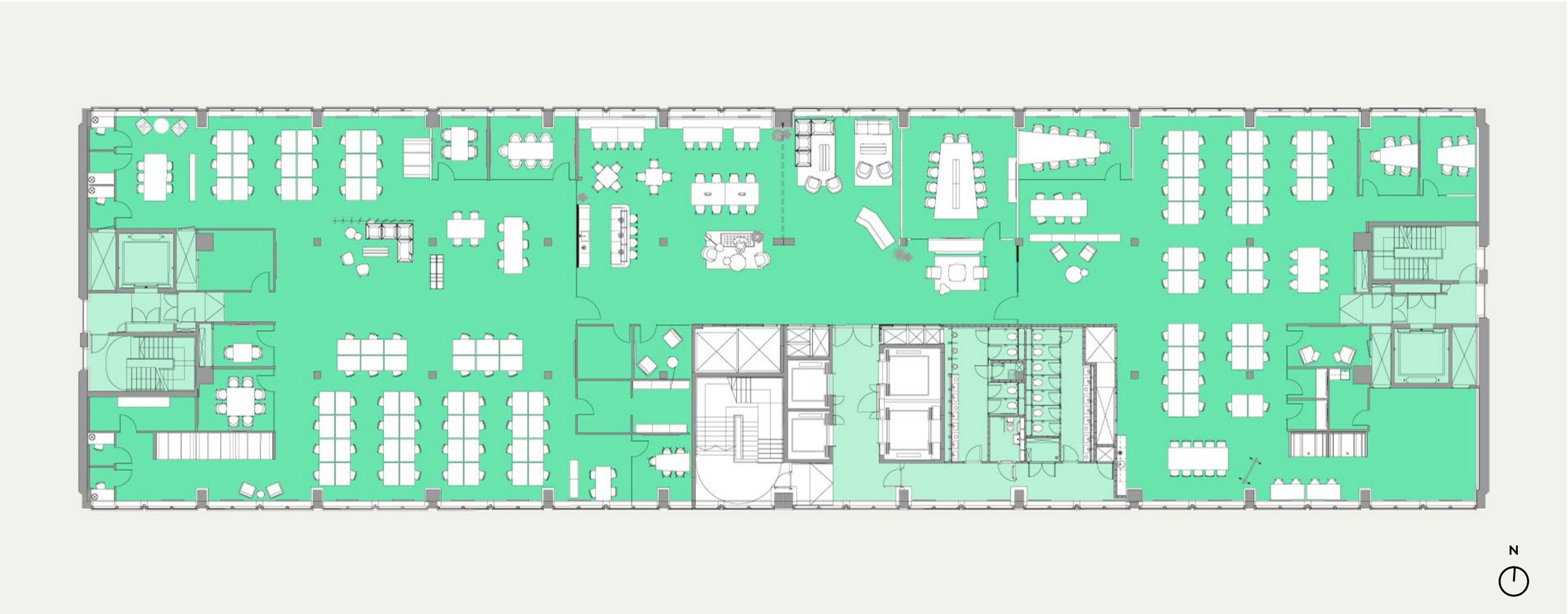


Level 6
9,548 sq ft

DESKS		MEETING ROOMS		FEATURES
Desk count	100	6 meeting rooms		Reception
Hot-desking	30	1 × 14	person meeting room	Large kitchen
Total	120	1 × 10	person meeting room	Bar/drinks point
		2 × 8	person meeting rooms	Breakout spaces
		1 × 4	person meeting room	Comms room
		1 × 3	person meeting room	Storage
		2 × 1	person phone booths	

Not drawn to scale.

The Warehouse



Level 7
12,398 sq ft

DESKS	
Desk count	104
Hot-desking	c.40
Total	104

MEETING ROOMS	
10 meeting rooms	
2 x 12	person meeting rooms
2 x 10	person meeting rooms
2 x 6	person meeting rooms
2 x 5	person meeting rooms
2 x 4	person meeting rooms
2 x 2	person zoom rooms
9 x 1	person phone booths
8 x 4	person meeting booths
4 x 2	person meeting booths

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

Not drawn to scale.

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