



THE TOWER

THE BOWER, EC1

GRADE A FULLY FITTED OFFICE SPACE TO LET
10,000 – 20,000 SQ.FT

DeVono

OVERVIEW

DeVono are delighted to offer the 7th – 9th floors, The Tower, The Bower, EC1- which provides up to 20,000 sq.ft of fully fitted grade A office space on top of Old Street.

The 7th – 9th floors are located in the Tower Building which forms part of the wider development. The striking Tower building with a contemporary glass façade. It provides 188,000 sq ft of office accommodation arranged over 17 floors in the heart of Old Street. The three floors are available with the benefit of an excellent fit-out which is provided by the existing tenant. The available floor boasts excellent views across Old Street, Shoreditch and the wider City. The accommodation currently provides:

7TH FLOOR

- ✓ 92 x workstations
- ✓ Large kitchen and break out area
- ✓ 4 x meeting rooms
- ✓ 2 x huddle space
- ✓ Boardroom

8TH FLOOR

- ✓ 146 x workstations
- ✓ 4 x meeting rooms
- ✓ 2 x boardrooms
- ✓ 4 x huddle spaces
- ✓ Built in reception
- ✓ Tea Point

9TH FLOOR

- ✓ 144 x workstations
- ✓ 4 x meeting rooms
- ✓ Library space
- ✓ 1 x boardroom
- ✓ 2 x huddle spaces
- ✓ Lounge area
- ✓ Tea point



SPECIFICATION & BUILDING AMENITY



EXCELLENT EXISTING
FIT-OUT



6 X HIGH
SPEED LIFTS



BREEAM
EXCELLENT



BIKE
STORAGE



DOUBLE HEIGHT
RECEPTION



PLATINUM
WIRED SCORE



EXCELLENT SHOWER
AND CHANGING
FACILITIES



4-PIPE FAN COIL
SYSTEM

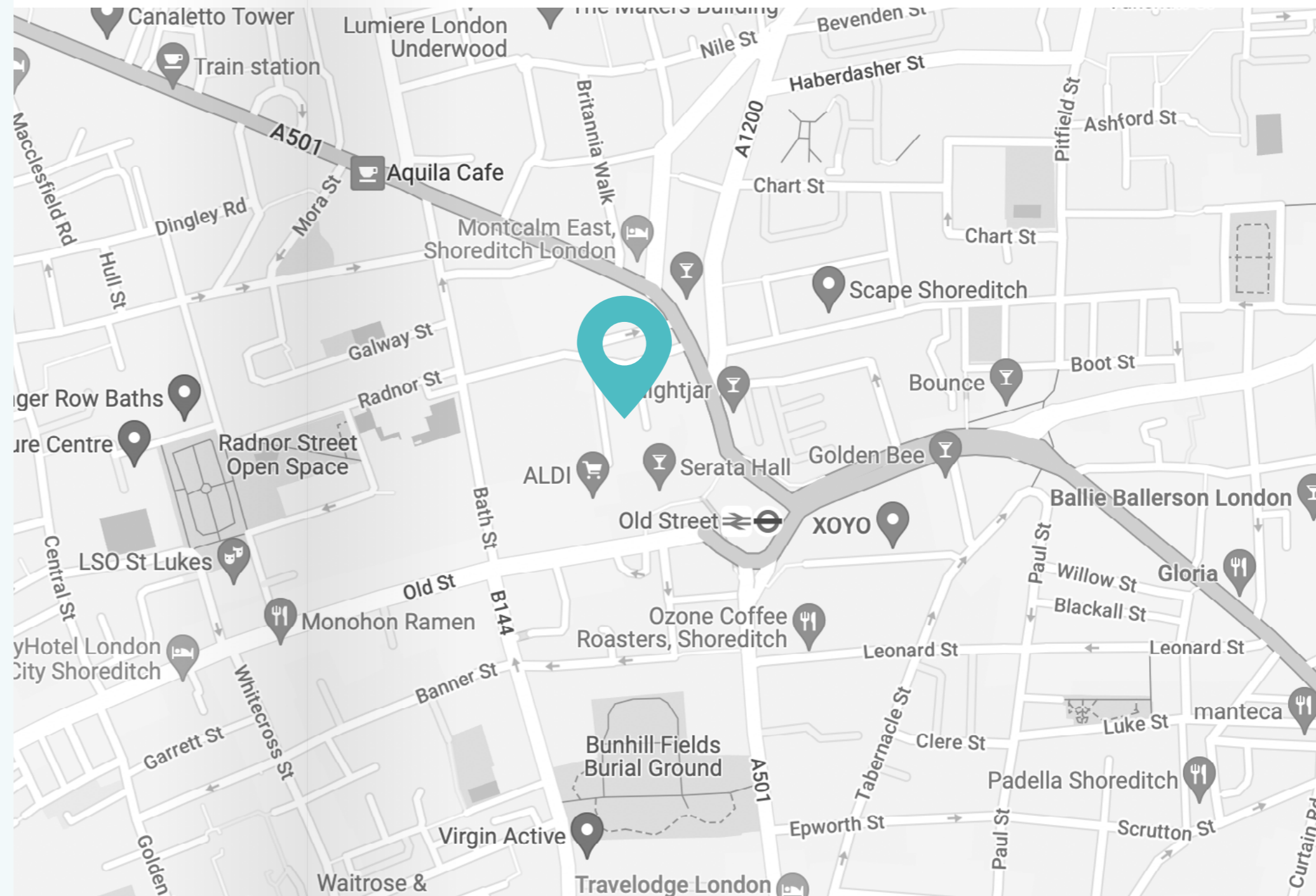
LOCATION

The Bower benefits from excellent transport links providing access to the rest of London and beyond.

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 is only a 10 minute walk away. The area will be further improved, directly in front of The Bower, by TFL's plans to transform Old Street roundabout into a more pedestrian and cycle-friendly environment.



LOCATED NEAR A VARIETY OF AMENITIES SUCH AS EXCELLENT BARS & RESTAURANTS

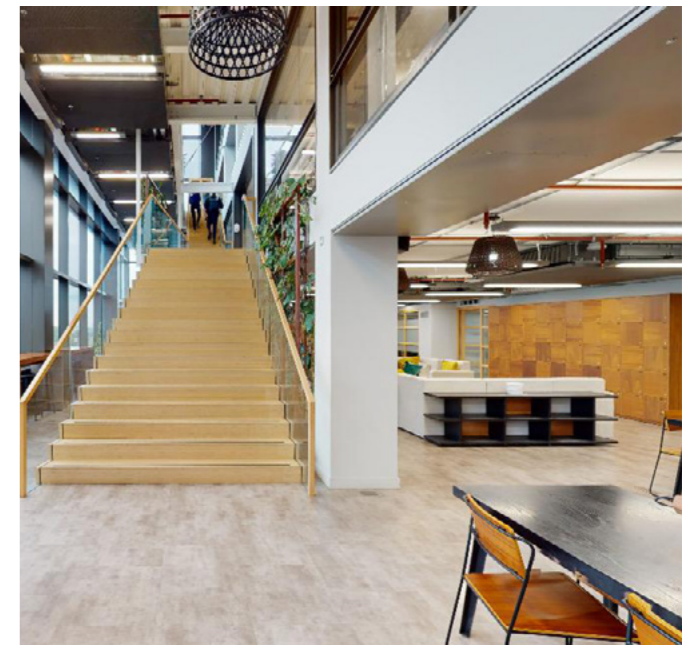
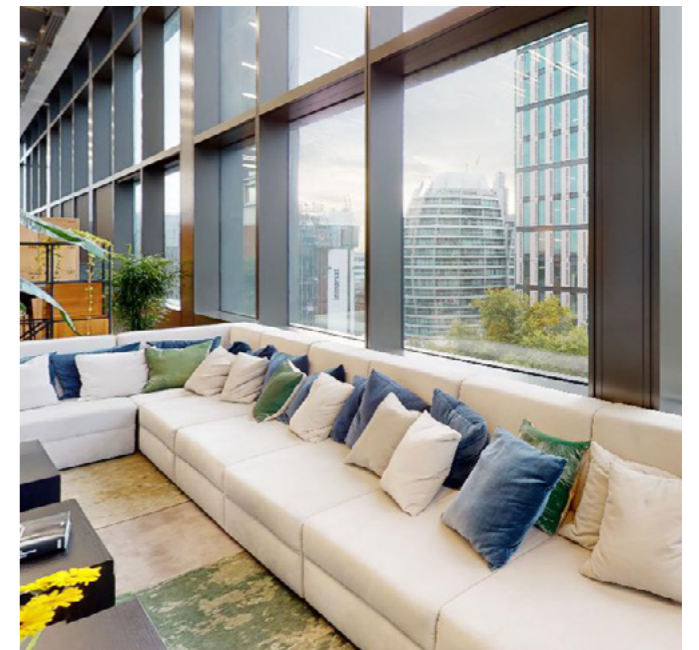
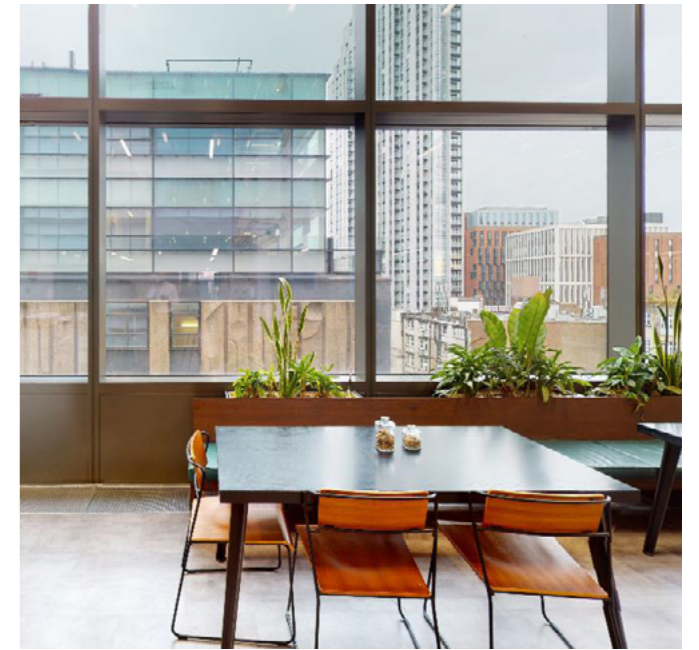


ACCOMMODATION

CURRENT LAYOUT - 10,000 – 20,000 SQ.FT

FLOOR	SIZE (SQ FT)
9th	10,075
8th	9,537
7th	10,032

EXAMPLE LAYOUT 8TH FLOOR



TERMS

Each floor is available by way of an assignment of the existing lease(s) expiring September 2027.

Quoting Rent	POA
Business Rates	£24.68 per sq.ft
Service Charge	£13.09 per sq.ft

EPC

B

MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

CONTACT

Viewings strictly by appointment with DeVono.

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