

# Compton

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## Old Street

The Tower, The Bower  
207 Old Street  
EC1V 9NR

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Four redesigned and refurbished,  
fully fitted and furnished, floors  
within this iconic Old Street Campus!

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## For Rent

9,499 to 39,133 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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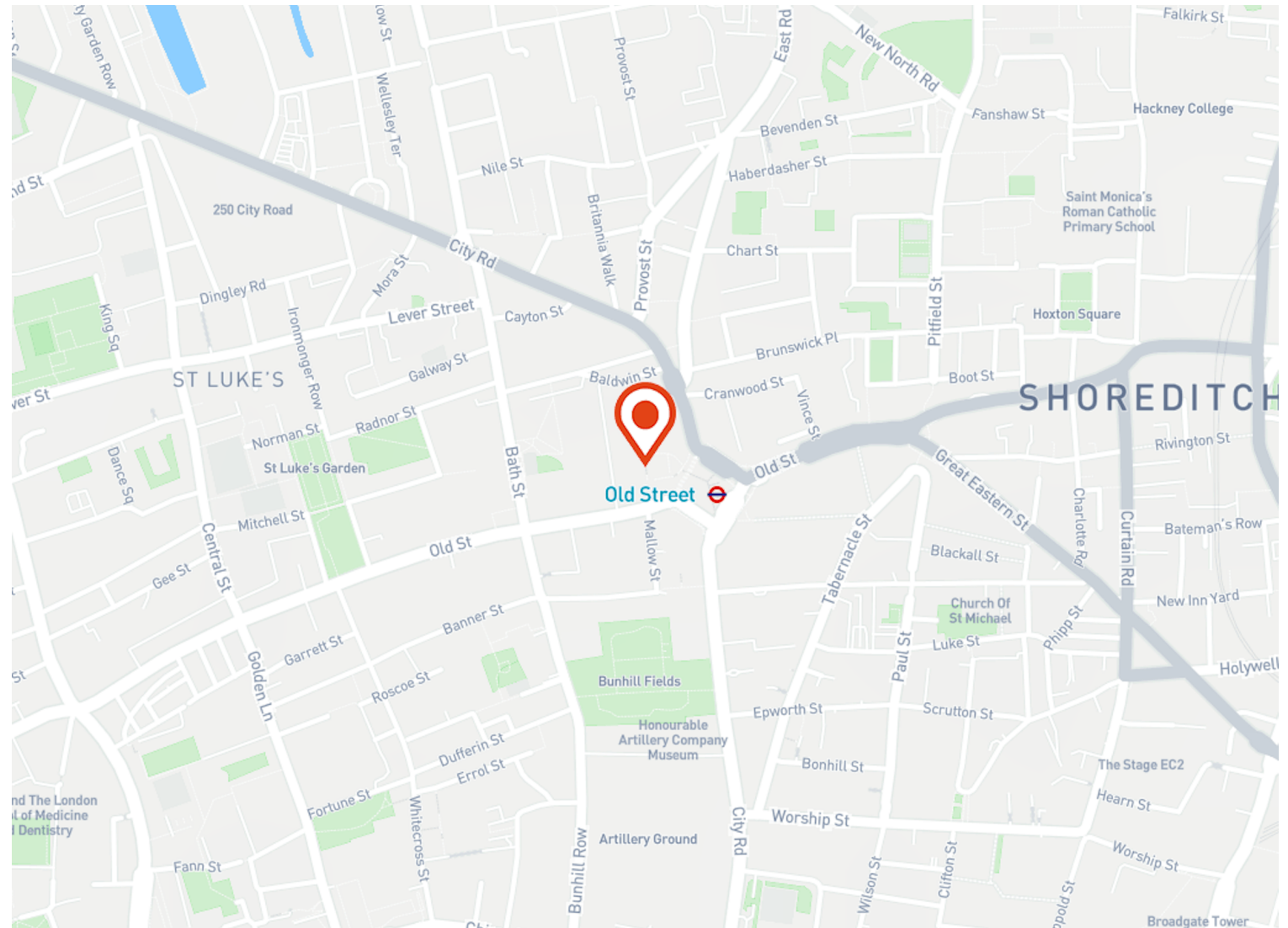
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## Location

The Bower sits in the heart of one of the most vibrant and easily accessible districts in the capital. This world-renowned cultural quarter of East London is home to some of the most talked about restaurants and bars in the city, along with a wide array of artisan retailers and independent businesses. Both innovative start-ups and major names in the creative industries are converging on the 24-hour neighbourhood with an authentic character all of its own.

The area is being improved, directly in front of The Bower, by TfL's transformation of Old Street roundabout into a more pedestrian and cycle friendly environment, creating new public space in a peninsula around the station and a new station entrance.

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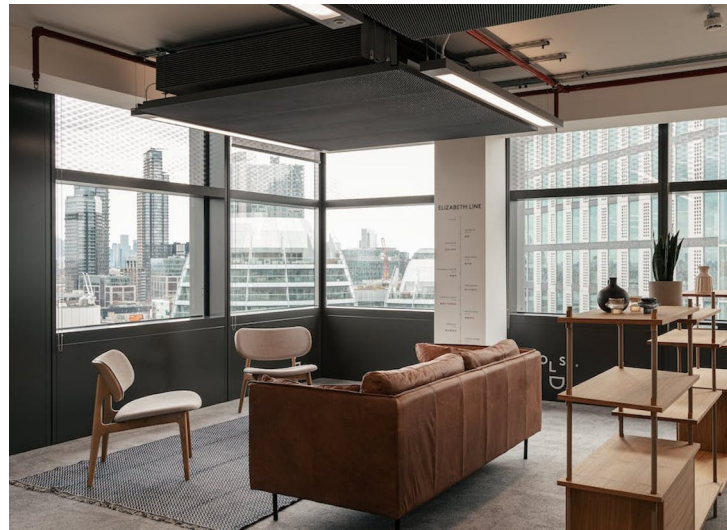
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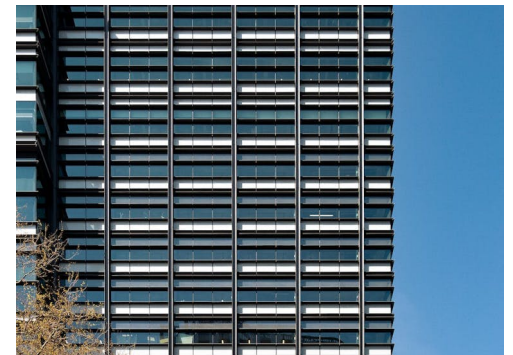
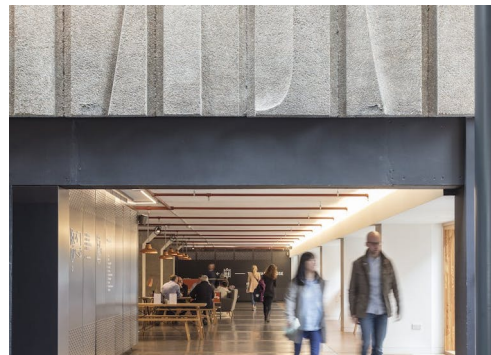
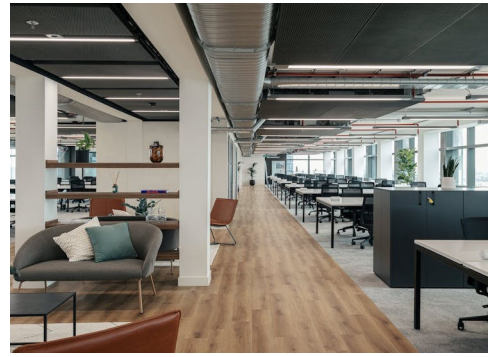
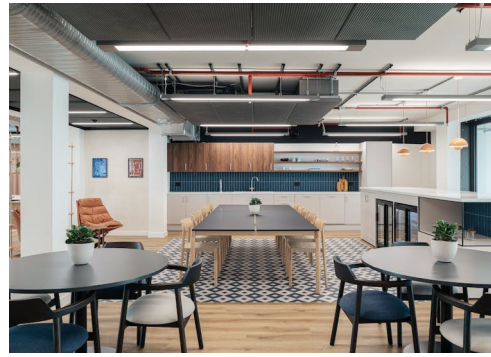
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## Amenities

- New Public Realm & Retail
- Impressive Cityscape views (From The Tower)
- Industrial aesthetic and exposed features combined
- 104 workstations
- 5x meeting rooms
- 4x meeting booths
- Large kitchenette area
- Superb Natural Daylight
- New Exposed Air Conditioning System
- New lighting / art installation within entrance lobby designed and curated by Jason Bruges Studio
- Fully Accessible Raised Floors
- Green and brown roofs for biodiversity
- Six passenger lifts
- 1:8 occupancy office floors
- 192 lockers
- 400 bike racks
- 20 showers
- BREEAM - Excellent rating
- WiredScore - Platinum
- EPC B

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## Description

The Tower is ideal for companies looking for spacious and impressive offices, with some of the largest floor plans in this part of the EC1 district. The 3rd & 4th floors will be delivered in a fully fitted and furnished condition.

The Bower is designed by award-winning architects AHMM and comprises a collection of three buildings, each with a distinct character, united in both purpose and integrity.

Three buildings, three distinct identities, one common purpose: to provide exceptional, modern office space of character and integrity, enhanced by substantial public spaces to work, socialise and engage within. All occupiers at The Bower benefit from the significant facilities and amenities located onsite.

A communal café and lounge where people from different companies and industries can meet, grab a coffee and a snack or just get away from the office to think and collaborate. This space is also available to occupiers for private functions and events.

Over one acre of landscaped, pedestrianised outside space including numerous places to sit and relax, and featuring public art from local, emerging artists. The 10 new retail spaces within the scheme have been let to some of London's most exciting food and beverage providers including Bone Daddies, Honest Burger, Crudo Cevicheria, Wagamama and Serata Hall.

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## Content

Watch the film



View on Website



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## Terms

New full repairing and insuring lease(s) for a term by arrangement  
direct from the landlord

## VAT

The property is elected for VAT

## Local Authority & Business Rates

The Business Rates provided are an estimate and Tenants should make  
their own enquiries with the London Borough of Islington.

## Images

All internal photos within this document are of the 14th floor.



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## Floor Areas & Outgoings

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High quality fully fitted & furnished workspace with unrivalled panoramic views across central London

Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
14th	9,568	£82.50	£20	£17.50	£95,680	£1,148,160	Under Offer
6th	9,548	£75	£19	£17.63	£88,820.27	£1,065,843.24	Available
5th	10,044	£75	£19	£17.63	£93,434.31	£1,121,211.72	Available
4th	9,499	£75	£19.87	£17.63	£89,053.13	£1,068,637.50	Available
3rd	10,022	£75	£18.90	£17.63	£93,146.14	£1,117,753.66	Available

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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07814 699 096

