

Compton

For Rent
**The Bower
Old Street EC1**



Two premium fully fitted floors on
Old Street with up to 37,856 sq ft
available!

For Rent

The Warehouse

The Bower
207 Old Street
Old Street EC1V

Size

18,112 - 37,856 Ft²

Fitout

Fitted

Description

Two premium, fully fitted floors have just come to market at The Warehouse, part of The Bower campus on Old Street, one of the capital's most in-demand office locations. Level One (19,744 sq ft) and Level Two (18,112 sq ft) are available individually or combined, offering up to 37,856 sq ft of contiguous, ready-to-occupy space connected by a removable interconnected stairwell.

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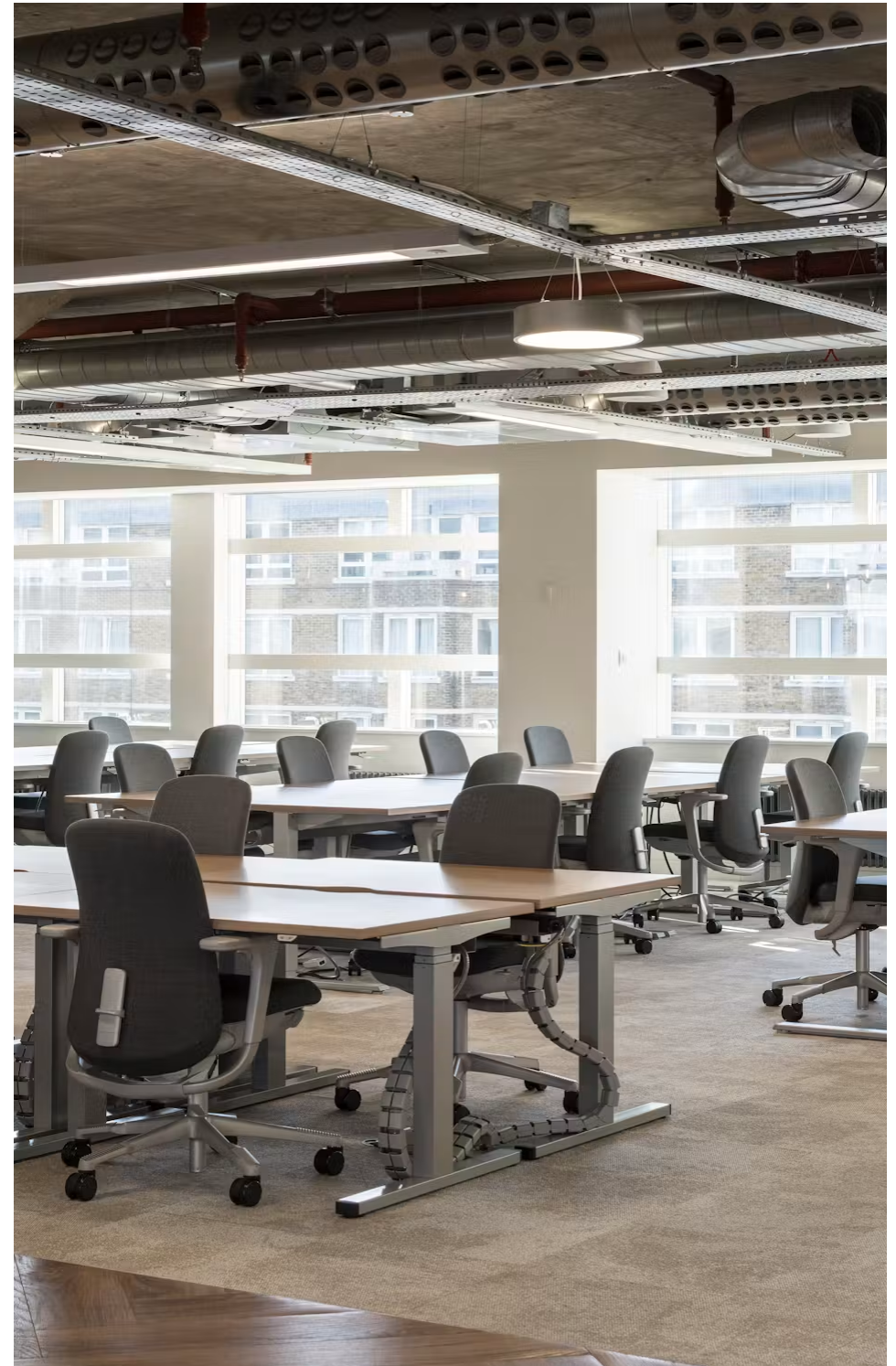
Fitout

Fitted

Description

Both floors arrive fully fitted, with generous floor-to-ceiling heights and an abundance of natural light throughout. Level One offers 6 large and 16 small meeting rooms alongside 8 phone rooms, while Level Two provides 5 large and 7 small meeting rooms with 6 phone rooms — each floor also including its own kitchen and breakout space, set within expansive open-plan work areas designed for collaboration and productivity.

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Click to Play



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7th Floor - Fitted & Furnished

Size

18,112 - 37,856 Ft²

Fitout

Fitted



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7th Floor - Fitted & Furnished

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8 — 15

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7th Floor - Fitted & Furnished



Reception



For Rent

The Warehouse

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Location

The Bower sits in the heart of one of the most vibrant districts in the capital, Old Street. 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. Immediately adjacent to Old Street station The Bower is directly connected to London's busiest commuter line. The Bower benefits from excellent connectivity, given it's situated just moments away from Old Street station (Northern Line and National Rail). The Elizabeth line is accessible from Liverpool Street, a 10-minute walk away, which provides high-speed services across London East to West.

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7th Floor - Fitted & Furnished



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Amenities

- Fully Fitted or CAT A
- Generous floor to ceiling height
- Floors to be taken as one with interconnecting staircase or separately
- Double height reception and coffee bar
- Fantastic natural light
- 26-30 meeting rooms in total
- 16 phone booths
- Large kitchen and breakout areas
- Best in class end-of-trip facilities

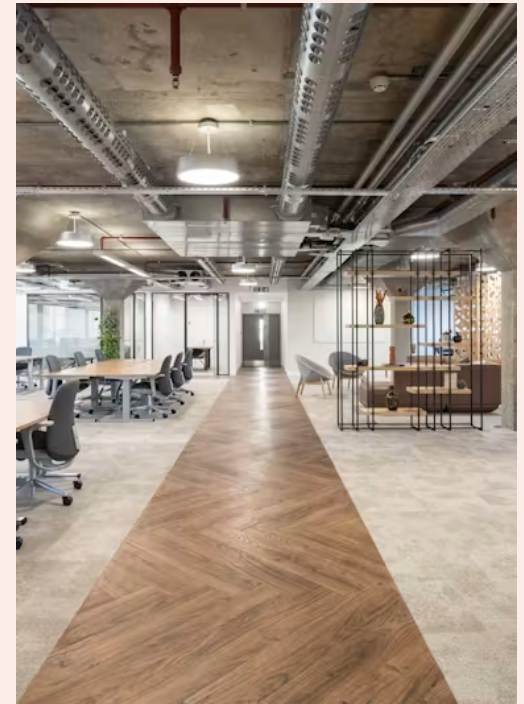
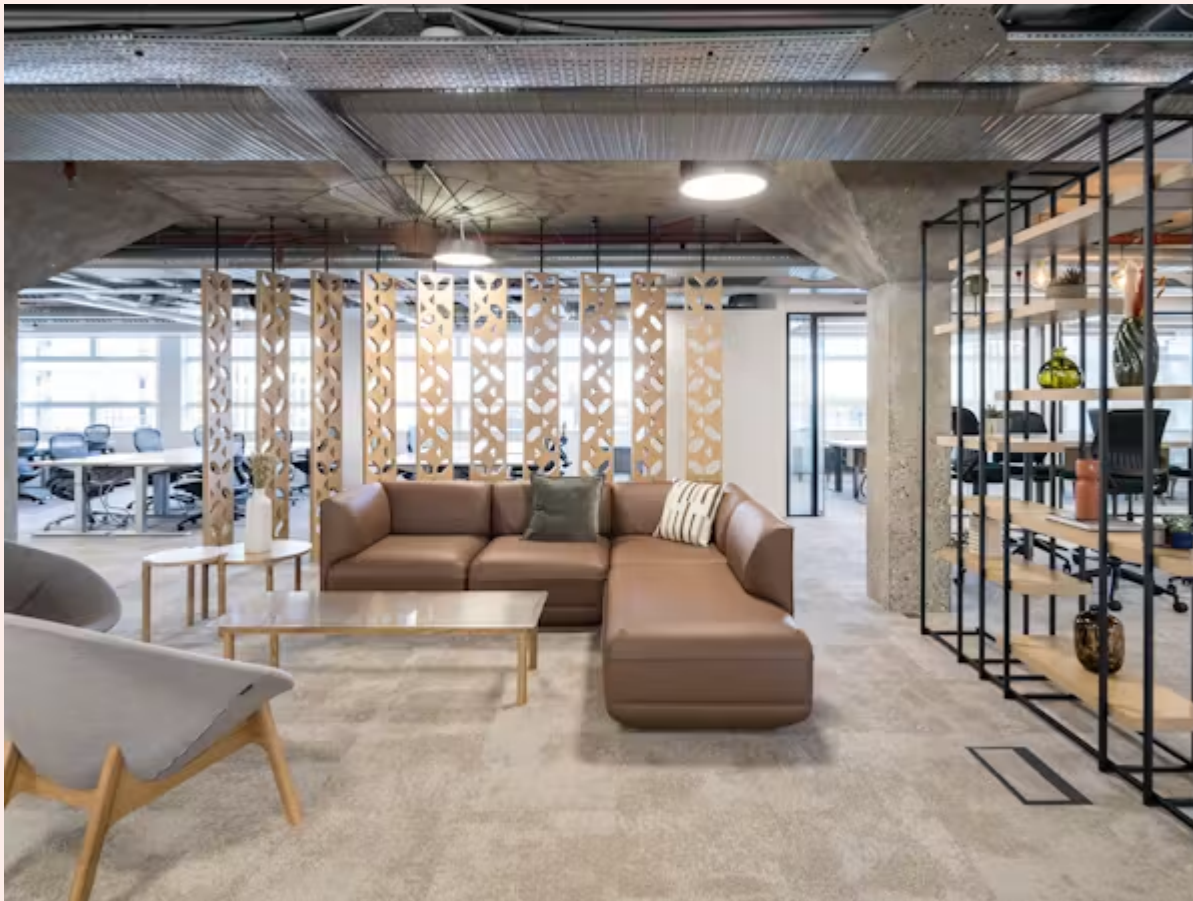


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7th Floor - Fitted & Furnished



7th Floor - Fitted & Furnished

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
2nd	18,112	-	£25	£17.63	£42.63	£64,342.88	£772,114.56	Available
1st	19,744	-	£25	£17.63	£42.63	£70,140.56	£841,686.72	Available

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Terms

New full repairing and insuring lease 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.

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

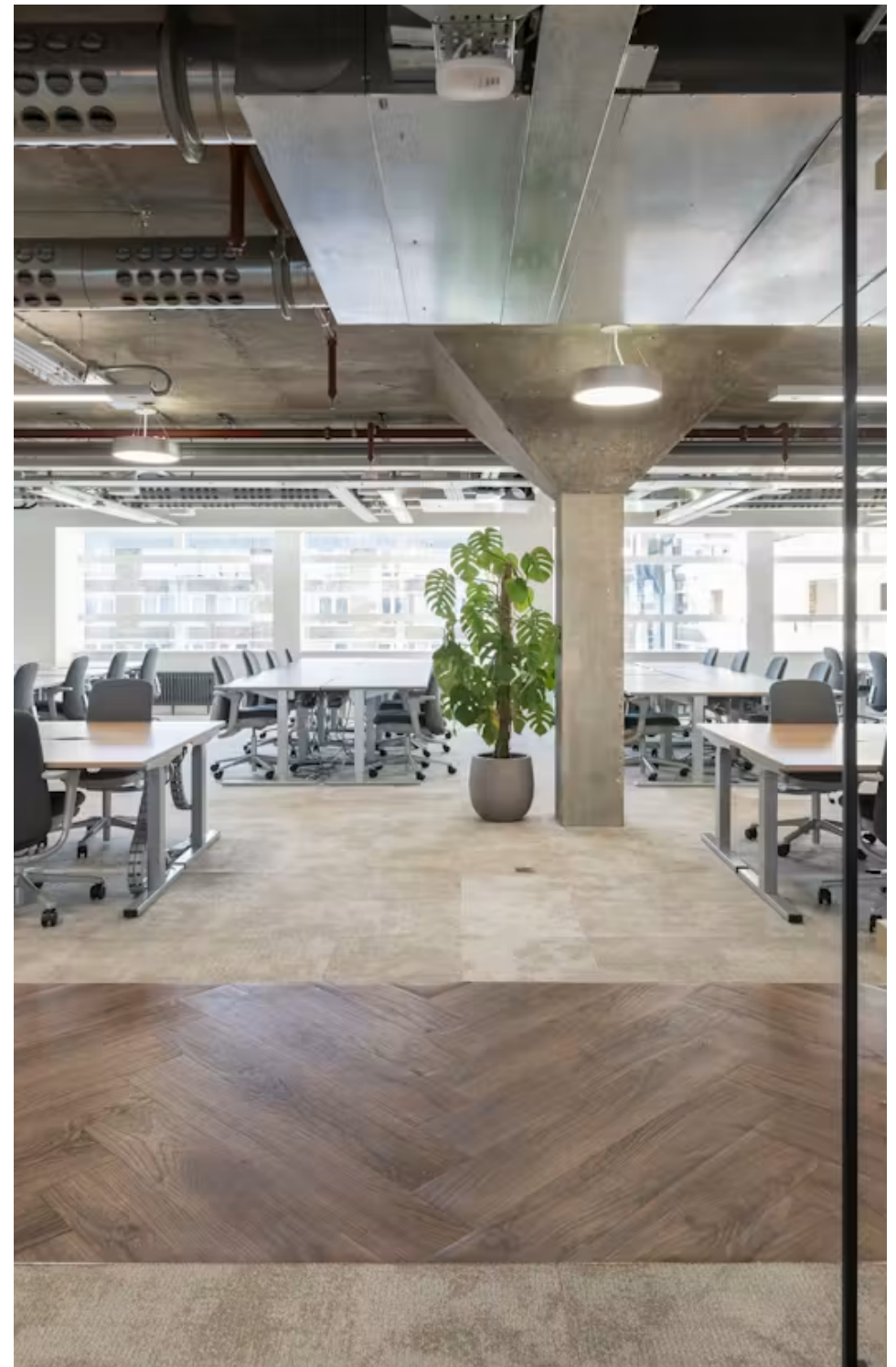
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