

*One One One*

# THE BOWER, THE TOWER, OLD STREET, LONDON, EC1

Modern Aesthetic Fused with Industrial Features  
9,568 sq. ft. to 11,331 sq. ft.



8 Percy Street, Fitzrovia, London, W1T 1DJ | +44 (0) 207 923 8620

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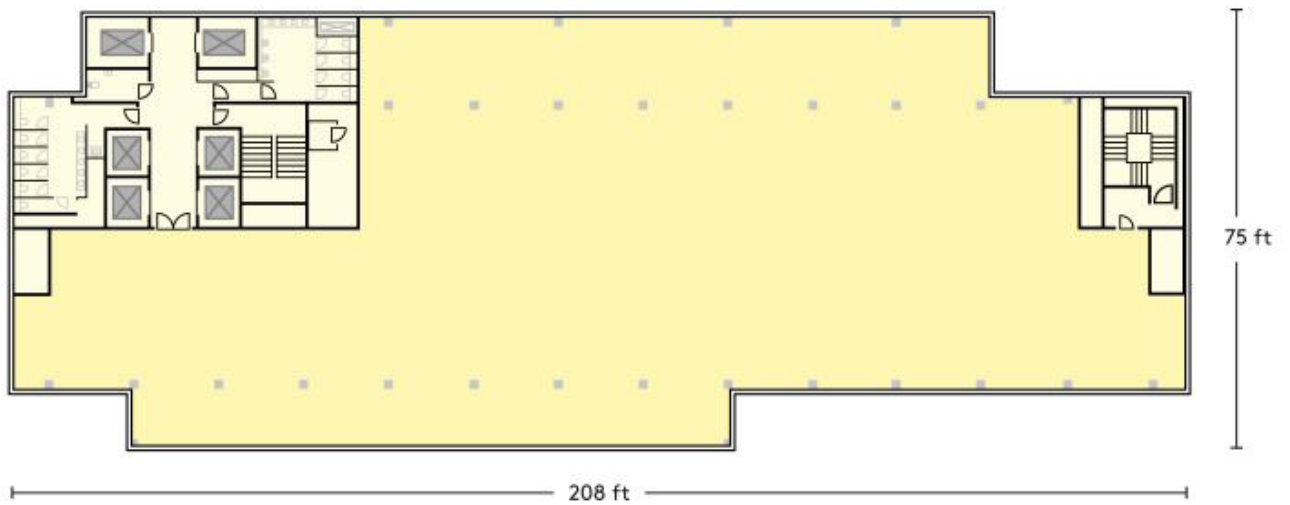
12th to 16th Floor  
9,568 sq. ft. to 11,331 sq. ft.

Guide Rent: £60.00 per sq. ft.

Business Rates: TBC per sq. ft.

Service Charge: £9.00 per sq. ft.

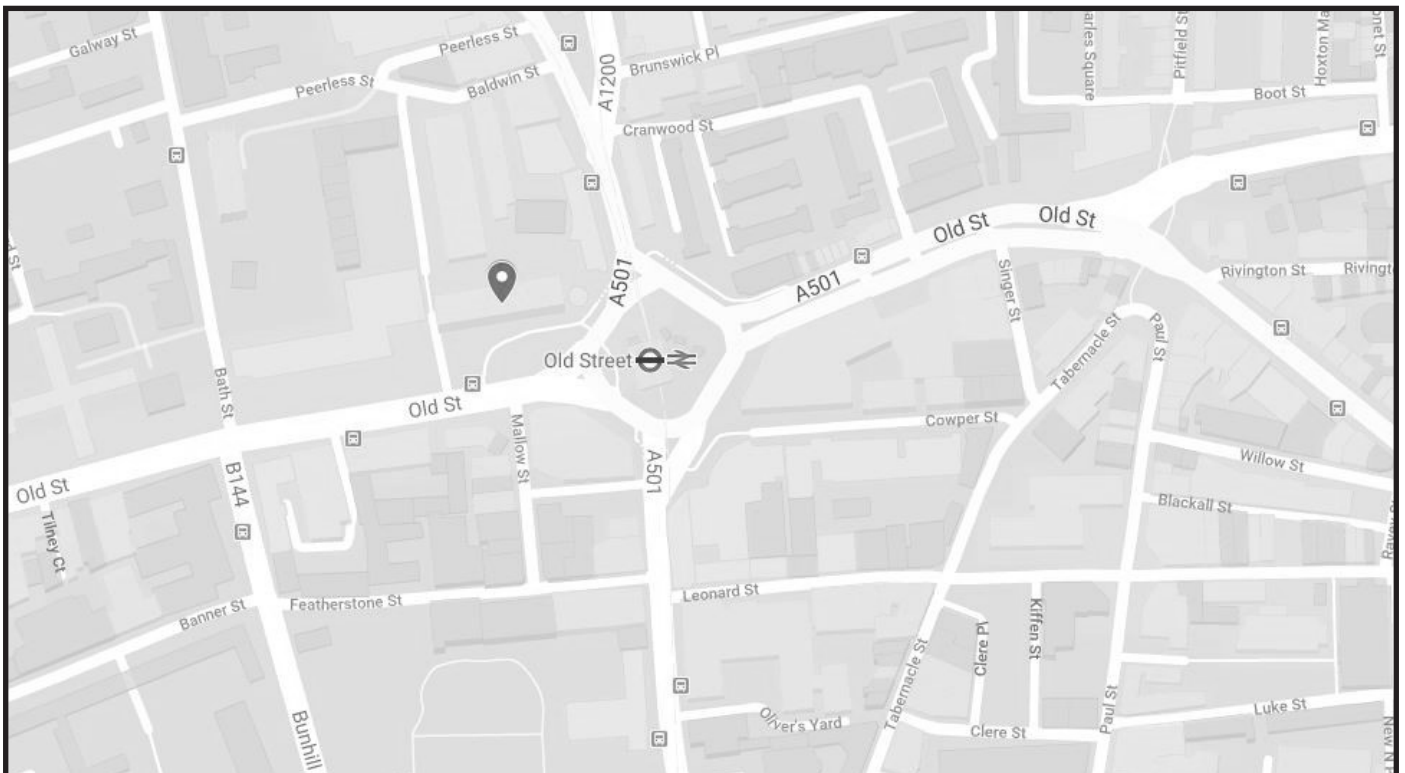
Security of Tenure: Set outside sections 24-28 the Landlord & Tenant Act 1954



Not to scale

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- Generous floor to ceiling height of 2.6m
- Top floors have impressive 3.6m floor to ceiling height
  - Impressive City views
  - Exceptional natural light
- Efficient rectangular floor plates
  - Modern aesthetic fused with industrial features
- Ceiling mounted fan coil units
- Can easily connect multiple floors via open mezzanines and connecting stairways
- Platinum Wired Score rating
  - Impressive café, lounge,
    - Shower rooms
    - On-site restaurants
  - 400 cycle storage spaces
- BREEAM rating of 'Excellent'



One One One is a tenant only commercial real estate firm and does not claim to be marketing this property.

To arrange a viewing or for more information please contact a member of the One One One team on 020 7923 8620 or send us a message at [hello@oneadv.co.uk](mailto:hello@oneadv.co.uk).

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