

THE

BOWER

OLD ST.

The Tower

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The Bower is a landmark quarter for Old Street, featuring 320,000 sq ft of beautifully designed, modern, inspiring space and a vibrant new restaurant and retail destination.



The Neighbourhood



↑ Ace Hotel

A hip boutique hotel with sleek, minimalist, design led rooms.

The Bower sits in the heart of one of the most vibrant 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 this 24-hour neighbourhood with an authentic character all of its own.

Combining the ambition of Old Street's tech culture with the independent spirit of surrounding Shoreditch, The Bower further strengthens the area's reputation as one of London's most exciting places to do business.



↑ Brindisa

Authentic Spanish cuisine inspired by modern cooking and everyday, fresh ingredients.

→ The Modern Society

Fashion boutique and café.



↑ Albion

A local café and shop, with an in-house bakery and cake counter specialising in British made fare.

↓ Tramshed

Hix's Tramshed, where steak and chicken are the order of the day.



→ That Flower Shop

Simple, stylish flowers, beautifully presented.



Around The Bower

Under 5 Minutes Walk

Eat, Drink, Play

Beers London

An exhibition programme dedicated to the exploration of relevant issues through progressive, contemporary art.

Nightjar

A Shoreditch speakeasy where drinks are delivered and created with a sense of theatre.

Ozone Coffee

A well-established speciality coffee roastery committed to coffee excellence.

Lantana Cafe

A little bit of Australia in Shoreditch. Open for breakfast, lunch and dinner.

The Modern Pantry

The desire to please and excite the plate by fusing everyday cooking with modern ingredients.

Pitfield

An interiors and lifestyle shop, café and exhibition gallery attracting the creative and curious.

Happiness Forgets

Hip speakeasy bar in a tiny low-lit basement, serving cocktails shaken by professional mixologists. A regular haunt for London liquor lovers.

Places To Stay

Z Hotels

Z Shoreditch is located in Empire House, offering guests luxury and comfort in a hotel that's right in the heart of city life.

M by Montcalm

Montcalm brings luxury to the heart of Shoreditch with their latest original and stylish hotel.

Under 10 Minutes Walk

Eat, Drink, Play

Victoria Miro Gallery

The gallery promotes great and innovative artists from around the world.

Friends of Ours

Cozy contemporary coffee shop with great atmosphere serving brunch and speciality coffee.

The Hoxton Grill

A neighbourhood restaurant in the heart of Shoreditch, set in The Hoxton Hotel.

House of Hackney

Luxury British interiors, fashion and lifestyle brand that reworks tradition for a new generation.

Kemistry Gallery

An independent design gallery exhibiting the work of outstanding designers.

The Book Club

Eclectic all-day menu plus ping pong and packed calendar of workshops, music and poetry.

Present

A contemporary retail space and coffee shop.

Palatino

Industrial-style spot serving Roman-influenced dishes and Italian wines, with takeaway options too.

Places To Stay

The Hoxton Hotel

Combining sleeping, eating and drinking in the heart of Shoreditch.

South Place Hotel

With interiors by Conran + Partners, this 80 bedroom hotel is an example of London's energy and culture.

Under 15 Minutes Walk

Eat, Drink, Play

The Barbican

Hosting classical and contemporary concerts, theatre performances, film screenings and art exhibitions.

Pizza East Shoreditch

Rustic hand-made pizzas, plus seasonal wood oven-cooked dishes and daily specials.

Shoreditch House

A private members' club and hub for the local creatives.

Sunspel

A pioneer in British craftsmanship, producing simple, everyday clothing.

Lyle's

Stripped back dining room serves seasonal British fare as à la carte lunches & set suppers.

Rochelle Canteen

An airy, modern canteen for the creatives working there and those lucky outsiders in the know.

Spitalfields Market

London's oldest market offering food, fashion, interiors and original artworks.

The Old Truman Brewery

Home to a hive of creative businesses, shops, galleries, markets, bars & restaurants.

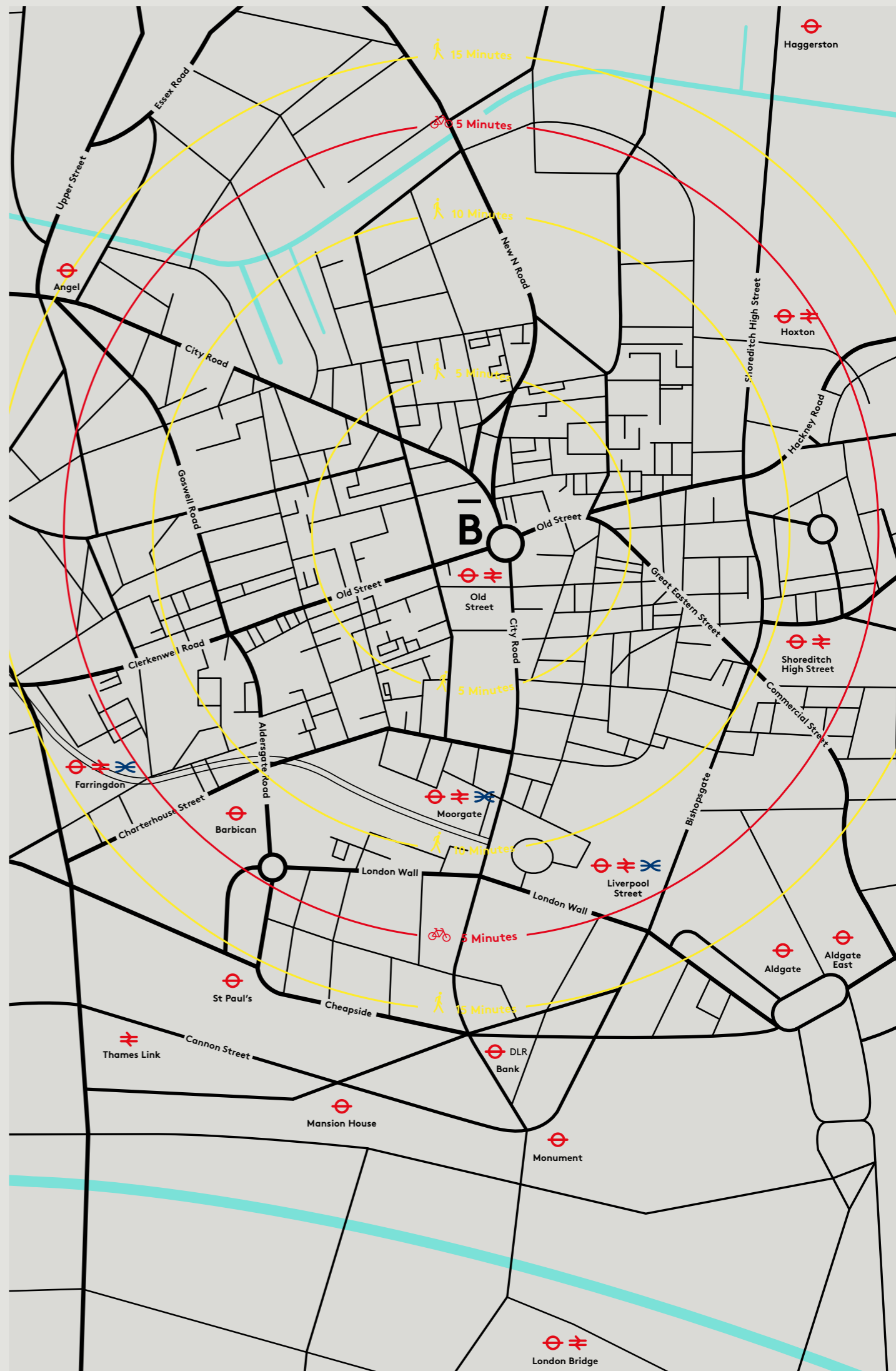
Places To Stay

The Boundary

Individually designed guest bedrooms, suites and a rooftop garden created by Terence Conran.

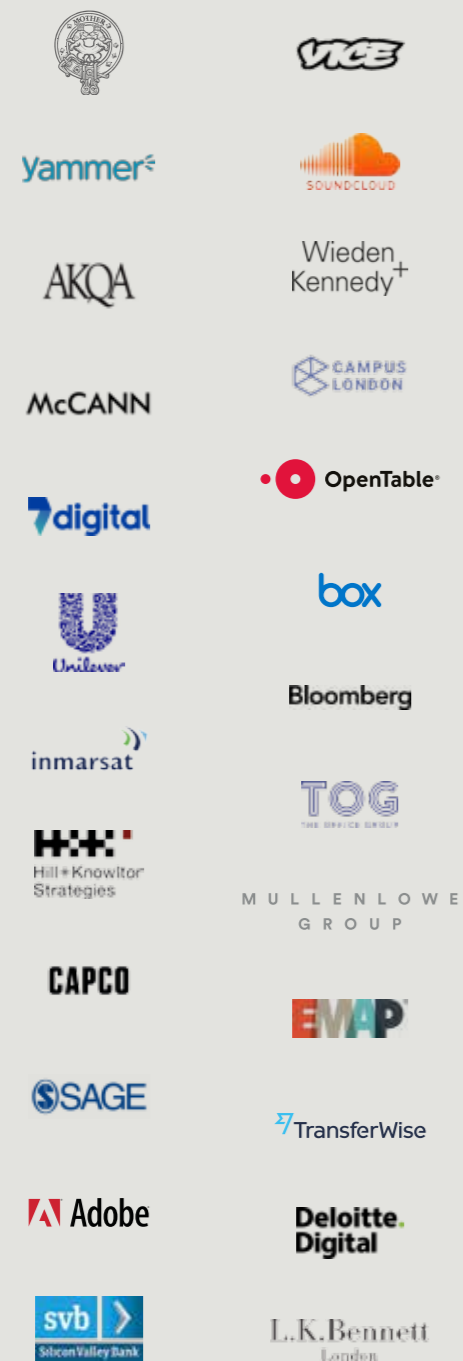
Ace Hotel

A hip boutique hotel with sleek, minimalist, design led rooms.



Local Companies

Old Street has become the business address of choice for a huge range of companies from local to global, all with a common desire to be located in the UK's talent hotspot. From lean start ups and creative tech companies to FTSE 250 brands with global reach, The Bower creates an inspiring environment where businesses of all sizes can thrive.



Transport

The Bower is moments from the Underground, a 15 minute ride to the Eurostar and less than 45 minutes from Heathrow, putting global business opportunities on your doorstep. The nearest Crossrail station will be just a 10 minute walk from the building.

Underground / Crossrail

Travel times from Old Street Station

⊕ ⊖ ⊗	Moorgate	2 min
⊕ DLR	Bank	4 min
⊕ ⊖	King's Cross	5 min
⊕ ⊖	London Bridge	6 min
⊕ ⊖	Euston	6 min
⊕ ⊖ ⊗	Liverpool Street	8 min
⊕ ⊗	Canary Wharf	10 min
⊕ ⊖ ⊗	Farringdon	11 min
⊕	Oxford Circus	14 min
⊕ ⊖	Victoria	15 min
⊕ ⊖	Waterloo	15 min
⊕ ⊗	Tottenham Court Rd	16 min
⊕ ⊗	Paddington	22 min

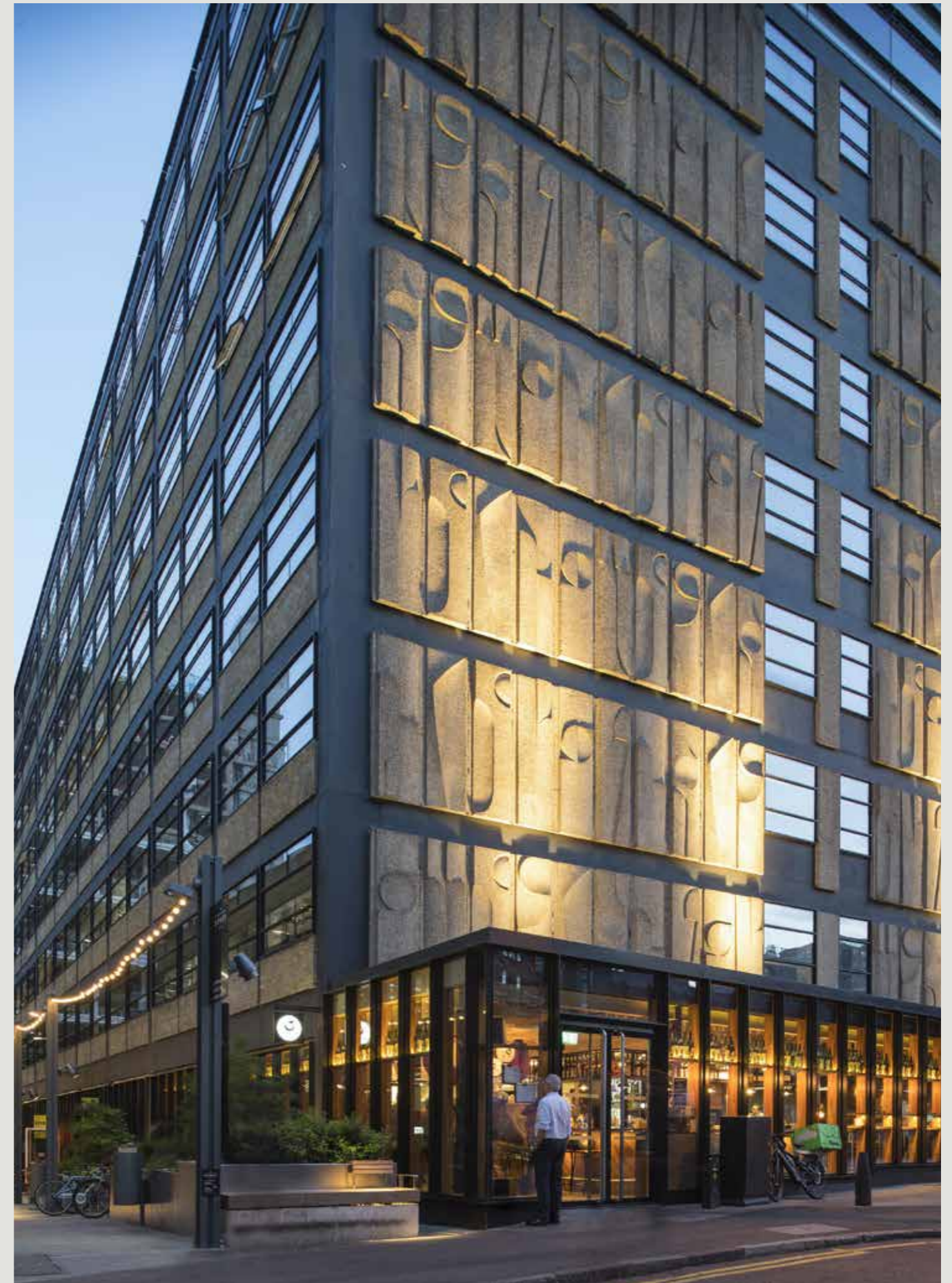
Airports

Travel times from Old Street Station

London City	30 min
Gatwick	45 min
Heathrow	45 min
Luton	45 min
Stansted	60 min

Buses

London Bridge	21,43,141
Oxford Circus	55
Waterloo	76,243
Canary Wharf	135
Paddington	205
Liverpool Street	214
Moorgate	271
Islington	394



↑ View of The Warehouse at The Bower from Baldwin Street.

In The Bower

It doesn't have to all be about the hard graft, with some of London's hottest food and beverage names within The Bower there is no shortage of places to unwind and refuel. Bone Daddies brings contemporary Japanese dining to the table, The Draft House can pour the perfect craft beer and Z Hotels offers your clients a comfortable night's rest before that early morning meeting.



← Enoteca da Luca

Serving up delicious Italian food and wine in their beautifully positioned, three storey restaurant.

→ The Draft House

Taking craft beer seriously, The Draft House provides the perfect spot for after work refreshment.





↑ Shoreditch Grind

An Old Street landmark, Shoreditch Grind marks the south east corner of The Bower.



← Honest Burger

One of the very best quality burger offers in London available at The Bower.

↓ Gymbox

Exercise with attitude in the heart of Old Street.



↑ Z Hotels

Their compact boutique format offers the perfect place to rest your head after a busy day at The Bower.



↑ Franzè & Evans

Based in The Hub, Franzè & Evans offers freshly prepared food in a relaxed setting.



→ Enoteca da Luca

Serving freshly made, wood fired pizzas from their sunlit terrace.



↑ **Bone Daddies**

Enjoy delicious ramen and fluffy steamed buns at Bone Daddies.

→ **Maki**

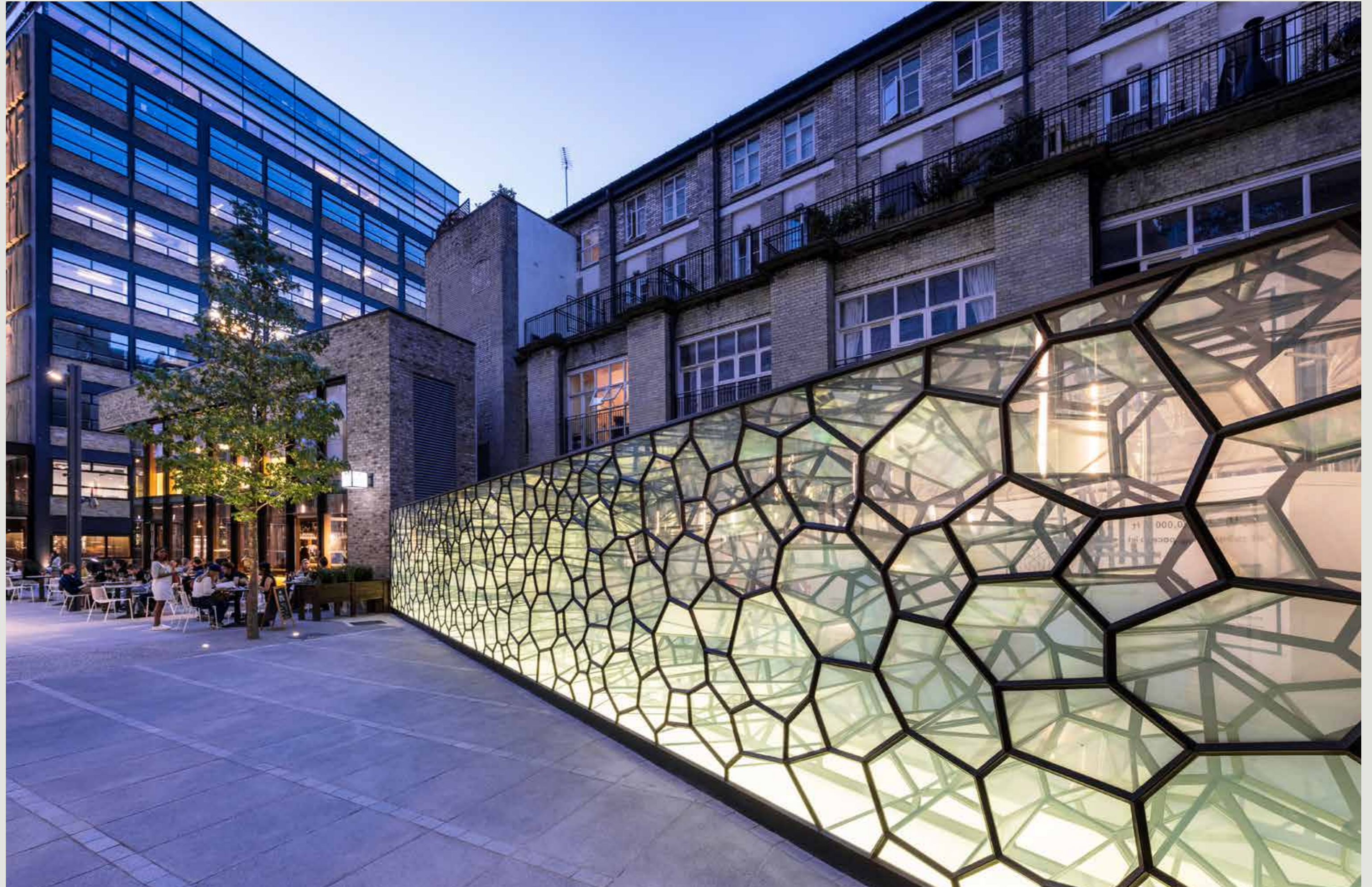
Offering the high street's finest take away sushi.



↓ **Ceviche**

Soho favourite Ceviche in Empire House on Baldwin Street.





→ Art Wall

A 21m long public landmark to celebrate the area's local heritage.

The Development

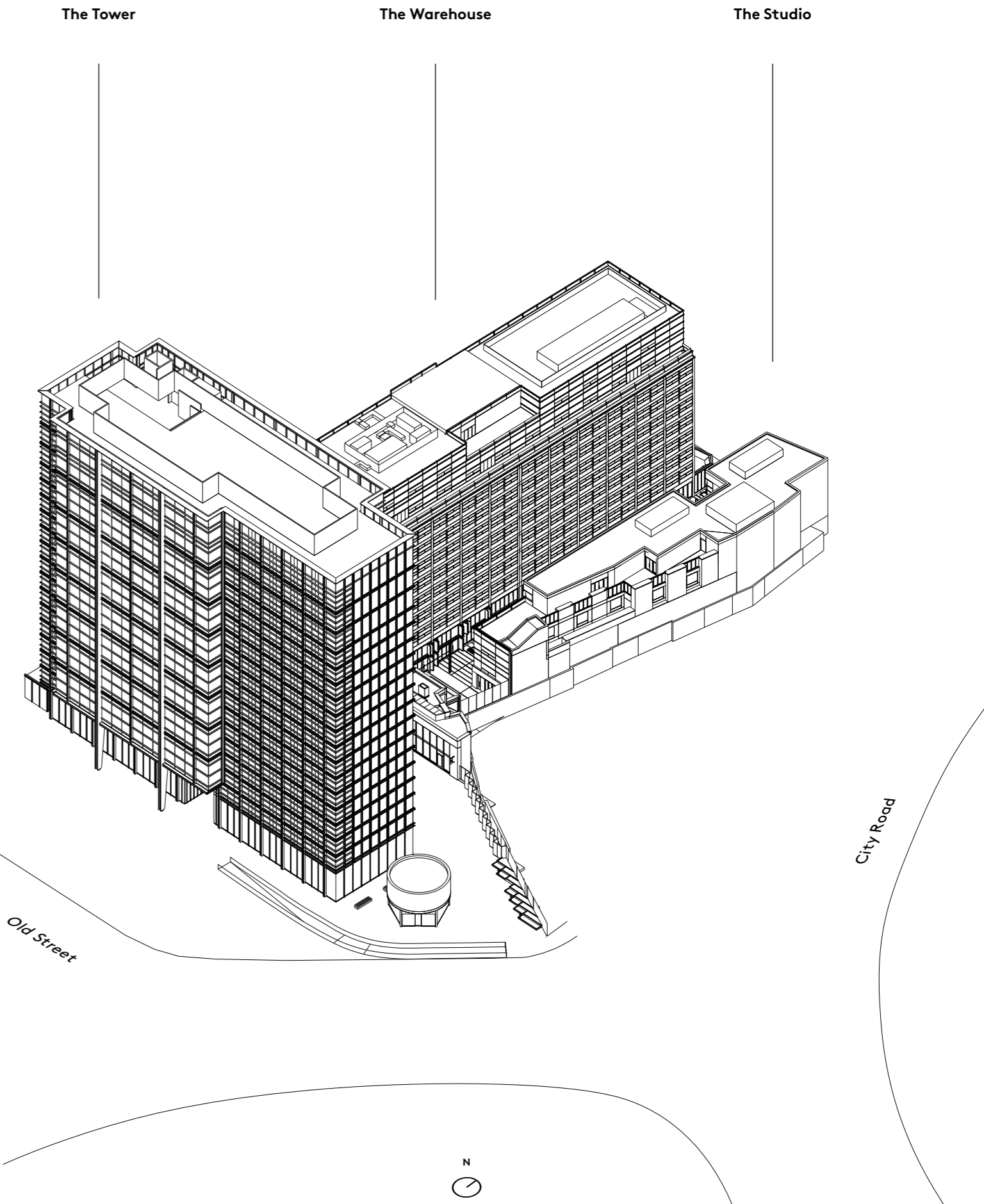
Three distinct buildings designed with a common vision: to provide exceptional, modern office space with character and integrity.

The Bower is a new development created by award winning architects AHMM, the team behind some of the most iconic and inventive buildings in London.

Conceived as the centre of a new community that thrives on creativity and innovation, it offers a contemporary environment for business, surrounded by inviting public spaces, bars and restaurants.

The three buildings all have access to:

- The Hub, a communal café and lounge for collaborative work and socialising
- Over an acre of landscaped outside space including public art from local and international artists
- Ten new retail spaces let to some of London's best dining and drinking destinations, alongside the landmark Shoreditch Grind coffee house
- Dramatic double-height reception
- Over 400 cycle storage facilities and generously proportioned lockers and shower rooms

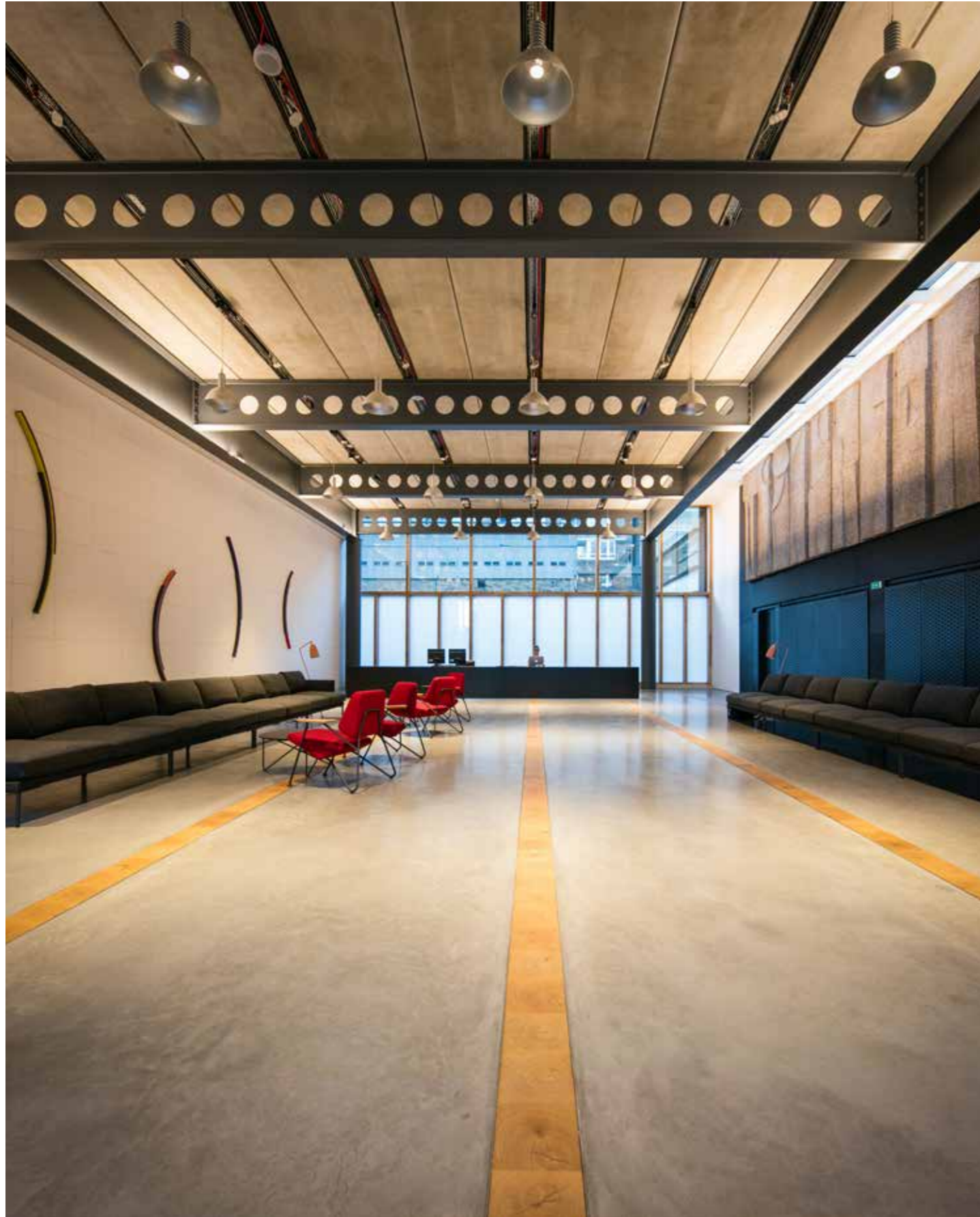




→ The Tower will provide a striking new landmark immediately adjacent to Old Street Underground Station.



← The new double-height cut through gives a central access point to The Bower and leads directly to The Mews behind.



← The impressive, double-height reception internalises the original building's period features.

↑ The reception leads directly into The Hub and will provide a link between The Tower and The Warehouse.



← The Hub

Café operator Franzè & Evans offers a relaxed atmosphere for breakfast, lunch or an afternoon break.

↓ The Hub

Providing breakout space for impromptu meetings or somewhere to work away from your desk.



↑ High speed lifts provide fast transit to tenant floors.



↑ The Bower offers light and contemporary changing facilities.



↑ A secure bike store with over 400 cycle spaces and lockers.







← The scheme has 35 showers with a modern and sleek design.




→ The Warehouse and Studio flank The Mews.

Phase 1 Occupiers

The Warehouse

Floor	Occupier	
9th Floor	 CBS Interactive	CBS Interactive is the premier online content network for information and entertainment.
8th Floor		
7th Floor	 stripe	Stripe builds powerful and flexible tools for internet commerce.
6th Floor		
5th Floor	FARFETCH	Farfetch is a leading online platform for high end fashion.
4th Floor		
3rd Floor	 ALLEGIS GROUP	Allegis Group provides businesses with a comprehensive suite of talent solutions.
2nd Floor		
1st Floor	 Pivotal	Pivotal is changing the world by building great software companies.

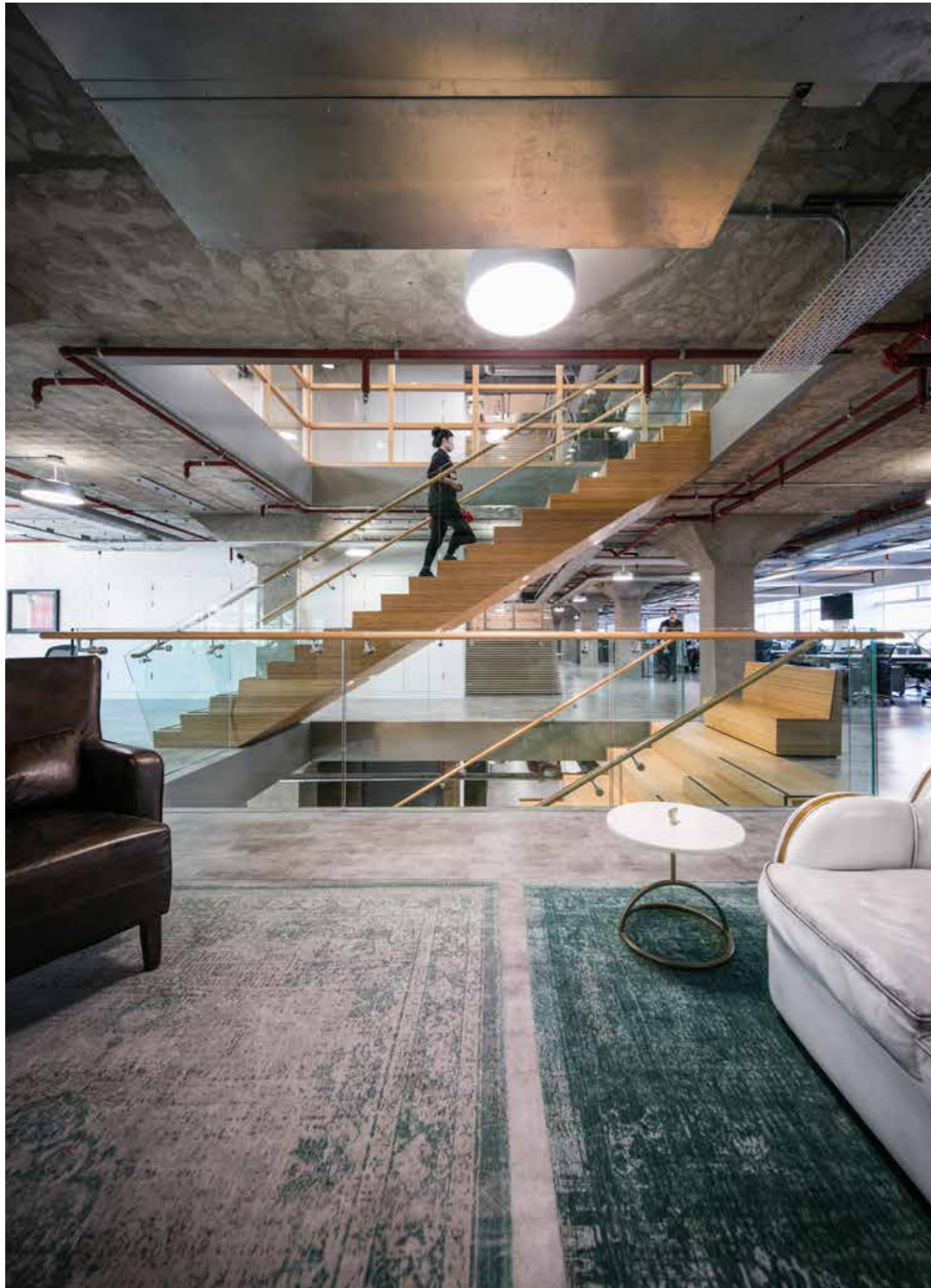
The Studio

Floor	Occupier	
3rd Floor		
2nd Floor	 JOHN BROWN	John Brown Media are world leaders in content marketing.
1st Floor		
Ground Floor		



↑ The Mews

Connecting The Tower,
The Studio and
The Warehouse.



← The Warehouse

Farfetch occupy three floors and have installed a central staircase for maximum connectivity and communication between their teams.

↓ The Warehouse

The Farfetch reception makes the most of the building's industrial features.



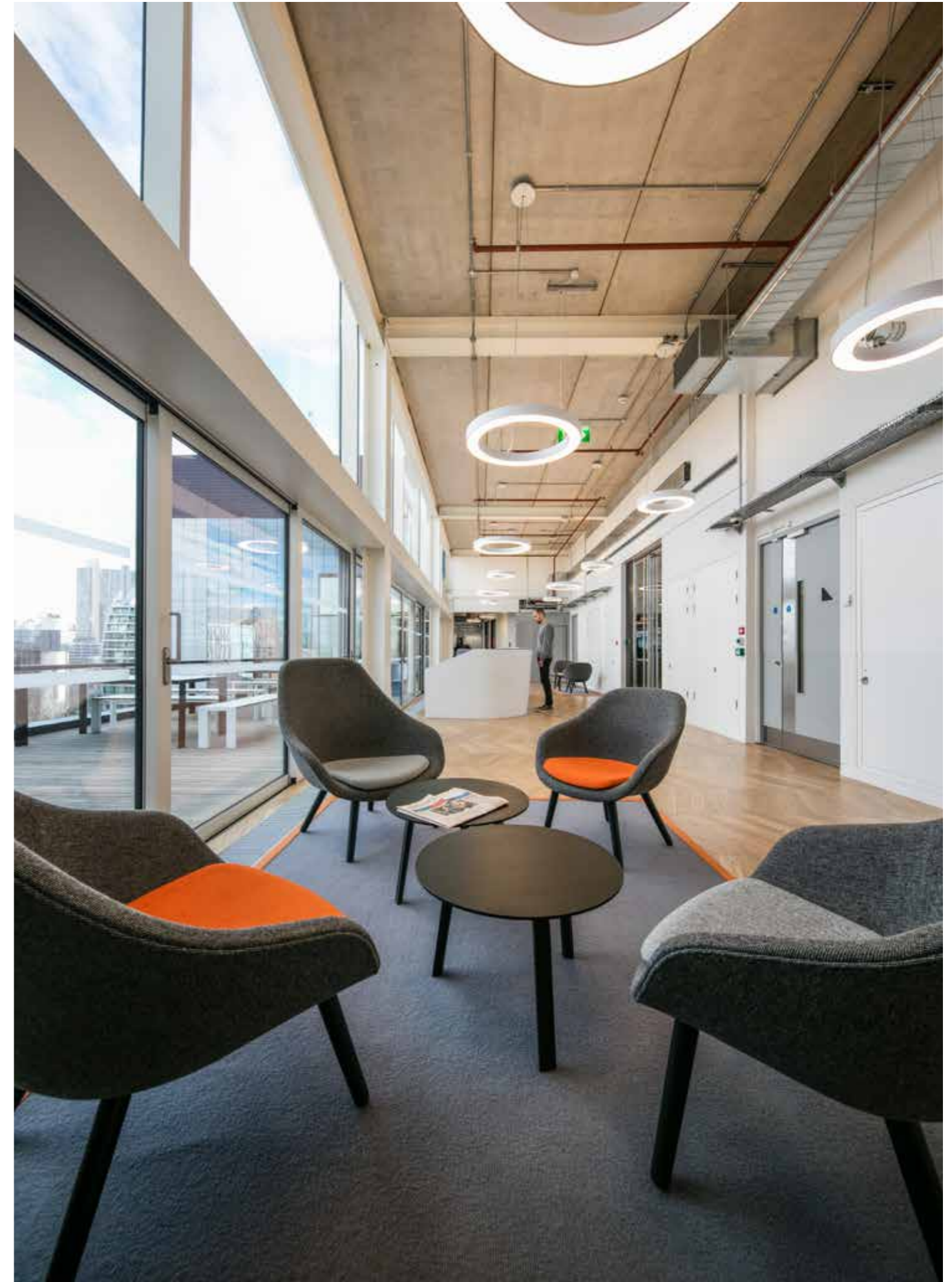
↓ The Warehouse

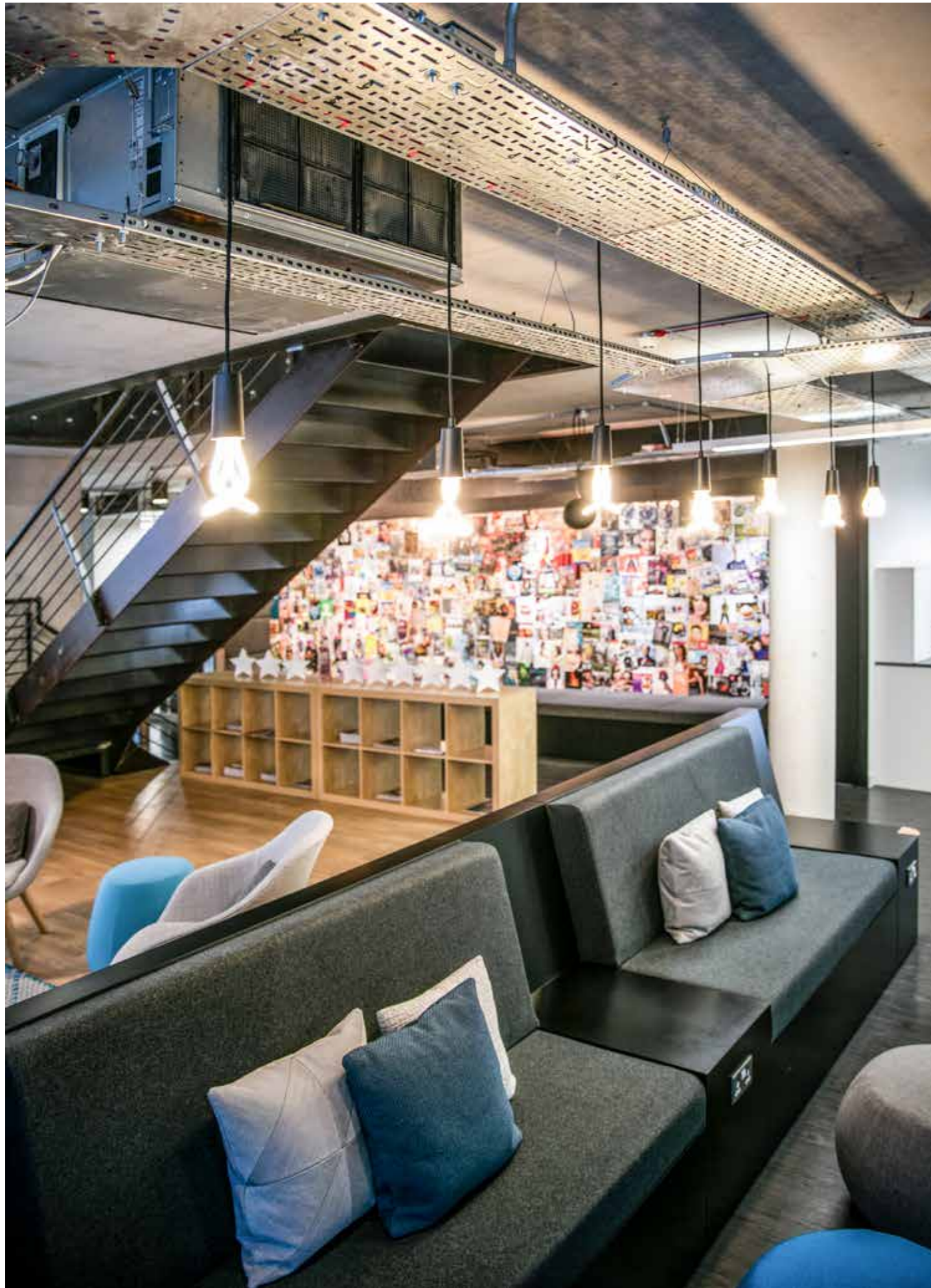
CBS have used a spiral staircase to interconnect occupied floors.



→ The Warehouse

CBS reception area featuring the double-height space.





← The Studio

John Brown Media's eclectic fit out perfectly complements the style of The Bower.

↓ The Studio

A range of different environments in which to work ensures that creativity is flowing at all times.



The Tower

The Tower offers 171,000 sq ft of office space in an excellently connected location, immediately adjacent to Old Street roundabout. Its contemporary facade and the grand stature of the building is ideal for companies wanting to stand out from the crowd and make a strong impression with their London offices.

It has been designed to break down the traditional distinctions between the creative and corporate sectors, creating space where tech giants and advertising agencies can work alongside financial and legal specialists, in a building that provides a thoroughly modern workplace. Interconnected floors are available for those who want multiple levels while remaining self-contained.

Floors 1-6 have been pre-let to WeWork, the global provider of flexible, collaborative co-working space.

Two striking, double-height retail units are situated at ground floor, either side of the cut through.

The Tower

Building total:
171,000 sq ft/15,900 sq m NIA

Completion — Summer 2018

The Warehouse

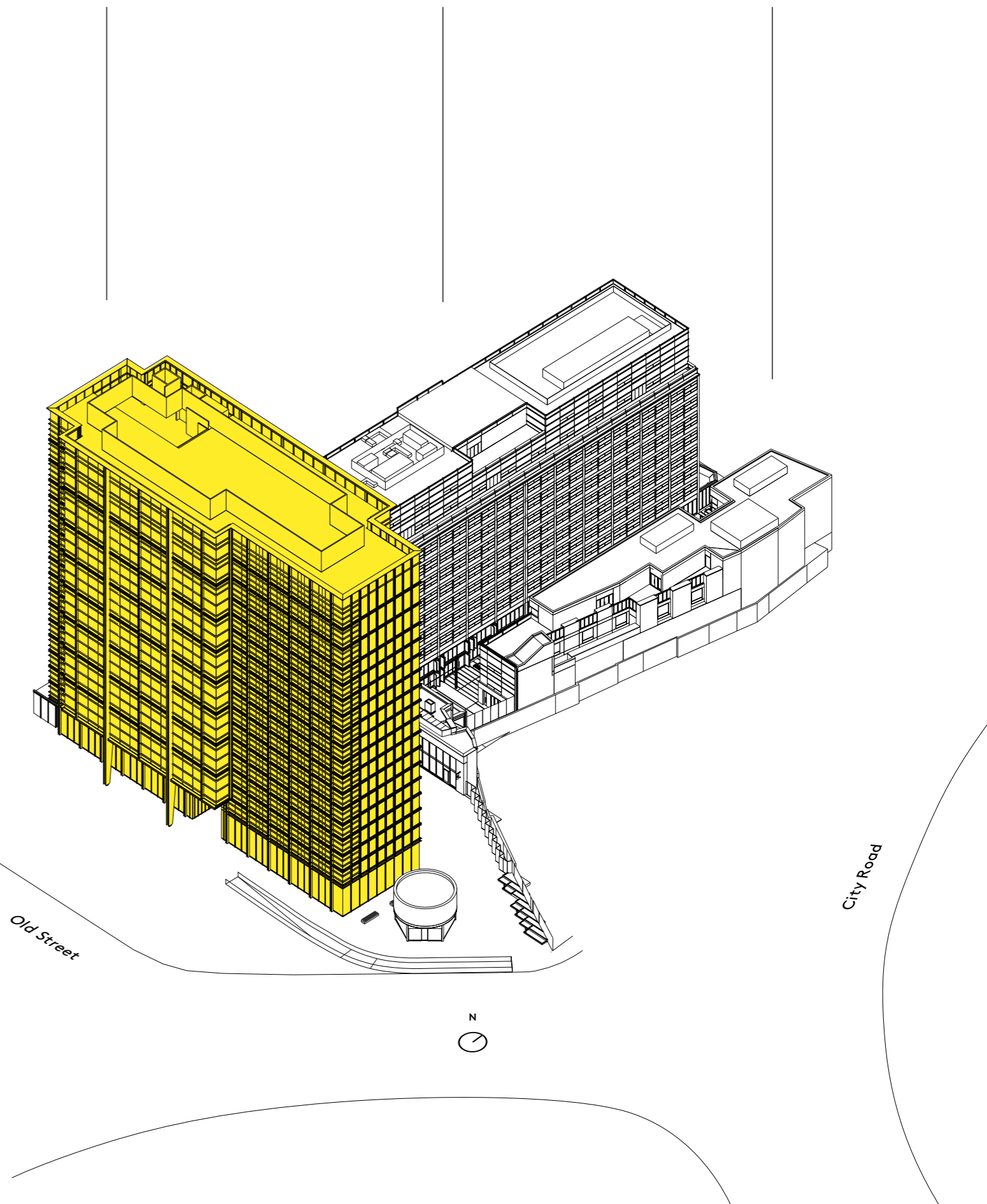
Building total:
127,000 sq ft/11,800 sq m NIA

Complete and fully let

The Studio

Building total:
22,000 sq ft/2,000 sq m NIA

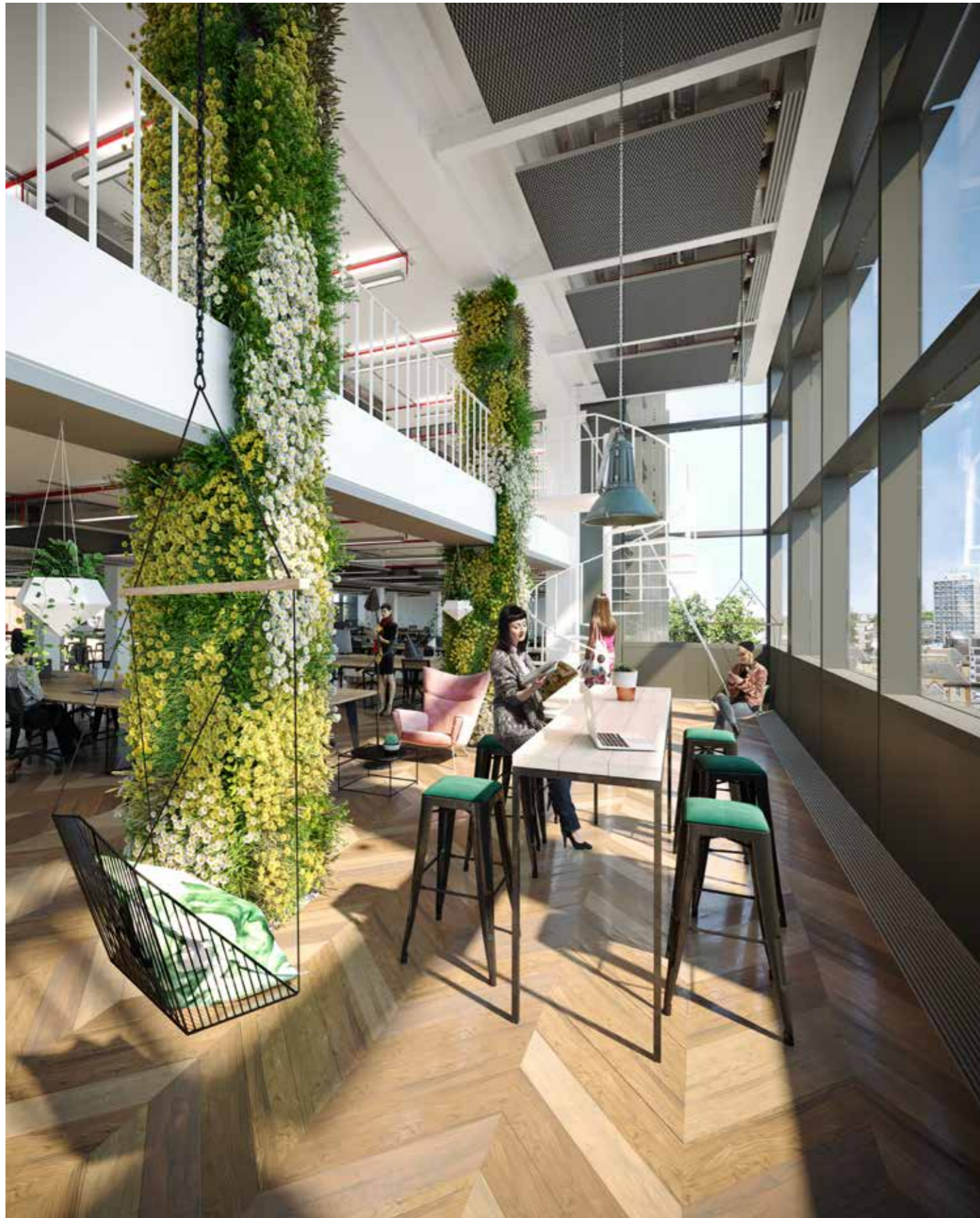
Complete and fully let





← The Tower will be a new landmark for Old Street with its impressive expressed steel structure and striking proportions.

↑ The reception forms a link between The Warehouse and The Tower.



← Each floor offers a striking double height element, providing occupiers the ability to connect multiple floors.

→ Large, flexible floorplates, filled with light and with fantastic views over the City.



← Multiple layout options creates flexible space for dynamic occupiers.

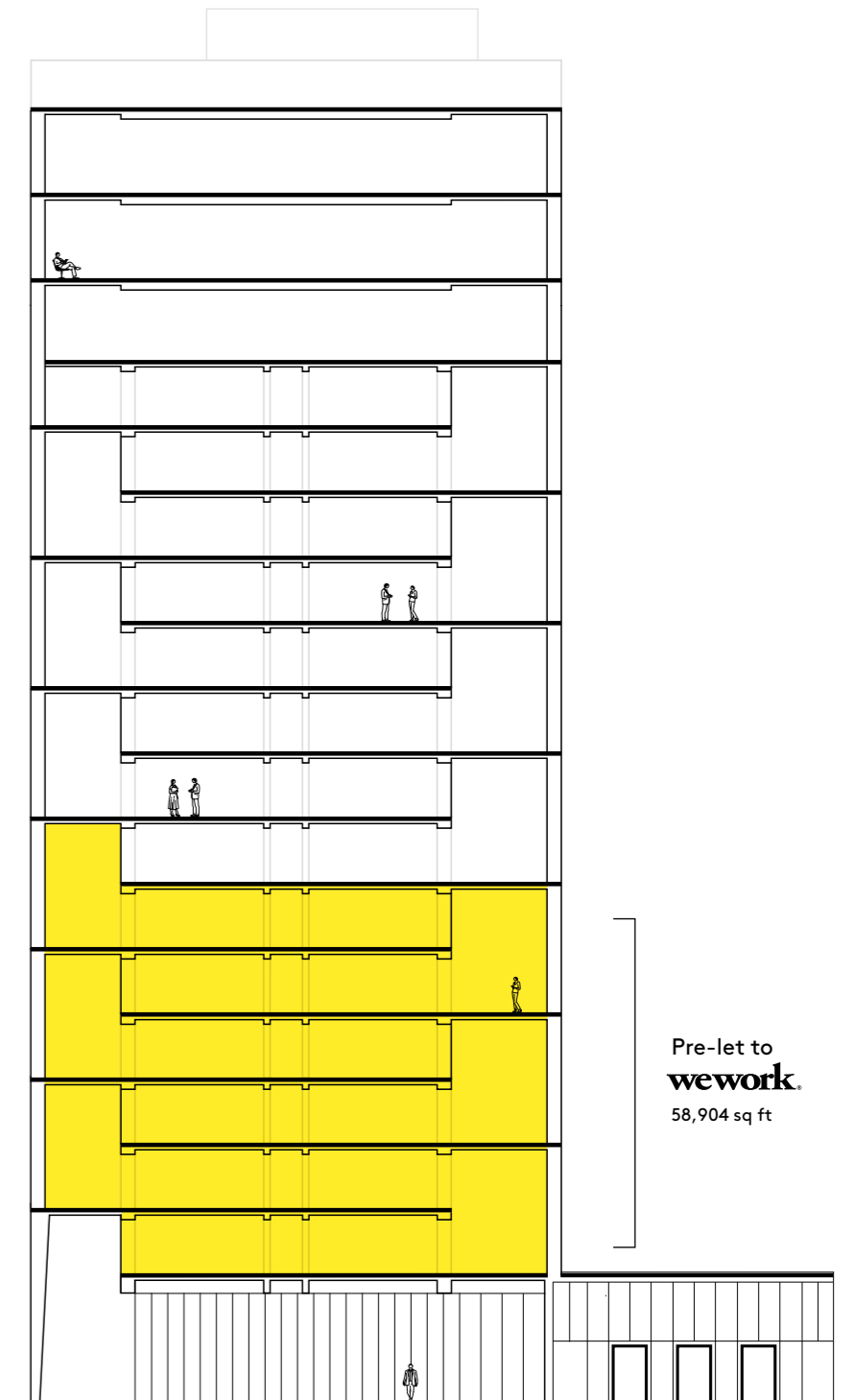
The Space

The Tower is ideal for companies looking for spacious and impressive offices, with some of the largest floor plans in this part of London. Offering maximum flexibility, The Tower can be occupied on a floor by floor basis, or in groups of multiple, neighbouring floors which can be simply connected via staircases in the impressive double-height sections.

All floor plans have been carefully considered to maximise headcount without compromising on comfort, creating layouts that feel airy and welcoming.

Area Schedule

NIA	Floor
11,338 sq ft / 1,053 sq m	17
11,338 sq ft / 1,053 sq m	16
11,338 sq ft / 1,053 sq m	15
9,553 sq ft / 888 sq m	14
10,044 sq ft / 933 sq m	13
9,552 sq ft / 887 sq m	12
10,061 sq ft / 935 sq m	11
9,496 sq ft / 882 sq m	10
10,062 sq ft / 935 sq m	9
9,524 sq ft / 885 sq m	8
10,012 sq ft / 930 sq m	7
9,533 sq ft / 886 sq m	6
10,031 sq ft / 932 sq m	5
9,465 sq ft / 879 sq m	4
10,017 sq ft / 931 sq m	3
10,017 sq ft / 931 sq m	2
9,841 sq ft / 914 sq m	1

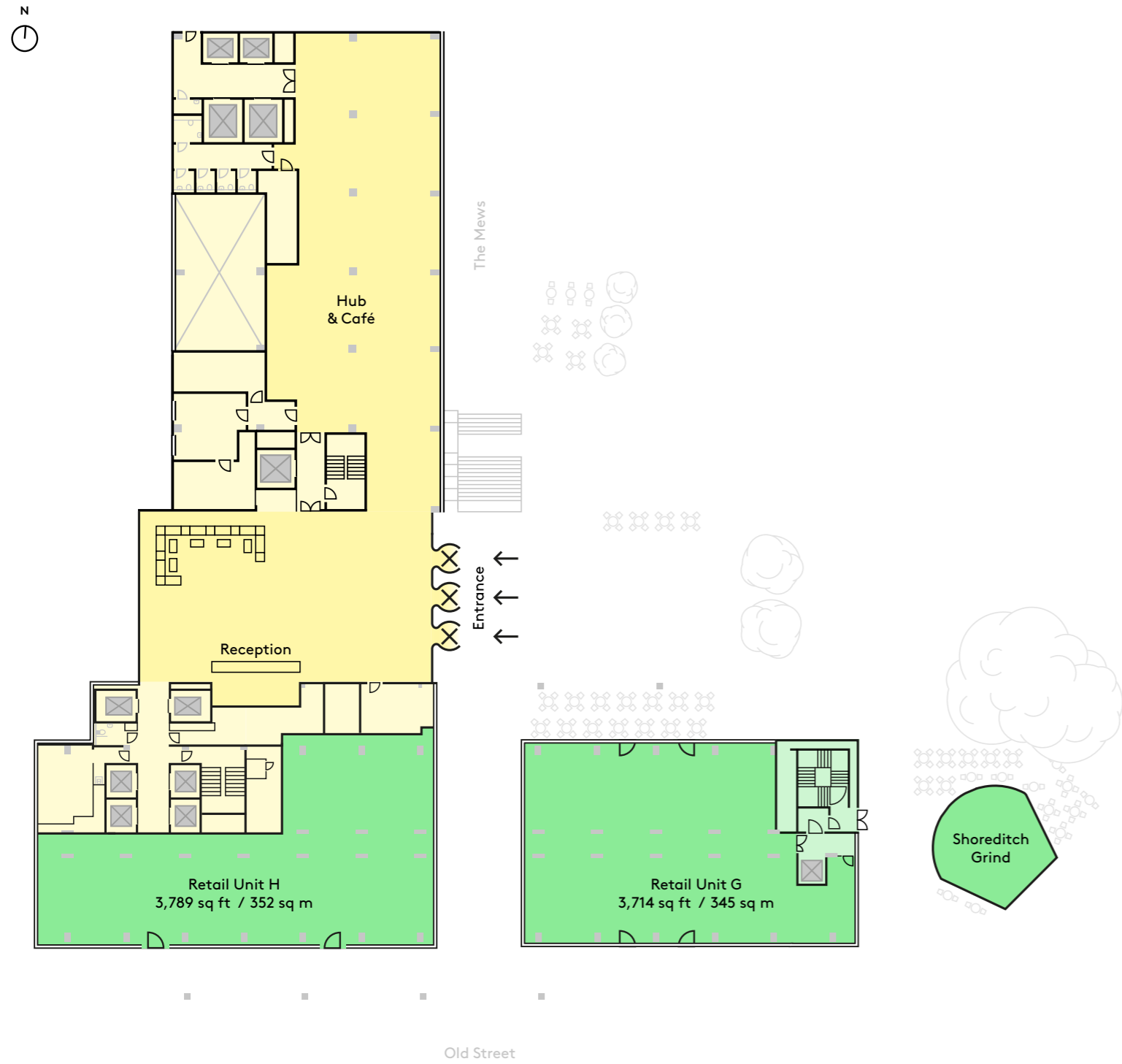


Total: 171,219 sq ft / 15,907 sq m

South — North

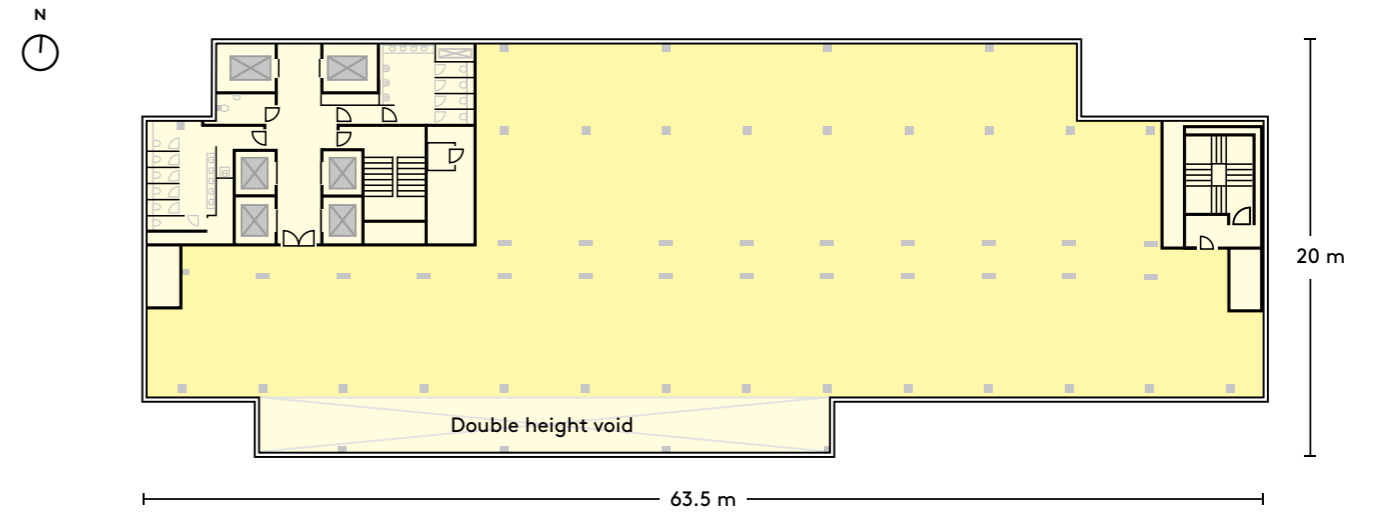
Floor areas subject to remeasurement on completion of works.

Ground Floor



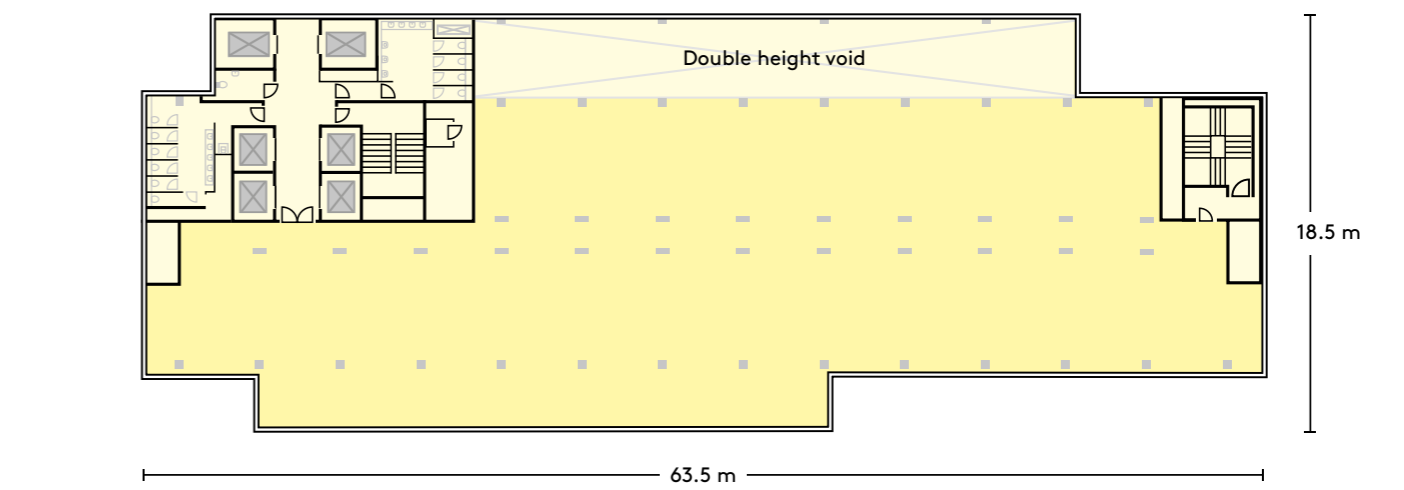
Typical Upper Floor A: levels 7, 9, 11, 13

Circa 10,000 sq ft / 929 sq m



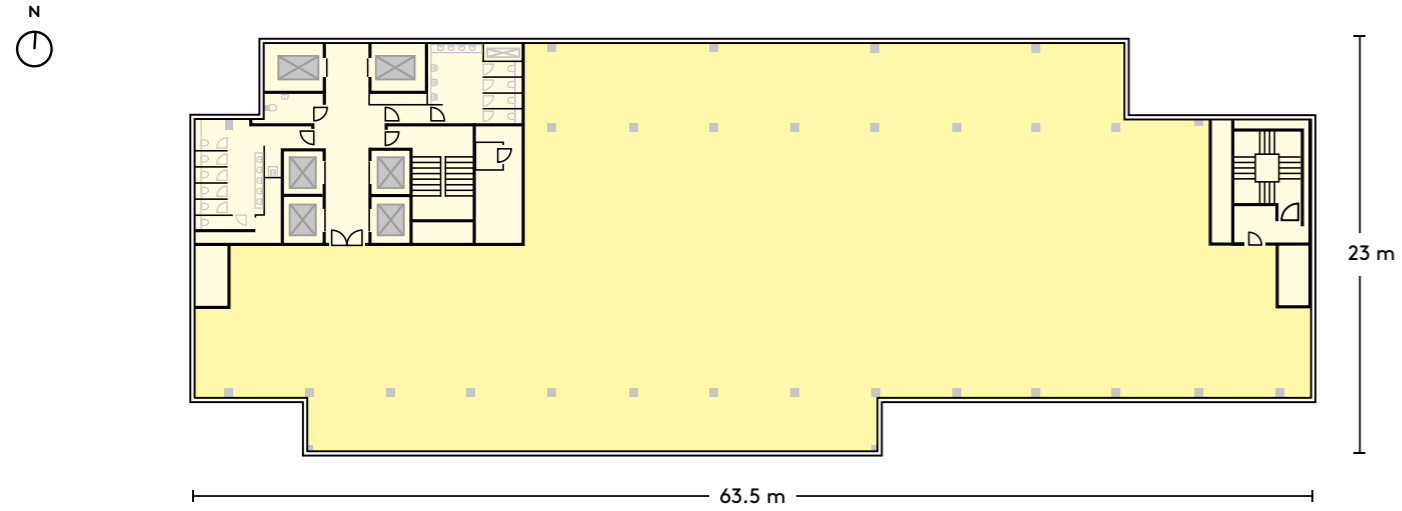
Typical Upper Floor B: levels 8, 10, 12, 14

Circa 9,500 sq ft / 883 sq m



Floors 15, 16, 17

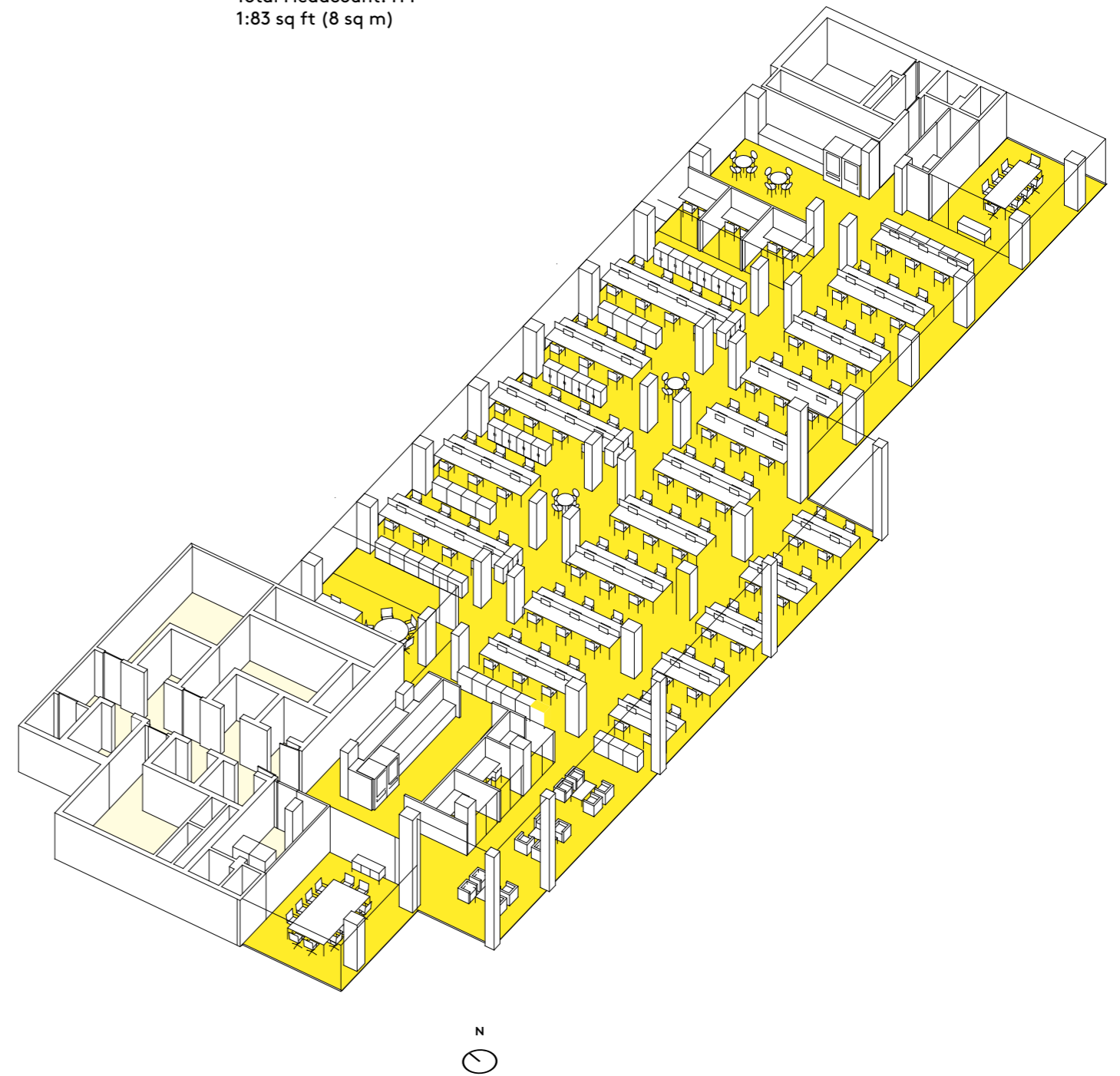
11,338 sq ft / 1,053 sq m



Open Plan Max Pack

- | | | |
|---------------------------------|--------|---------------------|
| Typical Upper Floor B | 1 x 8 | Person Meeting Room |
| | 1 x 12 | Person Meeting Room |
| Circa 9,500 sq ft
(883 sq m) | 6 x | Quiet Rooms |
| | 1 x 1 | Person Office |
| | 113 x | Open Plan Desks |

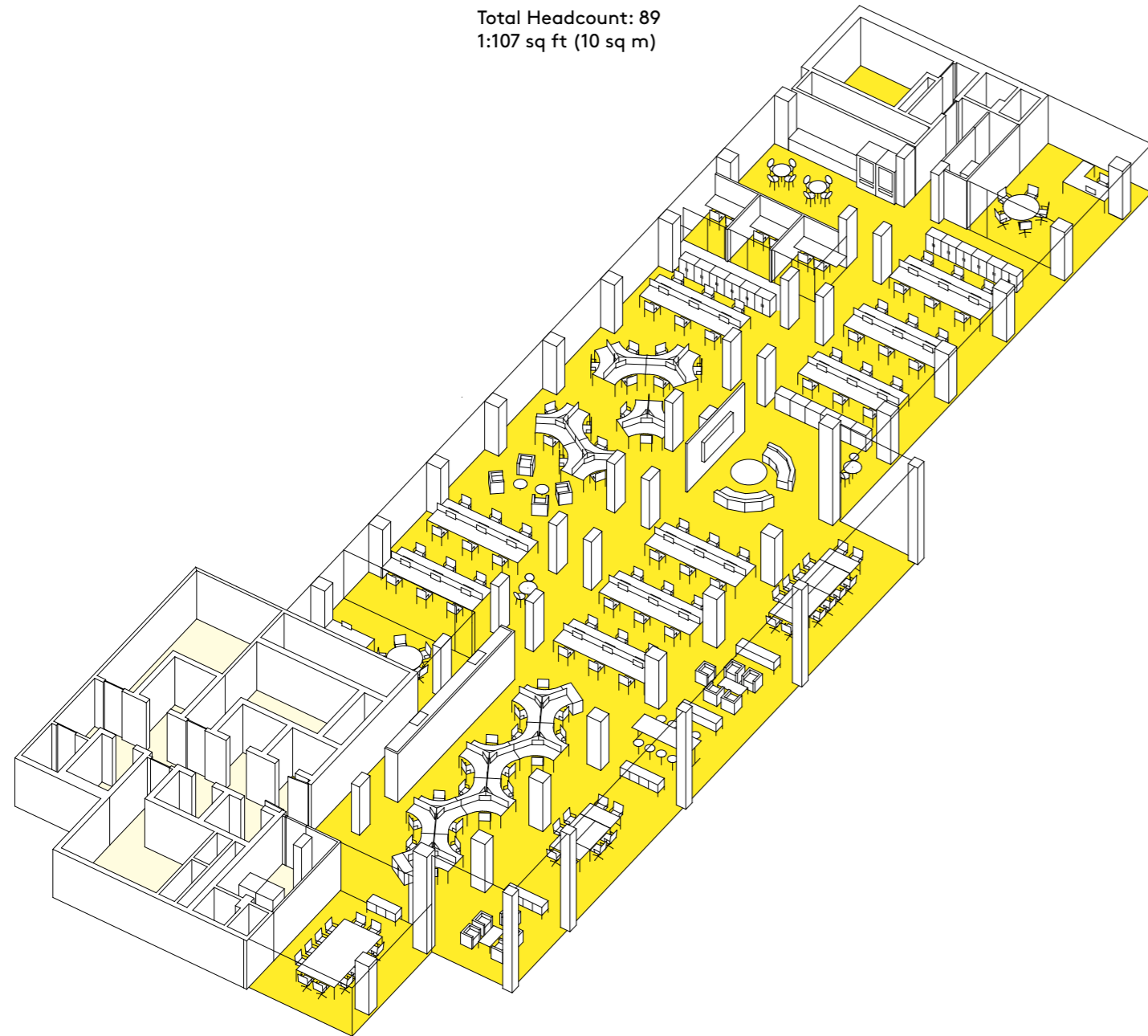
Total Headcount: 114
1:83 sq ft (8 sq m)



Open Plan Media

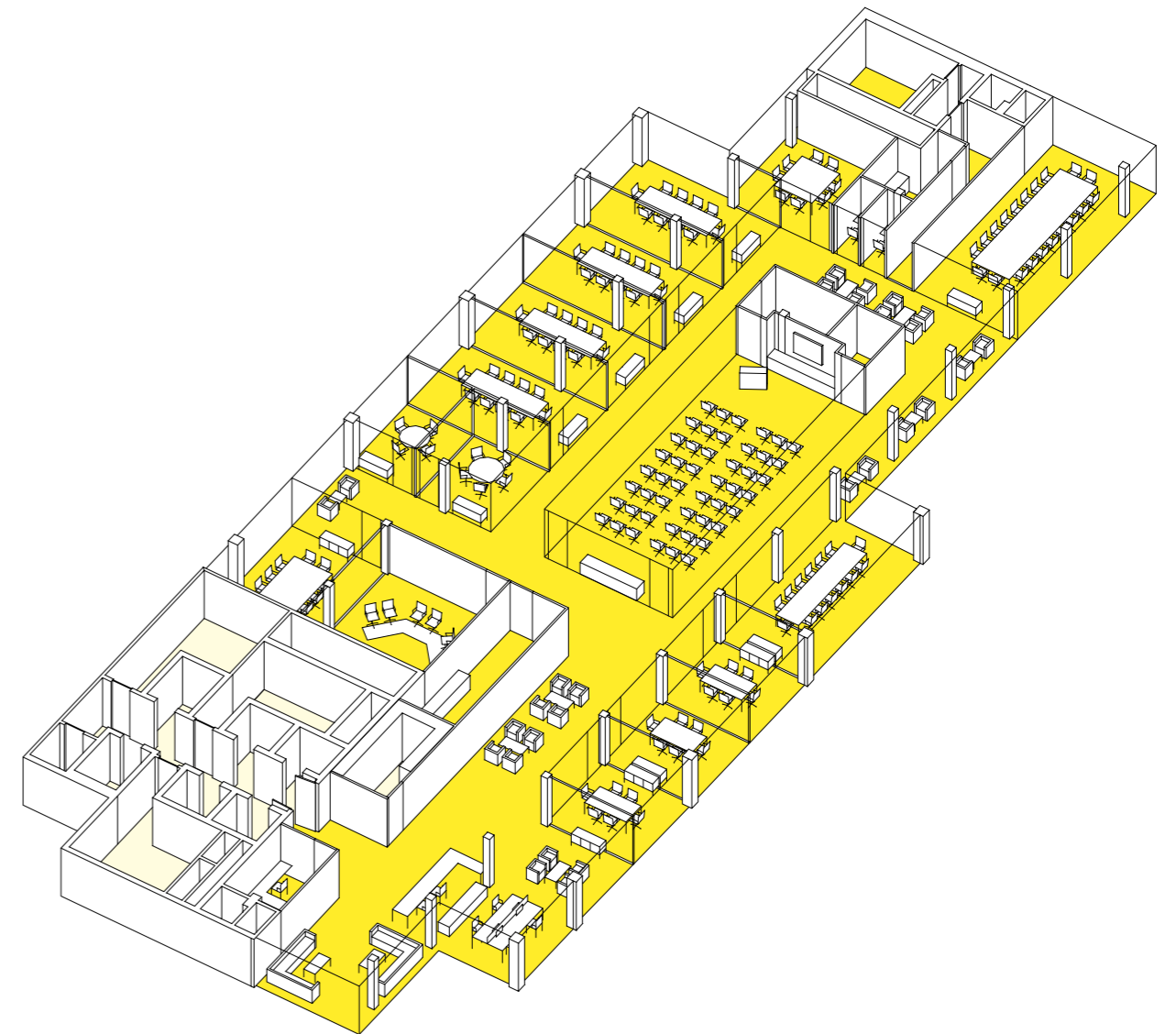
- Typical Upper Floor B
 Circa 9,500 sq ft
 (883 sq m)
- 1 x 12 Person Meeting Room
 - 5 x Project Areas
 - 3 x Quiet Rooms
 - 2 x Cellular Offices
 - 87 x Open Plan Desks

Total Headcount: 89
 1:107 sq ft (10 sq m)



Meeting Room Suite

- Floor 16
 11,338 sq ft
 (1,053 sq m)
- 1 x 4 Person Meeting Room
 - 1 x 5 Person Meeting Room
 - 4 x 6 Person Meeting Rooms
 - 1 x 8 Person Meeting Room
 - 5 x 10 Person Meeting Rooms
 - 1 x 14 Person Meeting Room
 - 1 x 20 Person Boardroom
 - 1 x 48 Person Presentation Room
 - 2 x Receptionists



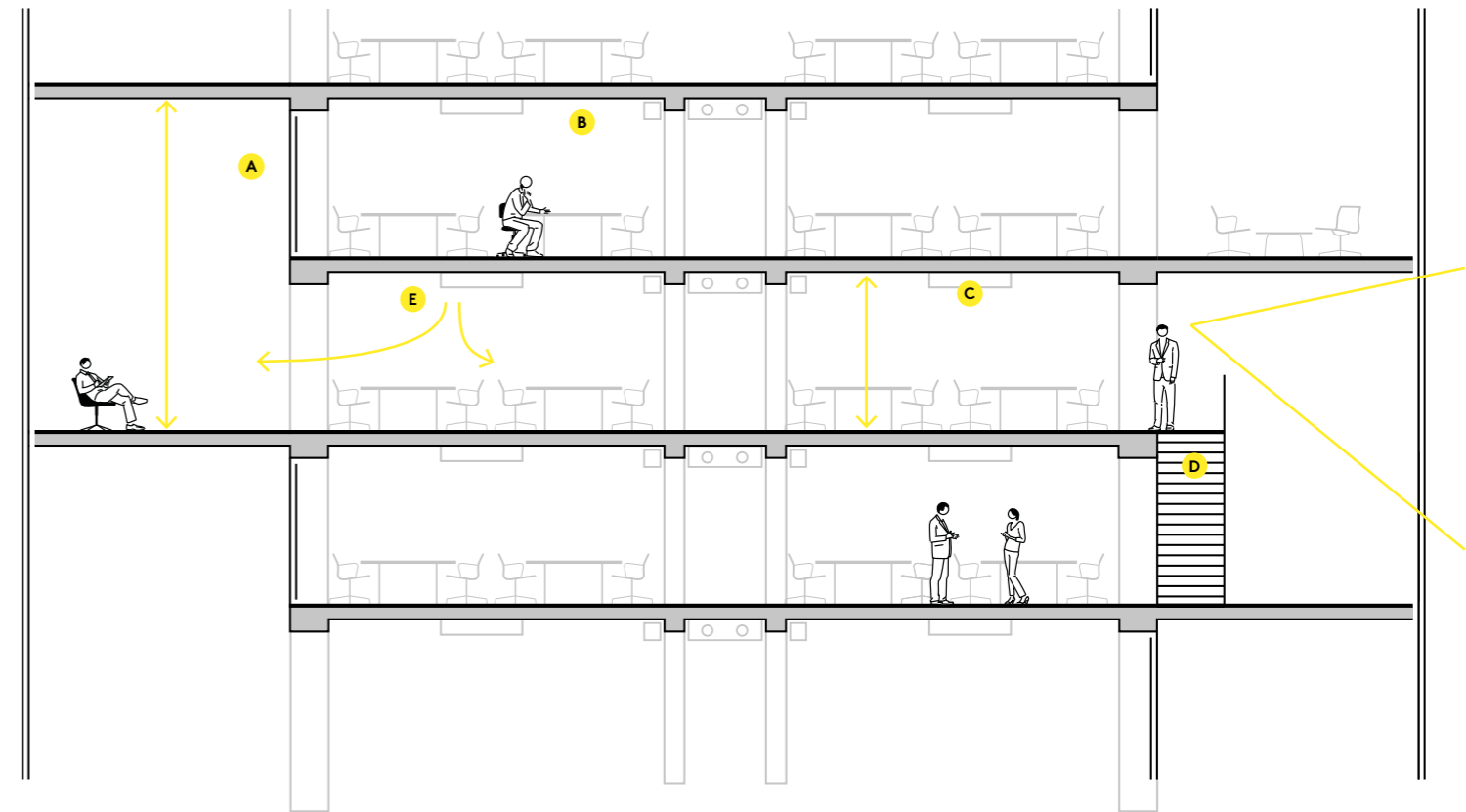
* Cellurisation may require additional tenant plant to achieve.

Key Features

The Tower benefits from all the shared facilities of The Bower, so tenants can take advantage of the impressive café, lounge, and shower rooms all under the same roof. Landscaped areas, on-site restaurants and more than 400 cycle storage spaces are also all only moments away.

The building has a BREEAM rating of 'excellent' and features include:

- A generous floor to ceiling height of 2.6m, increasing to double-height space (5.6m) on one perimeter of each floor
- Impressive city views
- Exceptional natural light
- Efficient rectangular floor plates ranging from 9,465 to 11,338 sq ft
- Modern aesthetic fused with industrial features
- Small power allowance is 35W/m²
- Ceiling mounted fan coil units provide maximum occupier flexibility and comfort in all areas
- Top three floors have an impressive 3.6m floor to ceiling height
- The building's innovative and flexible design facilitates the possibility to easily connect multiple floors via open mezzanines and connecting stairways



A Double-height (5.6m) spaces up to the 14th floor

B Low energy industrial light fittings to double-height spaces and LED linear luminaires to task areas

C Exposed services to maximise floor to ceiling heights (2.6m, 3.6m on top floors)

D The ability to connect floors with open mezzanines and communication stairs

E Ceiling mounted exposed fan coil units throughout

The Team



Helical plc



Helical plc is one of the UK's leading property companies with a substantial development and investment portfolio. The portfolio comprises retail, office, industrial and residential properties, located in London and throughout the UK.

Helical have undertaken over 11 million sq ft of development since 1995, comprising 7.4 million sq ft of office and mixed use schemes, 2.5 million sq ft of retail and 1.5 million sq ft of industrial. The current development programme comprises a further 1 million sq ft of commercial space and circa 1,200 residential units.

Helical are committed to the provision of high quality, dynamic office space for the evolving Tech, Media and Creative sectors, with a growing development and investment presence in the Old Street, Shoreditch and Whitechapel areas.

→ helical.co.uk



Allford Hall Monaghan Morris



Allford Hall Monaghan Morris make buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways. AHMM believe in making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.

Basing their work in strategic thinking rather than design solutions, AHMM aim to understand the fundamental drivers of a brief and the parameters, problems and opportunities it represents. This includes a richer definition of context as political, economic or social as well as architectural.

For the last 25 years this way of seeing has allowed AHMM to make architecture that resonates with clients and critics and responds to changing construction techniques.

→ ahmm.co.uk

Project Team

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MEP Engineers

SWECO 

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