



THE

B O W E R

OLD ST.

London EC1

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Introduction

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



Architect's Vision

The scheme reflects the area's contagious sense of spirit, creativity and innovation. Within this raw and energised part of London, The Bower will adopt much of the local attitude and provide authentic visual and cultural regeneration for Old Street, capturing the feeling of neighbouring locations such as Clerkenwell and Shoreditch.

The development will excite and involve those who occupy the space, enabling businesses to become a part of East London's creative evolution.

Site Overview

The Warehouse

Available from Spring 2015

Building total:
122,000 sq ft (NIA) / 11,000 sq m

→ Page 07

The Studio

Available from Spring 2015

Building total:
18,500 sq ft (NIA) / 1,700 sq m

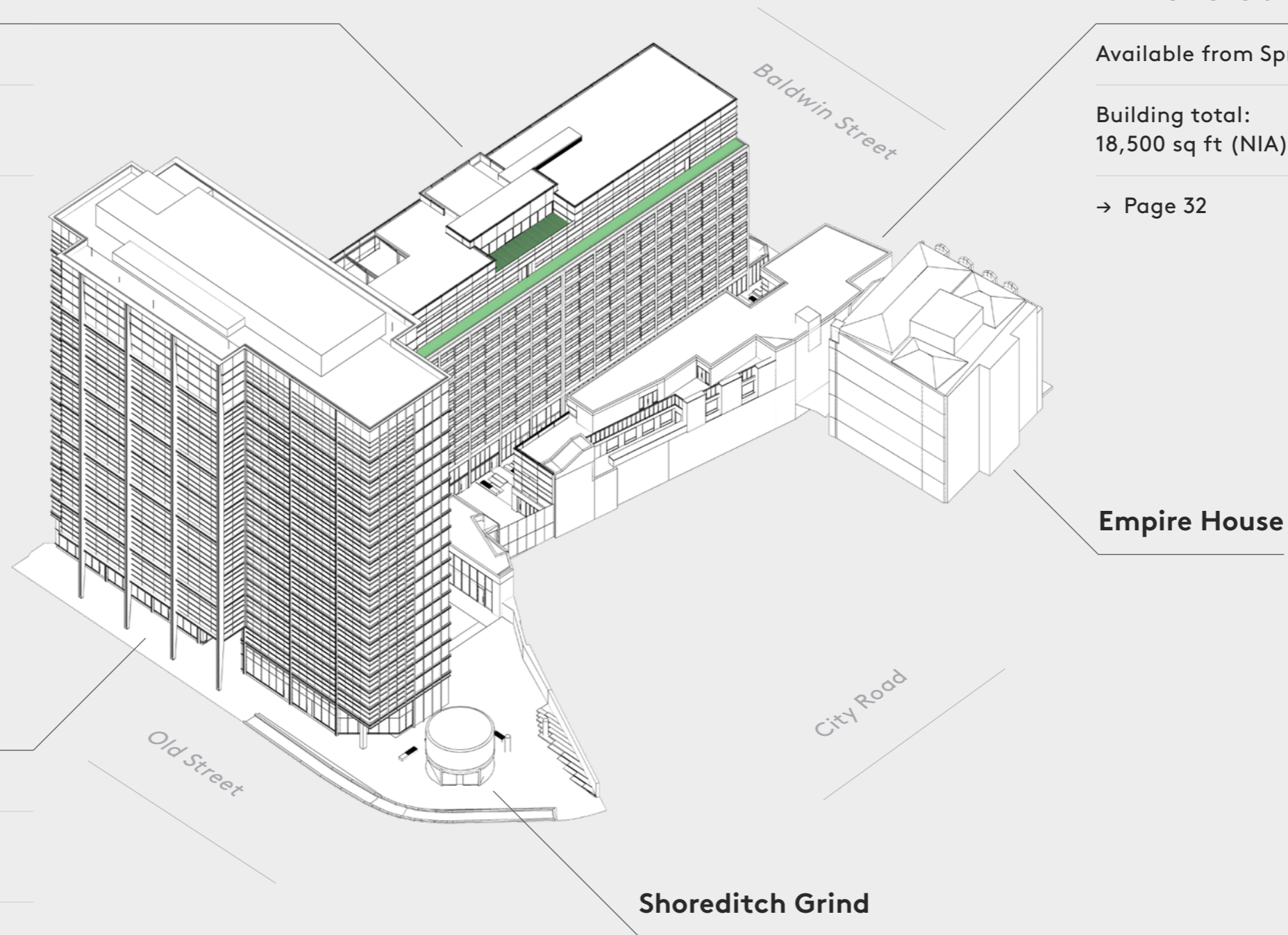
→ Page 32

The Tower

Available from Summer 2016

Building total:
165,000 sq ft (NIA) / 16,000 sq m

→ Page 21



The Warehouse

B

Everything creative
businesses want.
None of the stuff
they don't.

Available from Spring 2015

Building total:
122,000 sq ft (NIA)
11,000 sq m

The Warehouse

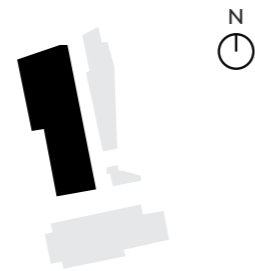
122,000 sq ft of office space available from Spring 2015.

Everything creative businesses want. None of the stuff they don't.



Available from Spring 2015

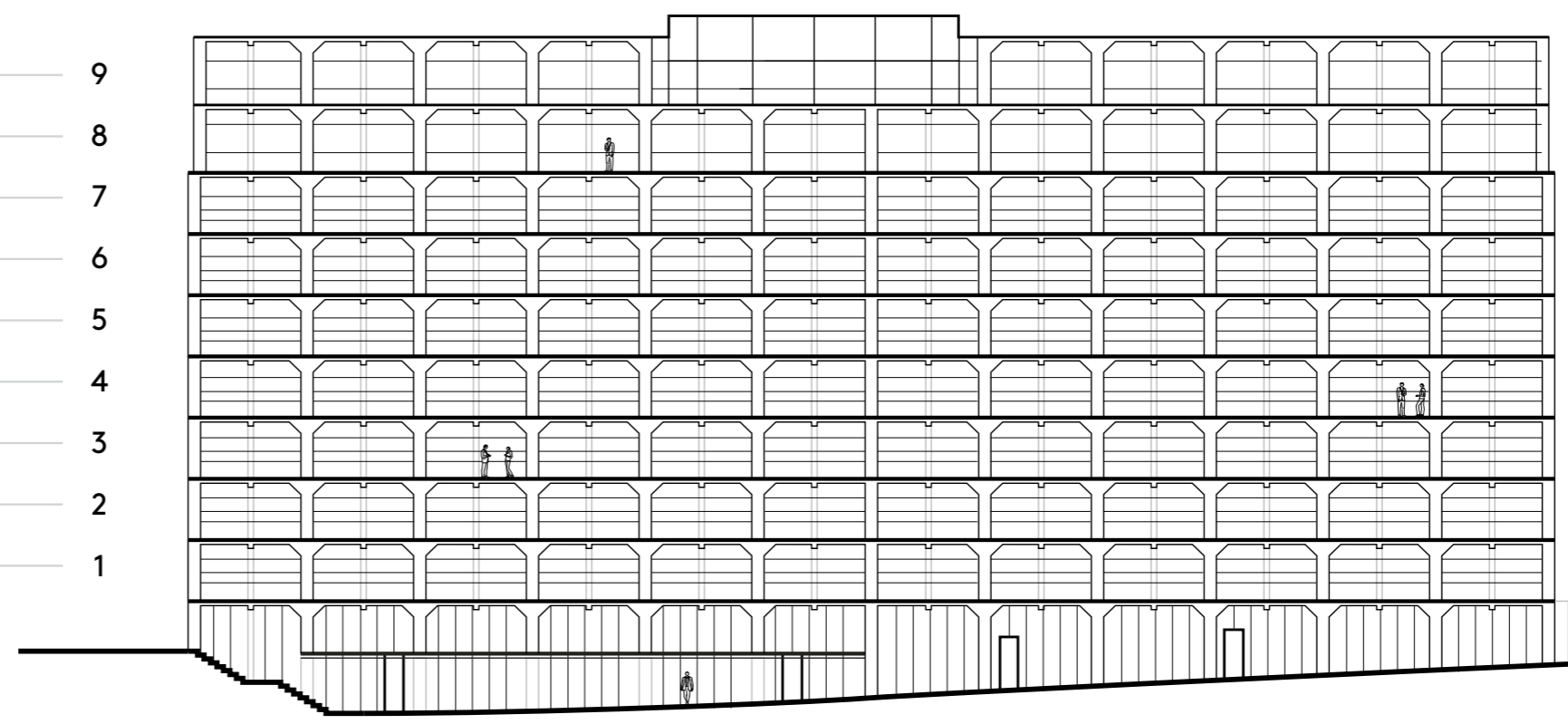
Building total:
122,000 sq ft (NIA)
11,000 sq m





Area Schedule

7,685 sq ft / 714 sq m	9
9,763 sq ft / 907 sq m	8
12,260 sq ft / 1,139 sq m	7
12,260 sq ft / 1,139 sq m	6
12,260 sq ft / 1,139 sq m	5
12,260 sq ft / 1,139 sq m	4
17,976 sq ft / 1,670 sq m	3
17,976 sq ft / 1,670 sq m	2
19,676 sq ft / 1,828 sq m	1
Total: 122,116 sq ft / 11,345 sq m	



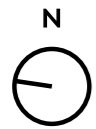
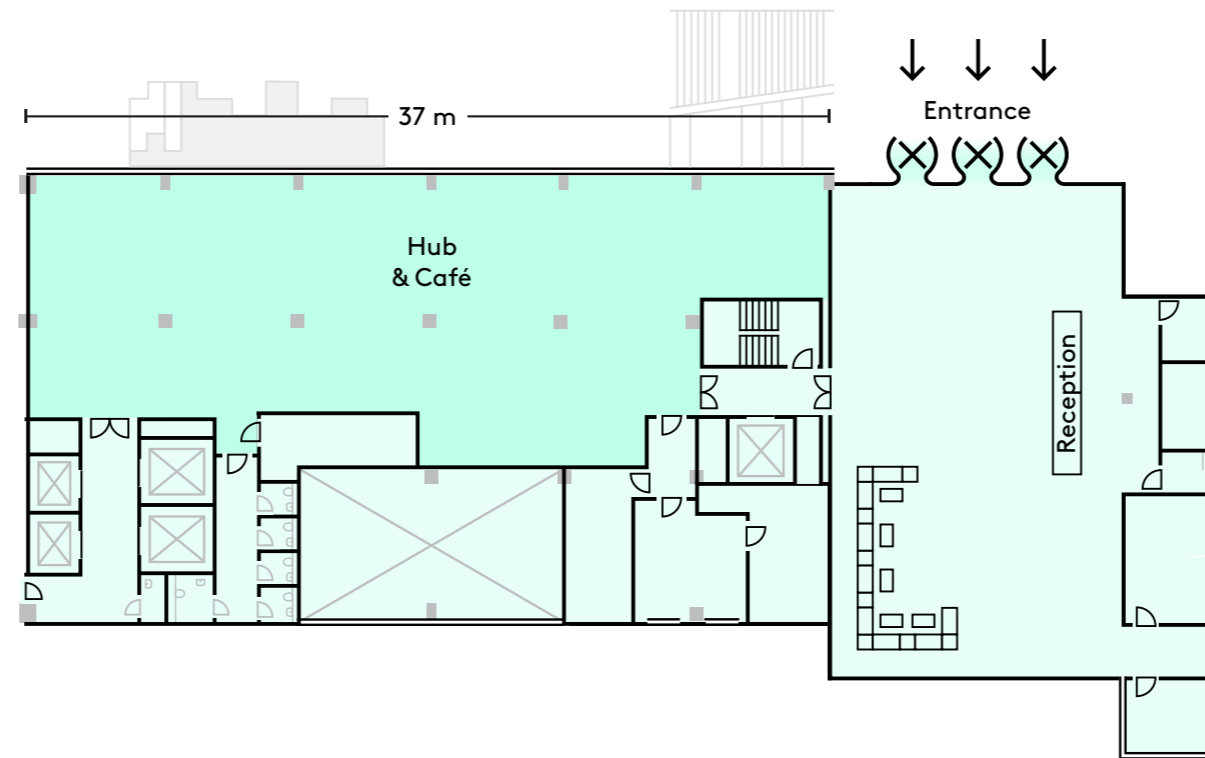
South — North

The Hub & Café (Ground Floor)



The Hub & Café (Ground Floor)

2,110 sq ft / 196 sq m



Not to scale

The Warehouse

Typical Lower Floor

B



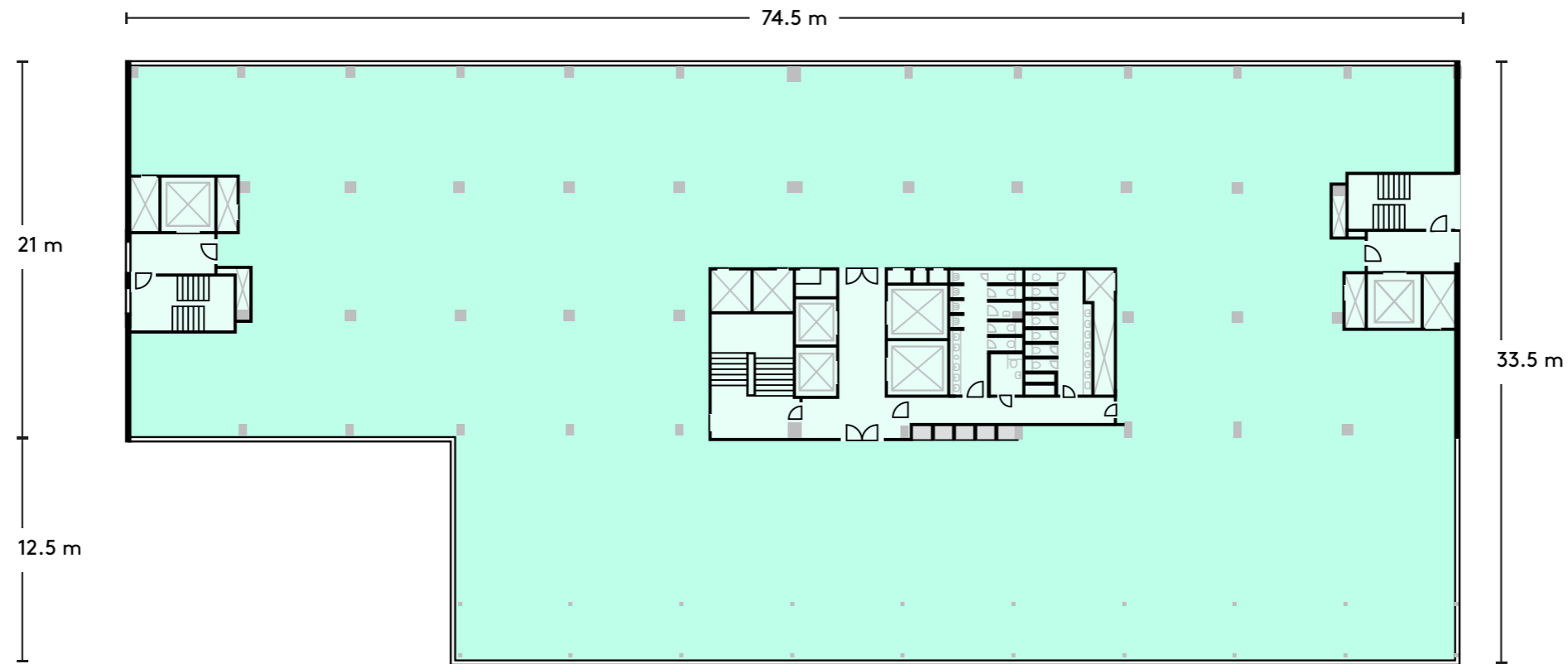
The Warehouse

The Warehouse

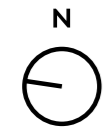
Levels 2 & 3

19,676 sq ft / 1,828 sq m

B



The Warehouse



Not to scale

The Warehouse

Levels 4 to 7

B



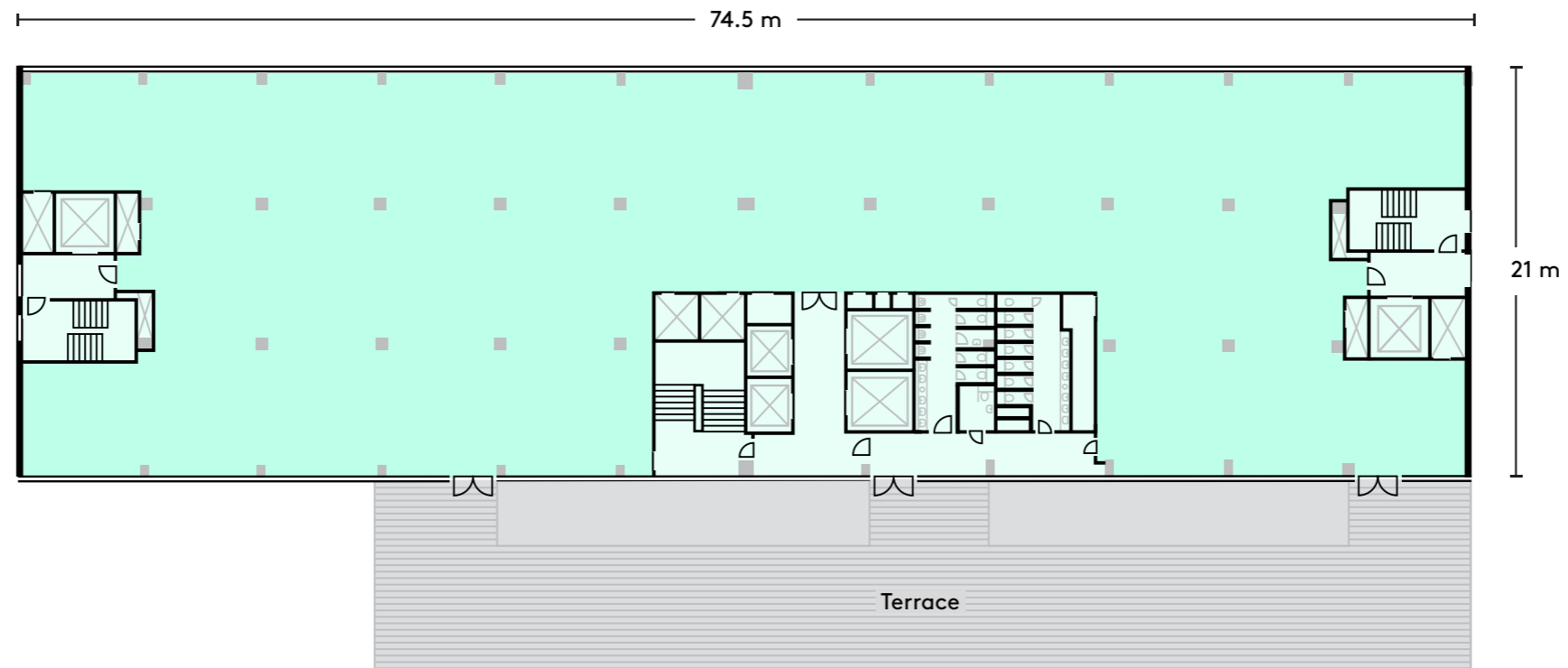
The Warehouse

The Warehouse

Level 4

12,260 sq ft / 1,139 sq m

B



The Warehouse



Not to scale

The Roof Top Extensions (8 & 9)

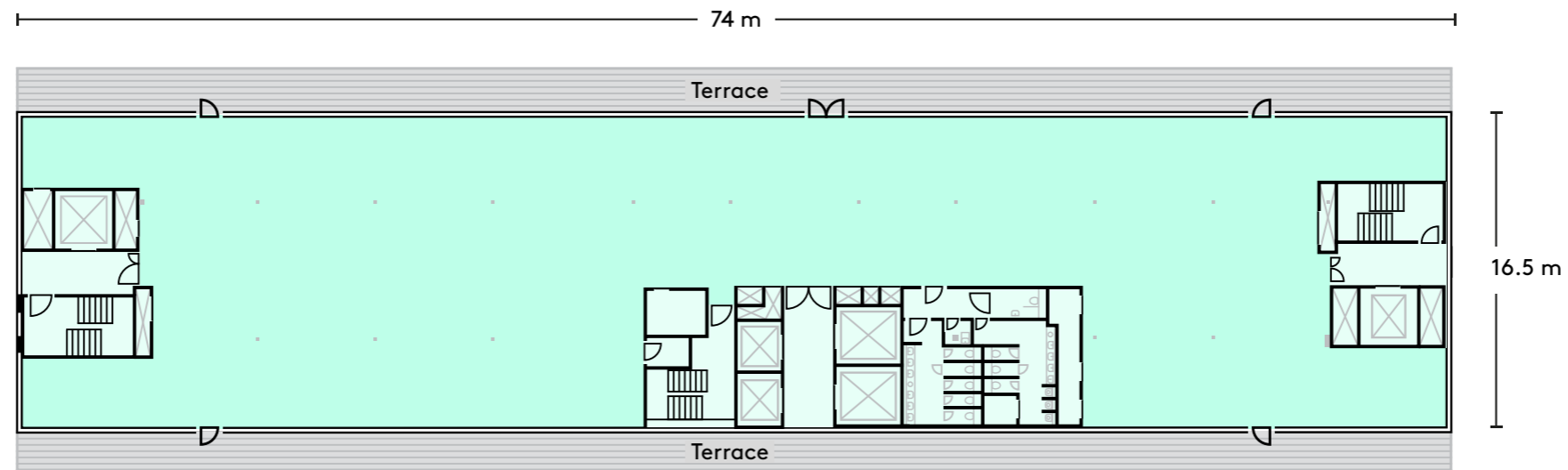


The Warehouse

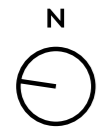
Level 8

9,763 sq ft / 907 sq m

I
B



The Warehouse



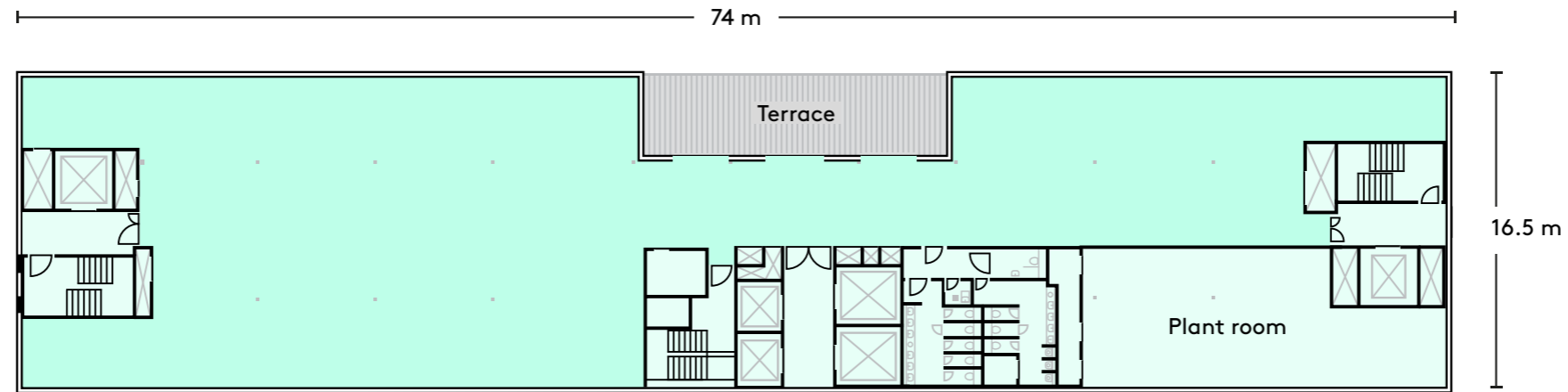
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The Warehouse

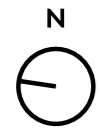
Level 9

7,685 sq ft / 714 sq m

I
B



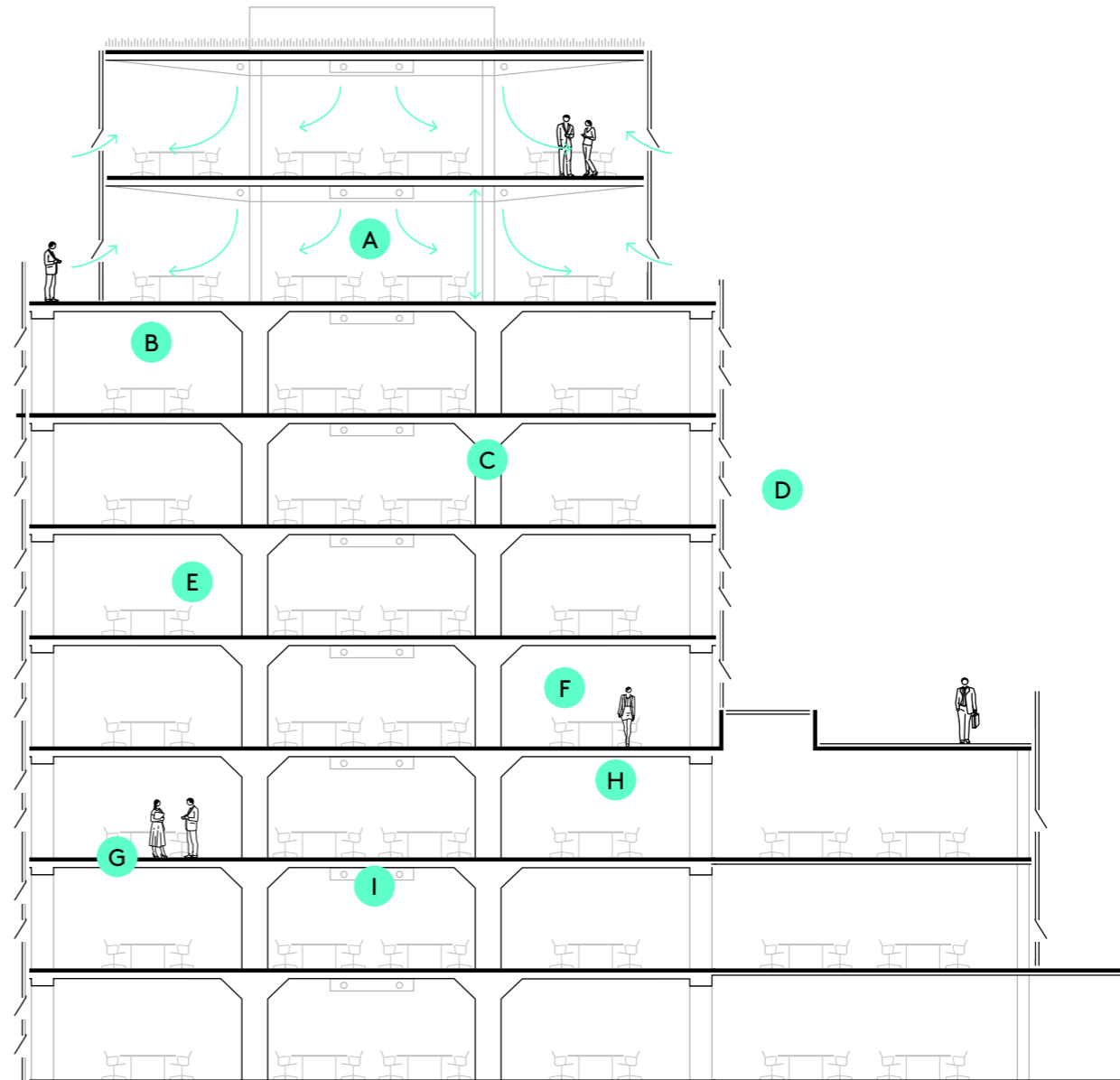
The Warehouse



Not to scale

Features

- Efficient rectangular floor plates ranging from 7,685 – 19,676 sq ft
- Excellent natural light and opening windows
- Mixed mode servicing – Air conditioning to central areas with natural ventilation to the perimeter
- Industrial aesthetic and exposed features combined
- Large private terraces on levels 4, 8 & 9
- 100mm raised floors
- Power – 25w per sq m + 10w per sq m in riser
- Top “green building” credentials – BREEAM Excellent
- Green and brown roofs for biodiversity
- Access to all of the common facilities of The Bower including a new striking double-height reception, the communal Hub café and lounge, 430+ cycle storage facilities, generous his and hers locker/shower rooms, and over an acre of landscaped, pedestrianised outside spaces plus a variety of on-estate cafés, restaurants and bars



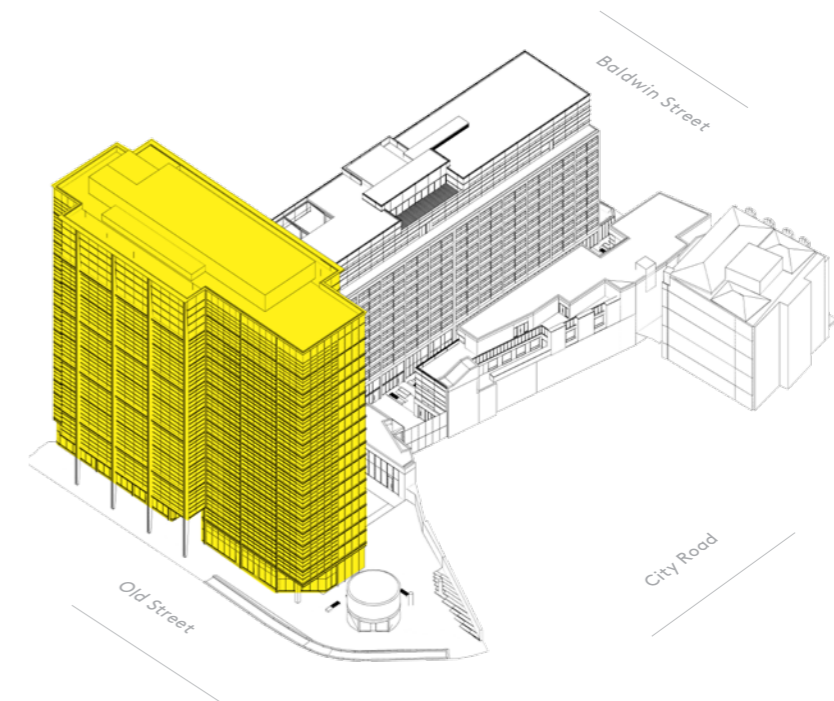
- | | |
|--|--|
| <ul style="list-style-type: none"> A Light weight rooftop extension with external terraces at 8th & 9th floors B Exposed services C Existing concrete structure exposed D Opening windows E Mixed mode servicing with perimeter natural ventilation and central air conditioning | <ul style="list-style-type: none"> F New side extension provides a variety of different sized floor plates G Raised Floor H The latest high quality LED suspended linear luminaries for energy efficiency I Exposed fan coil units with feature duct diffusers |
|--|--|

The Tower

Statement space
with an urban
sophistication.

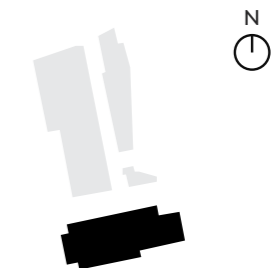
Available from Summer 2016

Building total:
165,000 sq ft (NIA)
16,000 sq m



Available from 2016

Building total:
165,000 sq ft (NIA)
51,816 sq m



The Tower

165,000 sq ft of office space available
from Summer 2016.

Statement space with urban sophistication.

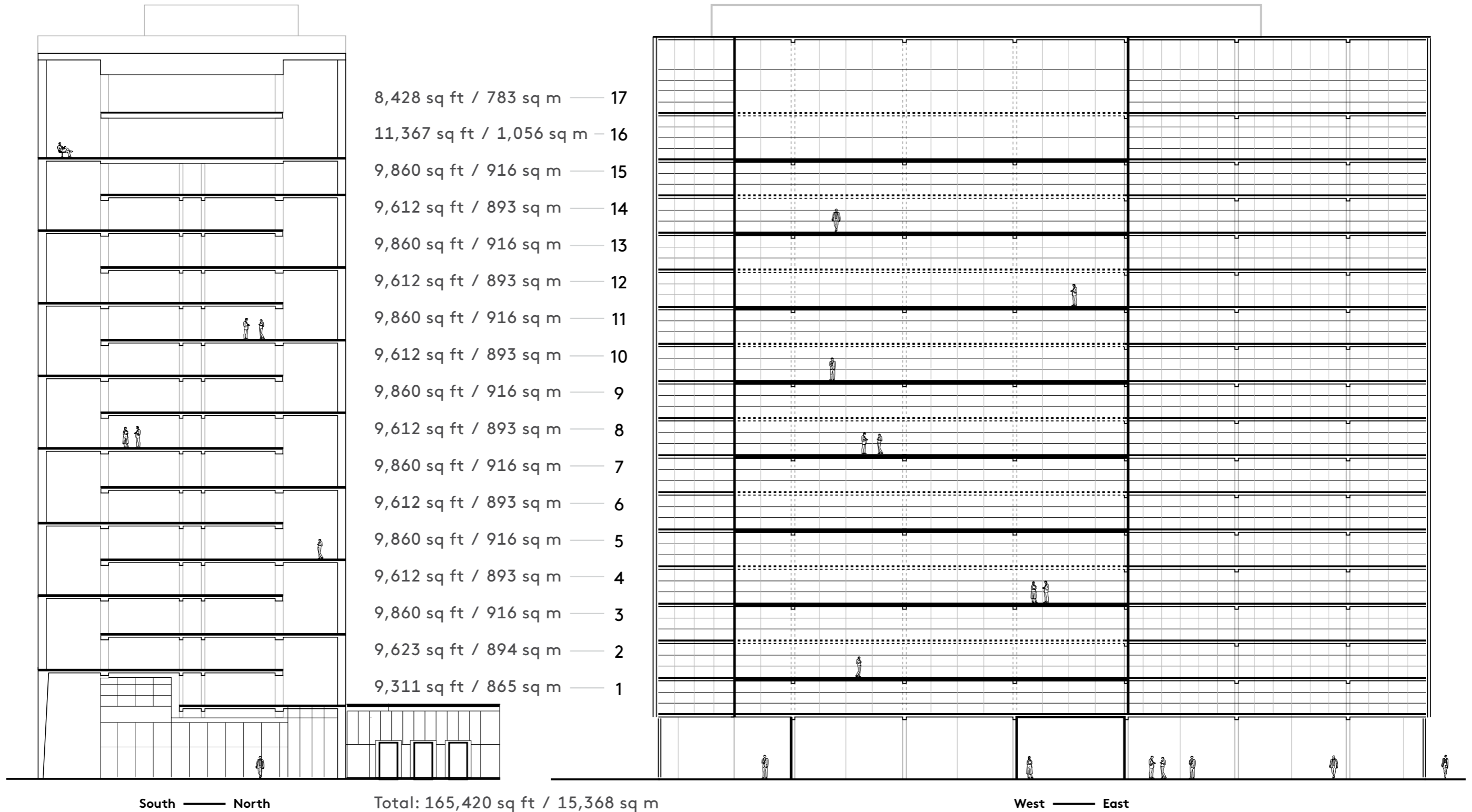
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From just £249 per month*
CO₂ emissions from 0g/km
LEXUS
Première

On April 27,
hear your photos talk.
Samsung GALAXY

JCDecaux



Area Schedule



The Tower

Reception

I
B



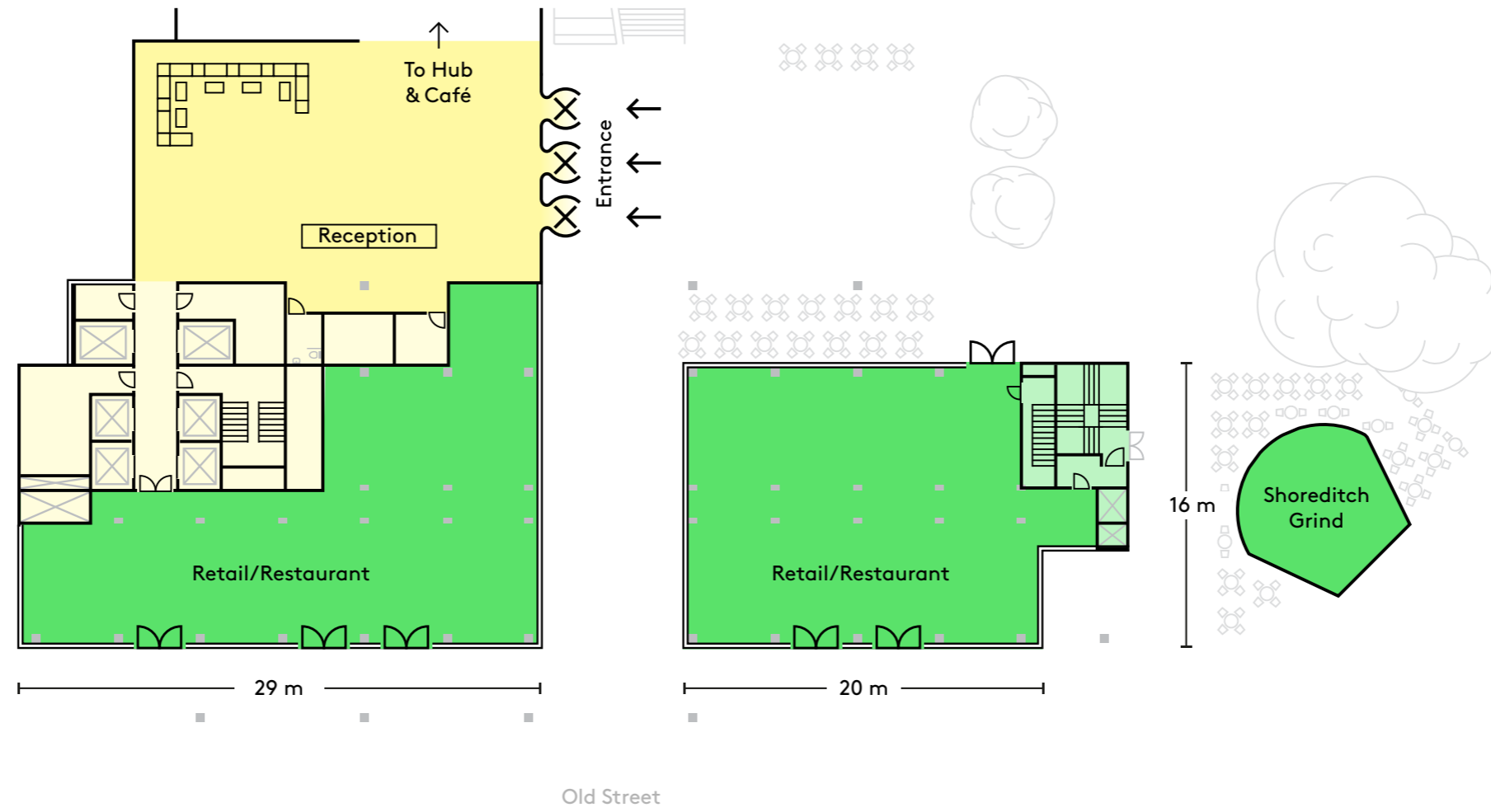
The Tower

Entrance / Public Realm



Ground Floor

6,480 sq ft (NIA) / 602 sq m



Not to scale

The Tower

Typical Upper Floors

I
B



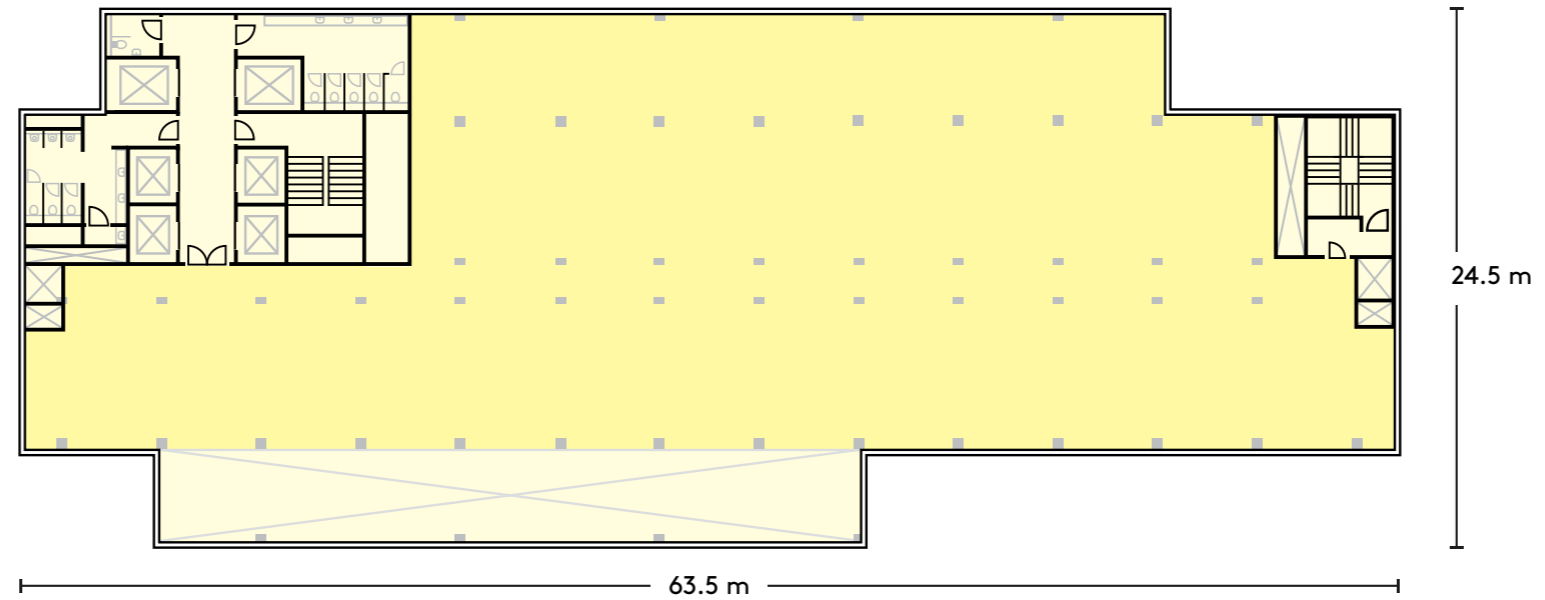
The Tower

The Tower

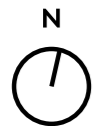
Typical Upper Floor A

9,860 sq ft / 916 sq m

I
B



The Tower



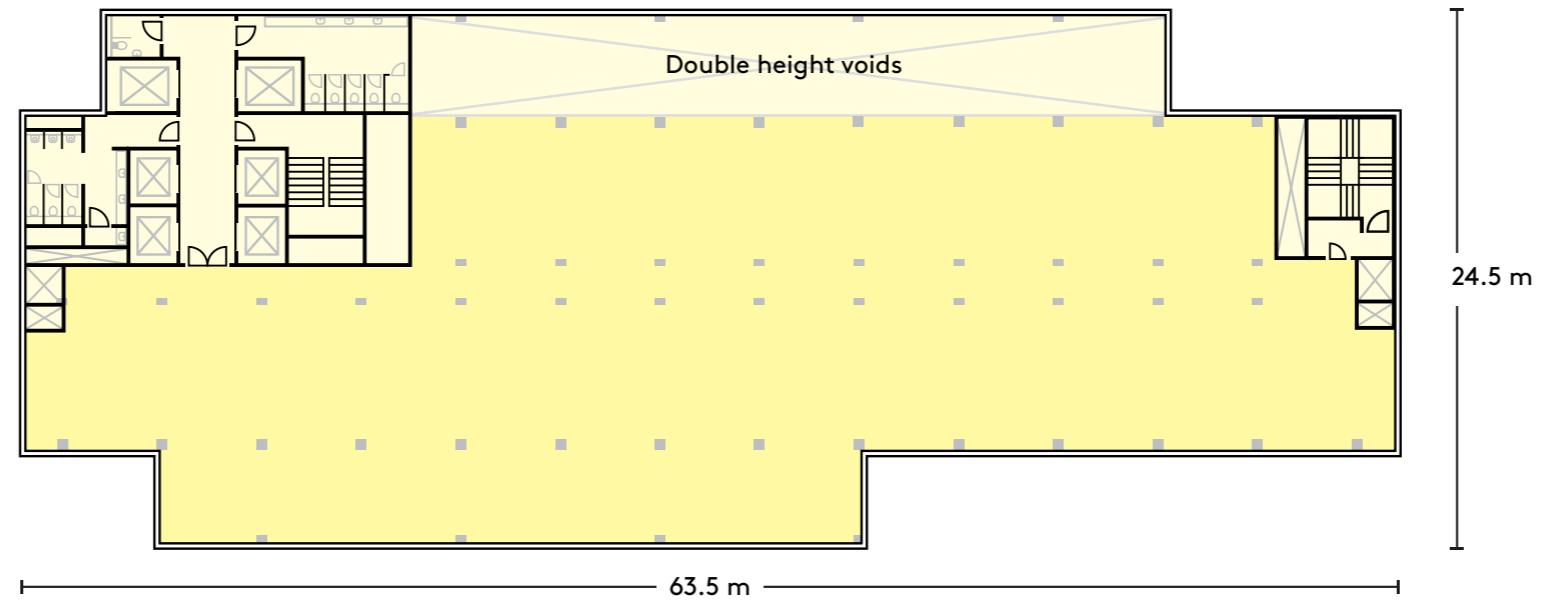
Not to scale

The Tower

Typical Upper Floor B

9,612 sq ft / 893 sq m

I
B



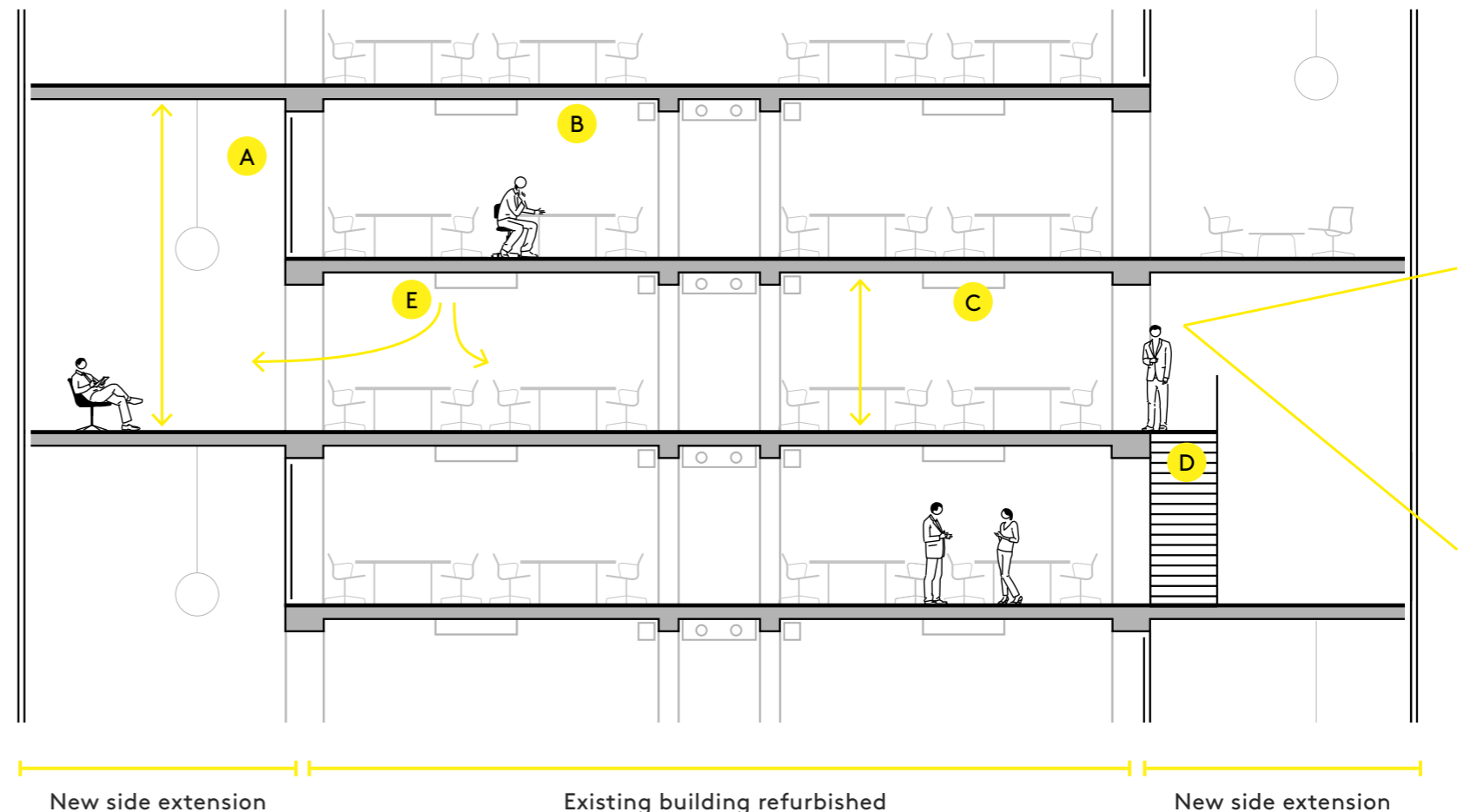
The Tower



Not to scale

Features

- Soaring double-height (5.6m) space on every floor
- Impressive Cityscape views and exceptional natural light
- Efficient rectangular floor plates ranging from 8,428 – 11,367 sq ft
- Modern aesthetic fused with industrial features
- Power – 25w per sq m + 10w per sq m in riser
- Top “green building” credentials – BREEAM Excellent
- Access to all of the common facilities of The Bower including a new striking double-height reception, the communal Hub café and lounge, 430+ cycle storage facilities, generous his and hers locker/shower rooms, and over an acre of landscaped, pedestrianised outside spaces plus a variety of on-estate cafés, restaurants and bars



- A** Double-height (5.6m) spaces on every floor
- B** Low energy industrial light fittings to double height spaces and LED linear luminaries to task areas
- C** Exposed services to maximise floor to ceiling heights (2.9m)

- D** Possible to connect floors with open mezzanines and communication stairs
- E** Exposed fan coil units with linear slot diffusers

The Studio

Purpose-built
intimate and flexible
space.

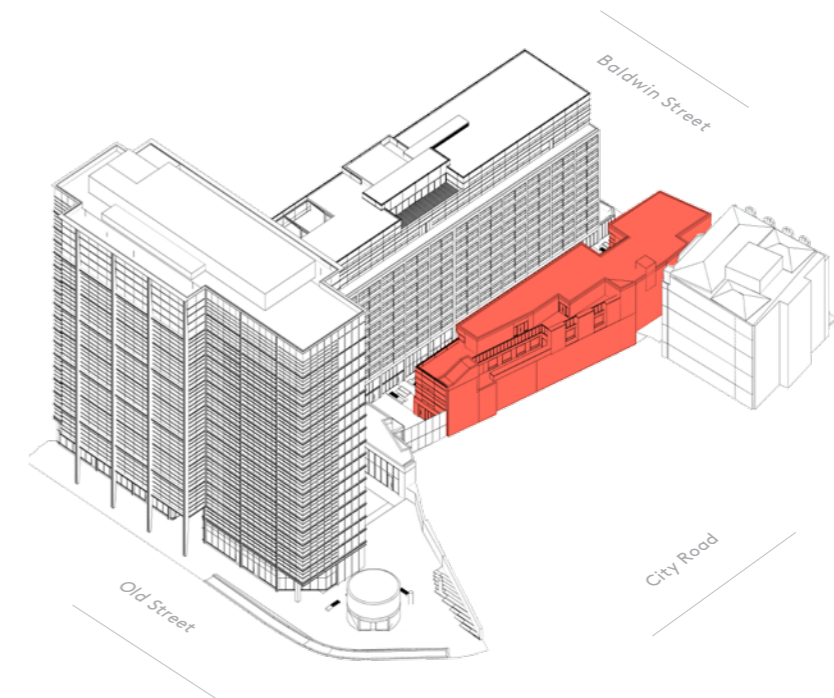
Available from Spring 2015

Building total:
18,500 sq ft (NIA)
1,700 sq m

The Studio

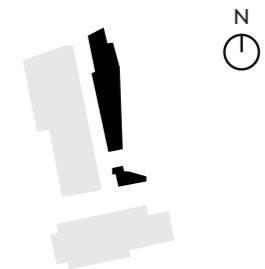
18,500 sq ft of space available from Spring 2015.

Purpose-built intimate and flexible space for emerging growth companies.



Available in Spring 2015

Building total:
18,500 sq ft (NIA)
1,700 sq m





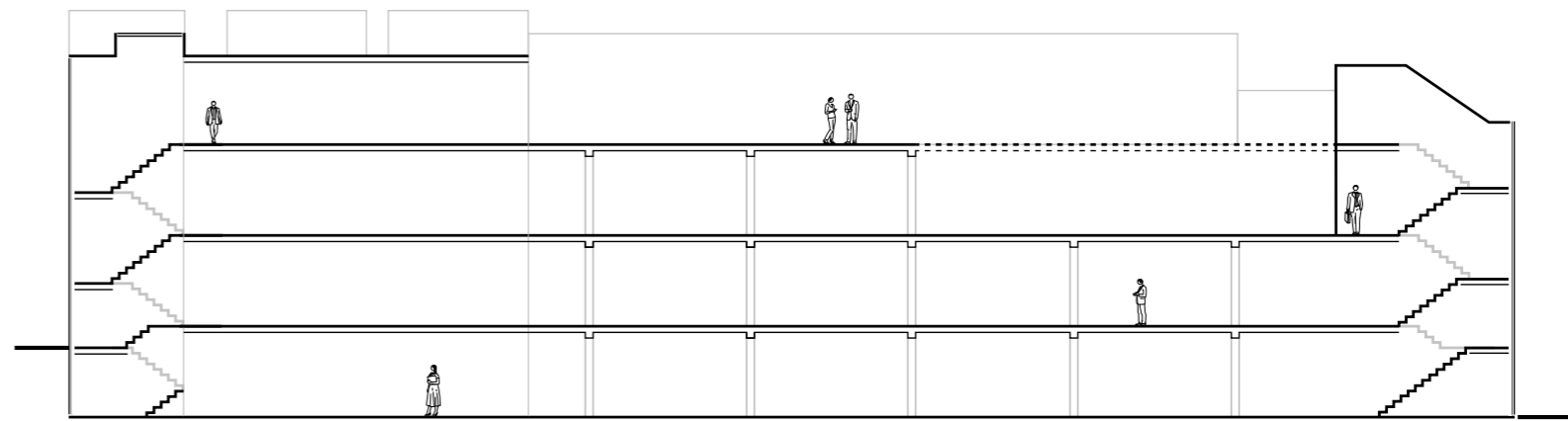
The Studio

Area Schedule

I
B

4,036 sq ft / 375 sq m	3
5,500 sq ft / 511 sq m	2
4,801 sq ft / 446 sq m	1
4,241 sq ft / 394 sq m	G

Total: 18,578 sq ft / 1,726 sq m



North — South

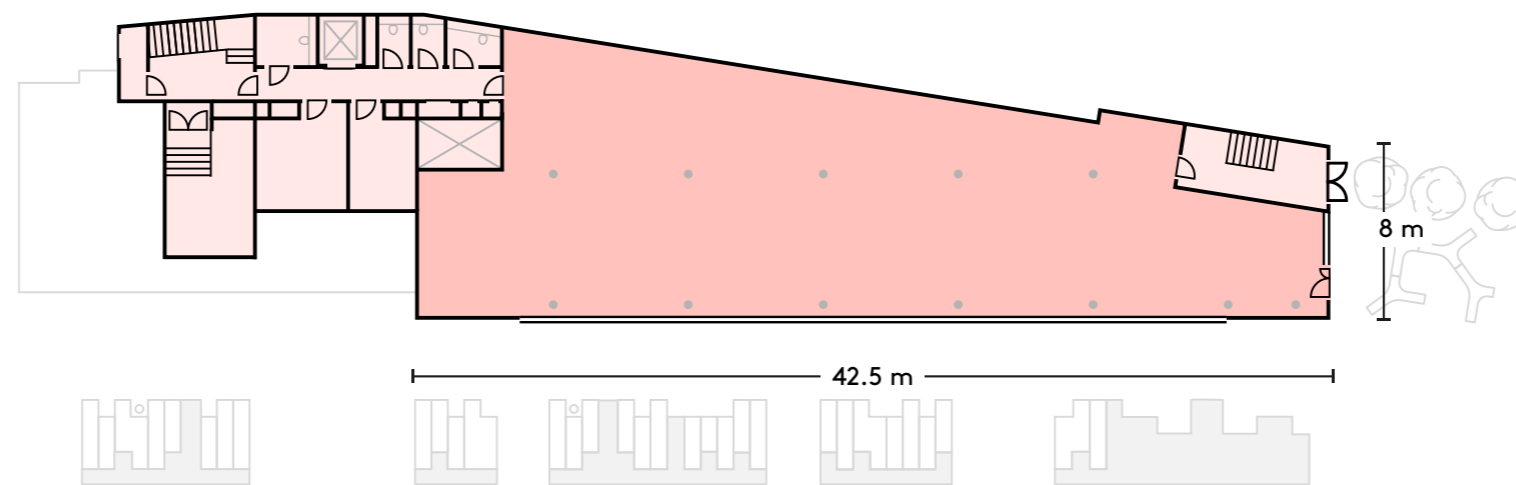
The Studio

The Studio

Ground Floor

4,241 sq ft / 394 sq m

I
B



The Studio



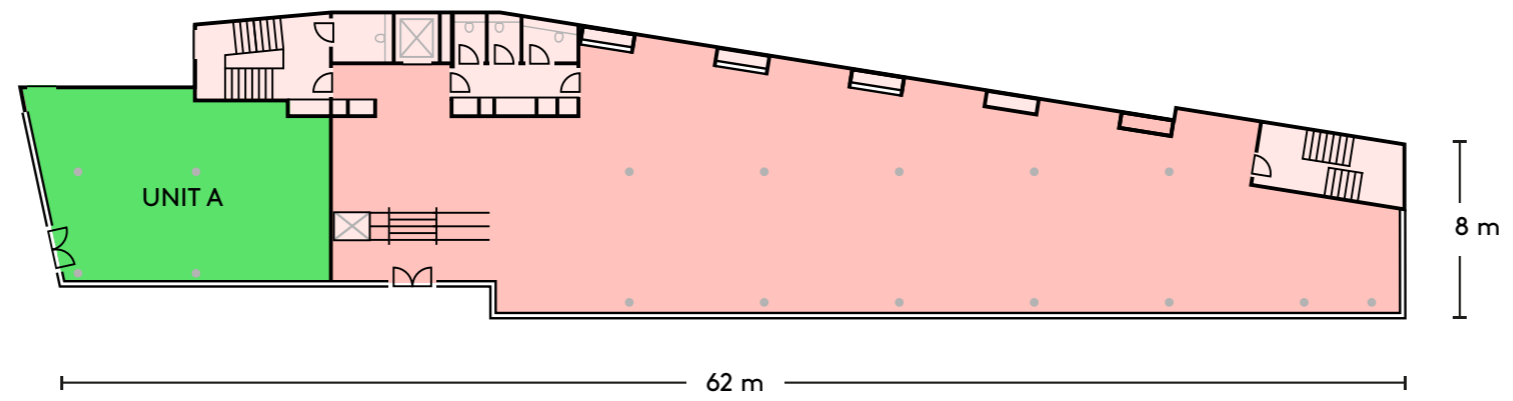
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The Studio

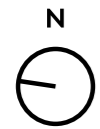
1st Floor

4,801 sq ft / 446 sq m

I
B



The Studio



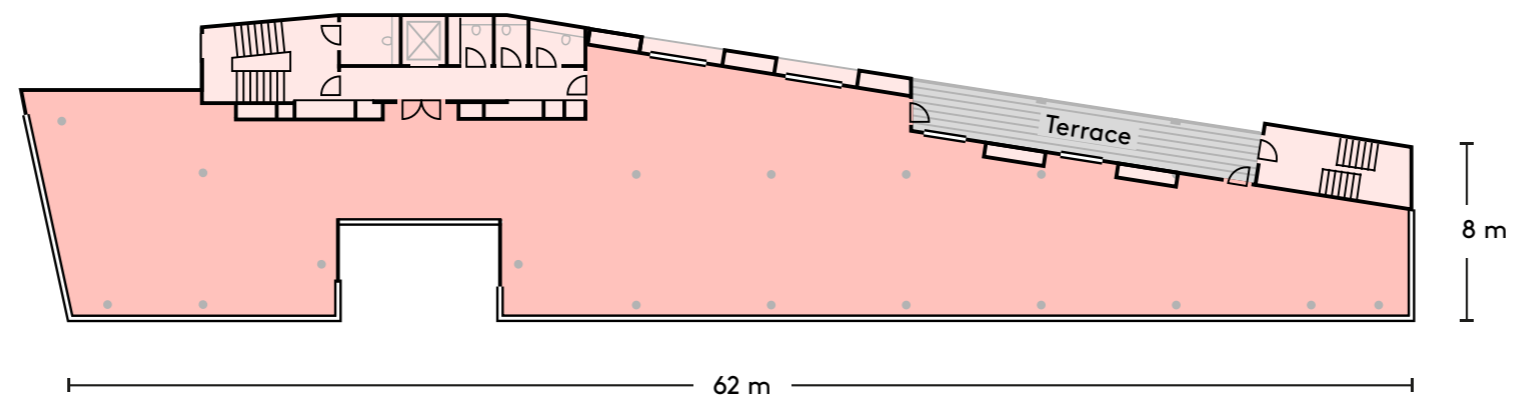
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The Studio

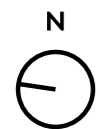
2nd Floor

5,500 sq ft / 511 sq m

I
B



The Studio



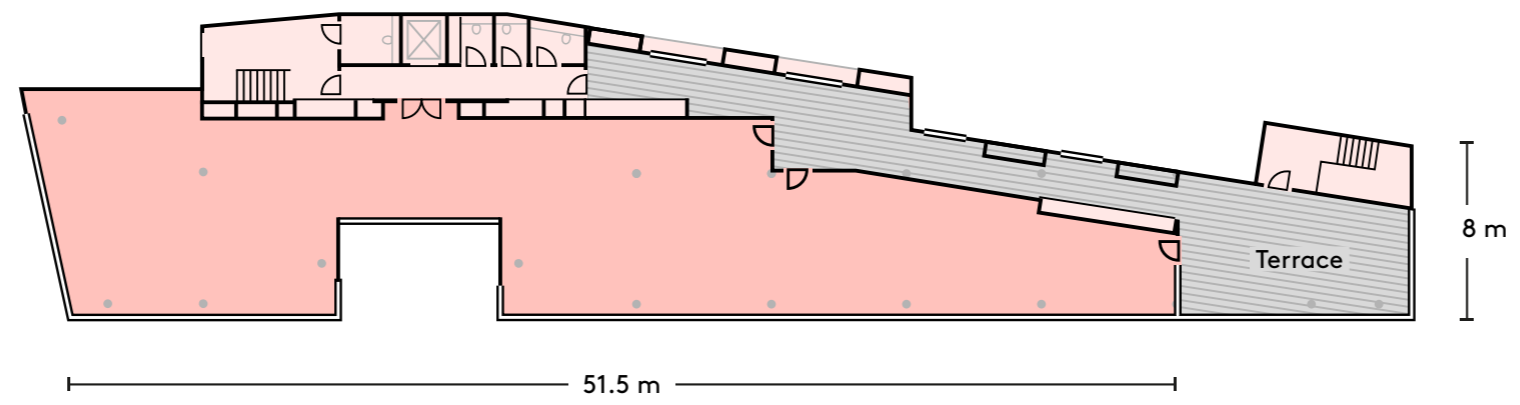
Not to scale

The Studio

3rd Floor

4,036 sq ft / 375 sq m

I
B



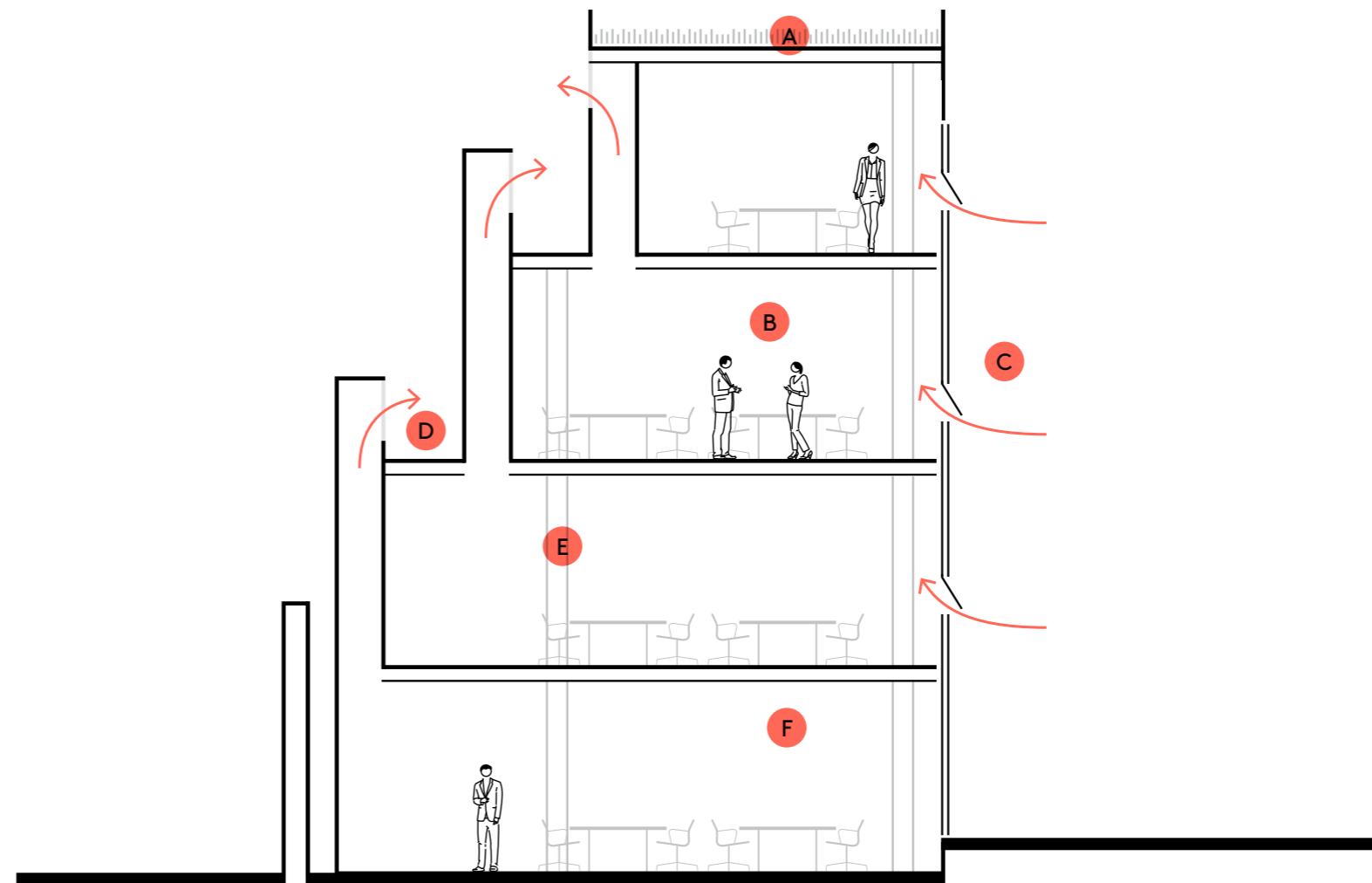
The Studio



Not to scale

Features

- New build construction to modern exacting standards
- Floor plates from 4,036 – 5,500 sq ft with the potential for further subdivision
- Fully automated natural ventilated system
- Rooftop terrace accessible by all occupants
- Glass wrapped façade with opening windows and great natural light
- Separate lobby entrance providing enhanced identity (no small fish/big pond syndrome)
- 150 – 300mm raised floors
- Air conditioning – optional
- Power – 25w per sq m + 10w per sq m in riser
- Top “green building” credentials – BREEAM Excellent
- Green and brown roofs for biodiversity
- Access to all of the common facilities of The Bower including a new striking double-height reception, the communal Hub café and lounge, 430+ cycle storage facilities, generous his and hers locker/shower rooms, and over an acre of landscaped, pedestrianised outside spaces plus a variety of on-estate cafés, restaurants and bars



- | | |
|-------------------------------|---------------------------------------|
| A Green / brown roof | D External terrace |
| B Naturally ventilated | E Exposed concrete soffit |
| C Openable windows | F Floor to ceiling height 3.1m |

Retail

A new and vibrant retail and restaurant destination set within beautifully landscaped public spaces.

6 new units open from Spring 2015

Building total:
12,000 sq ft (NIA)
1,100 sq m

Retail

6 new units from 1,150 sq ft to 3,445 sq ft open from Spring 2015.

A new and vibrant retail and restaurant destination set within beautifully landscaped public spaces, The Bower will feature several of London's most exciting new food and beverage concepts alongside established local meeting spots such as the iconic Shoreditch Grind.

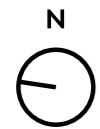
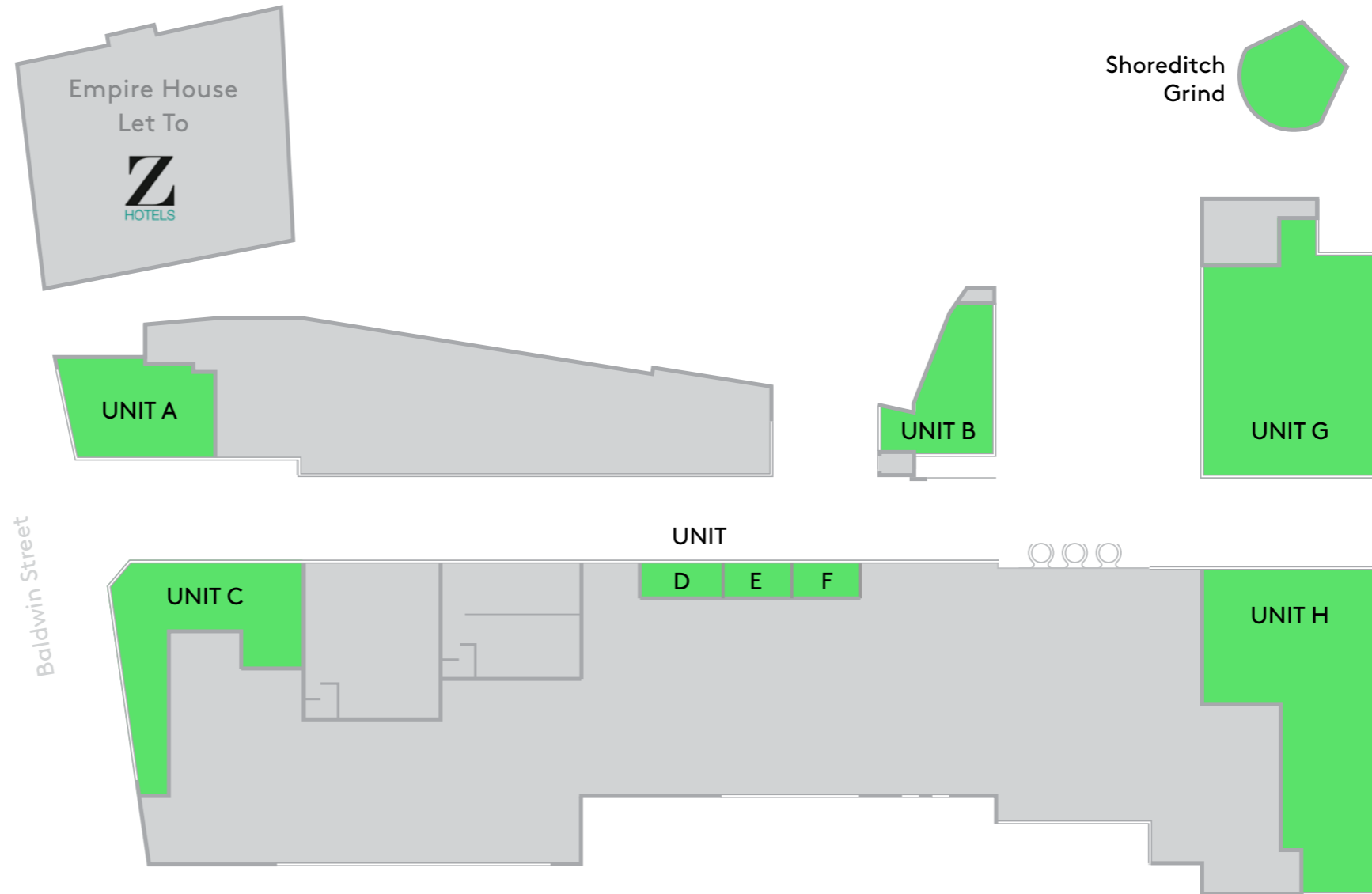
The three new access routes to The Bower ensure the scheme is genuinely connected to the existing Old Street neighbourhood and to great local establishments such as the family run Old Fountain pub on Baldwin Street and the new Gymbox fitness facility adjacent on Old Street.





Area Schedule - Retail

Unit A	1,162 sq ft / 108 sq m
Unit B	2,572 sq ft / 239 sq m
Unit C	1,701 sq ft / 158 sq m
Unit D	2,26 sq ft / 21 sq m
Unit E	194 sq ft / 18 sq m
Unit F	183 sq ft / 17 sq m
Unit G	3,208 sq ft / 298 sq m
Unit H	3,132 sq ft / 291 sq m



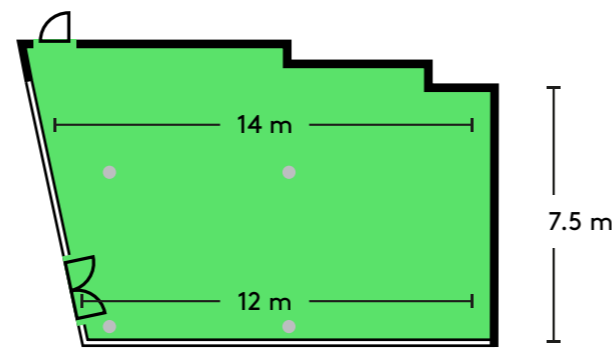
Not to scale

Available Retail

Unit A

1,162 sq ft / 108 sq m

B



Retail



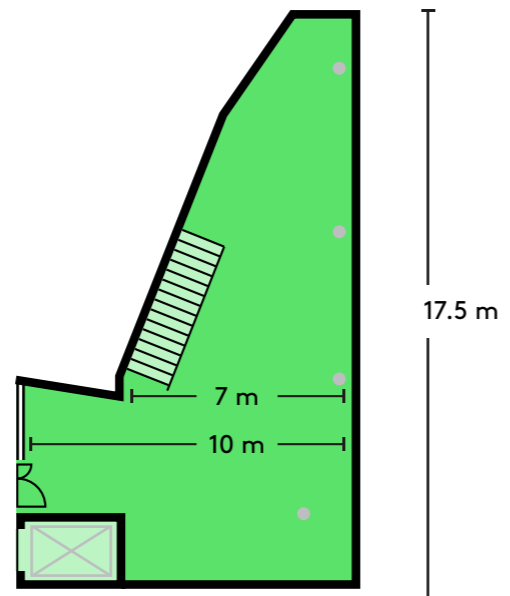
Not to scale

Available Retail

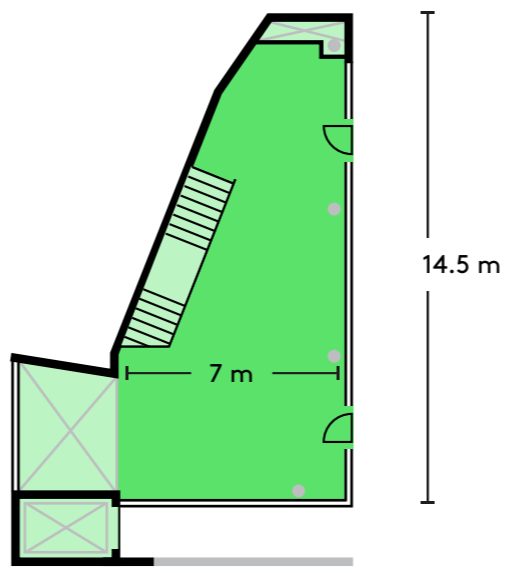
Unit B

2,572 sq ft / 239 sq m

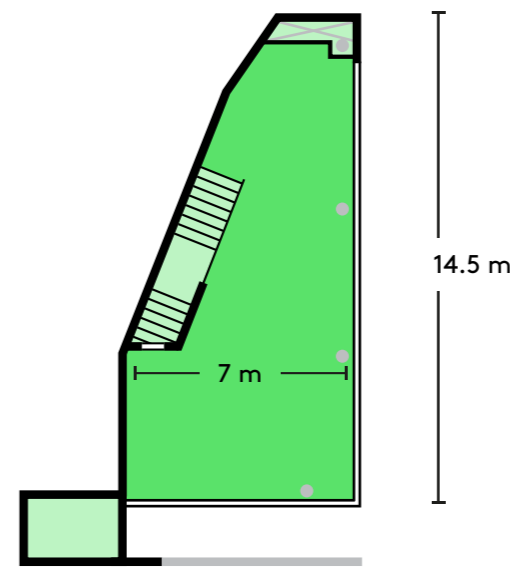
B



Lower Ground

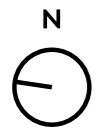


Ground



1st Floor

Retail

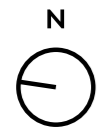
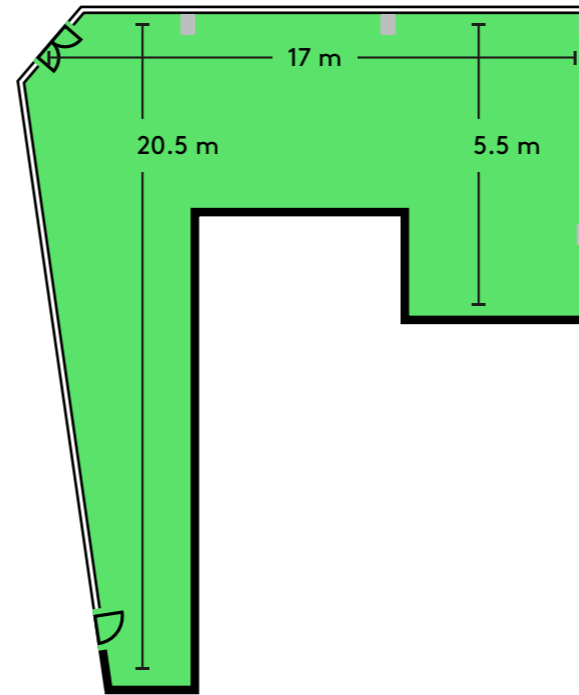


Not to scale

Available Retail

Unit C

1,701 sq ft / 158 sq m



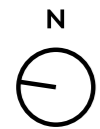
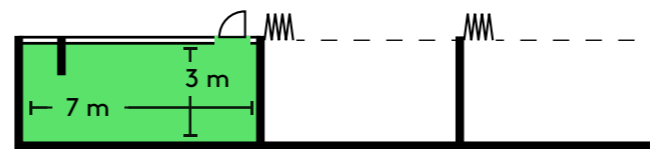
Not to scale

Available Retail

Unit D

226 sq ft / 21 sq m

B



Not to scale

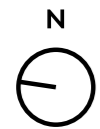
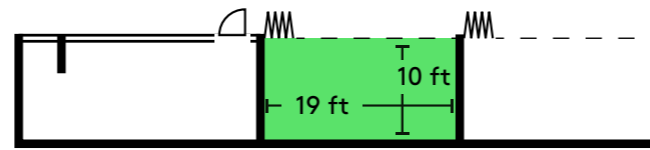
Therawer

Available Retail

Unit E

194 sq ft / 18 sq m

B



Not to scale

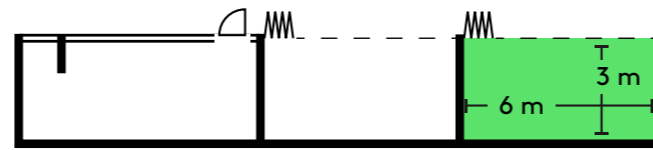
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Available Retail

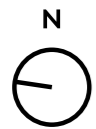
Unit F

183 sq ft / 17 sq m

B



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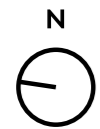
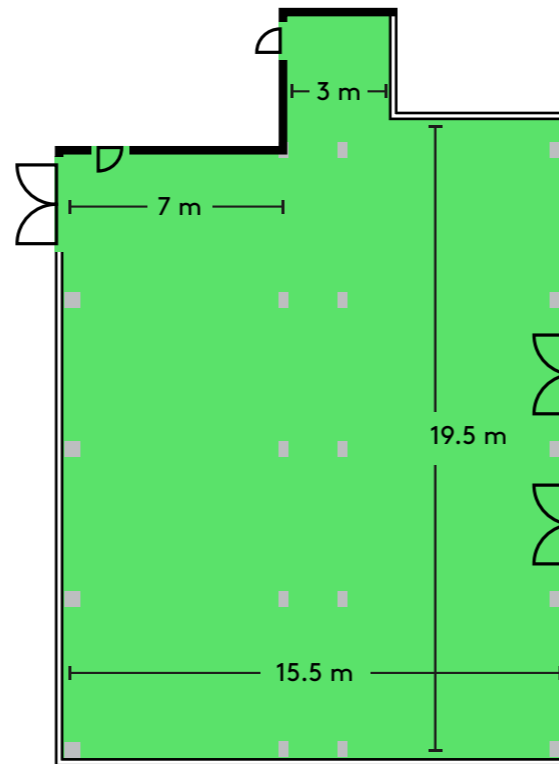


Not to scale

Available Retail

Unit G

3,208 sq ft / 298 sq m

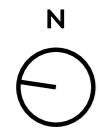
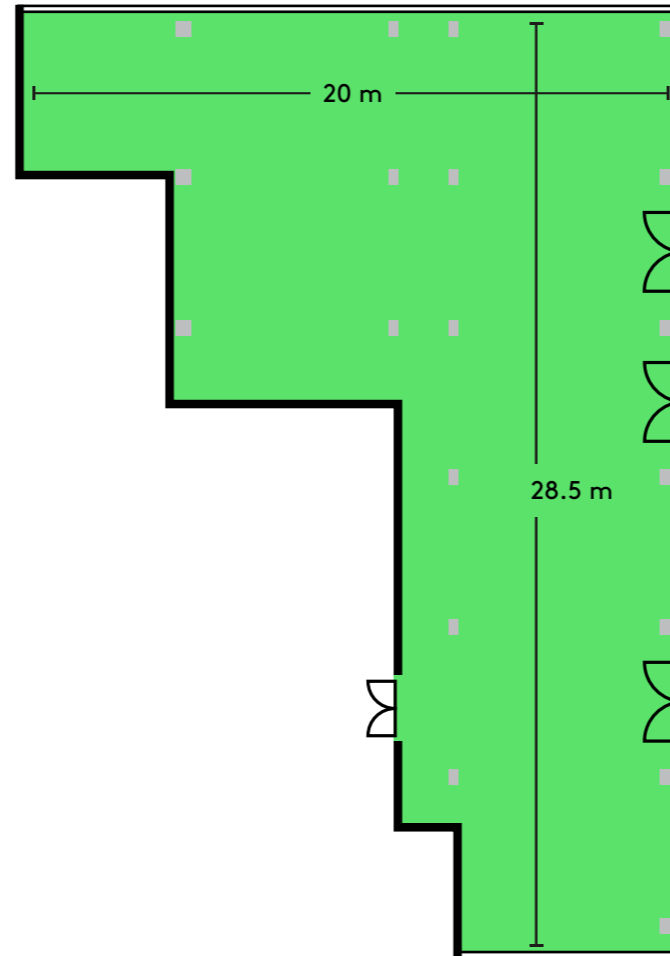


Not to scale

Available Retail

Unit H

3,132 sq ft / 291 sq m



Not to scale

The Bower and the Environment

Thinking Green

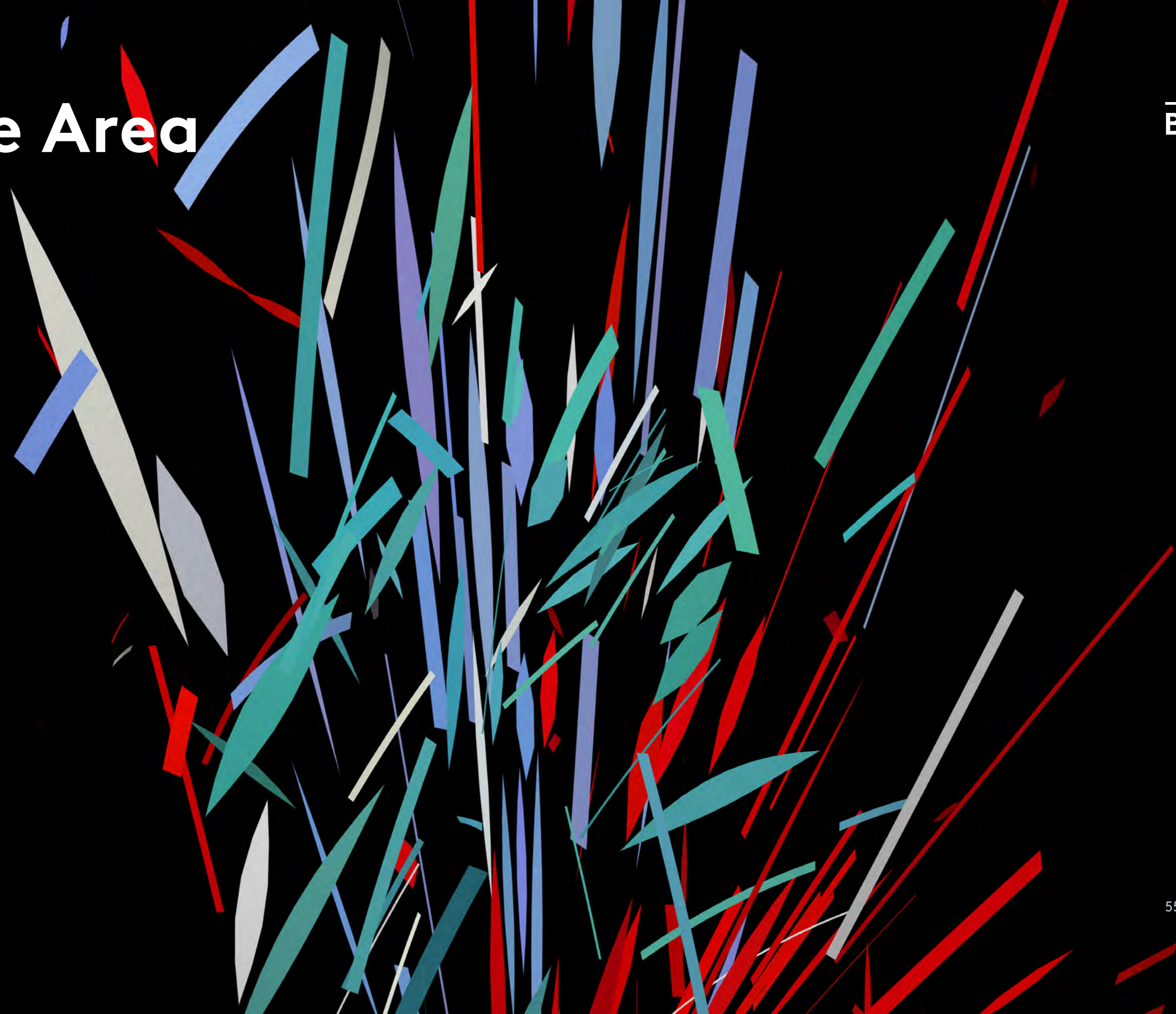
A key ambition within the scheme is to make use of what is good and already in existence, as well as creating new and dynamic spaces for occupiers to enjoy.

In line with this, The Bower will reuse the existing concrete frames of the buildings to significantly reduce CO2 omissions, as well as reducing the energy consumption of the existing buildings by dramatically improving the existing building fabric, creating a sustainable (BREEAM Excellent) development.

- BREEAM Excellent
- Reusing existing structures instead of rebuilding – significantly reducing carbon emissions compared to new construction
- Dramatically improving the thermal performance of the existing buildings by insulating the building fabric and installing high performance double glazed windows
- A mixture of green and brown roofs for biodiversity
- Bird and bat boxes to encourage native species
- Utilising natural ventilation where possible
- LED lighting to reduce energy consumption
- Site wide rainwater attenuation to reduce the risk of flooding
- Use of grey water recycling
- Development adapted for future connection to the Bunhill district heat network



The Area



Transport

Positioned at the heart of Tech City, The Bower is located immediately adjacent to Old Street underground station on the Northern Line, offering connections in minutes to King's Cross and the City.

The scheme's transport connections make London and beyond easily accessible, with Liverpool Street and the forthcoming Crossrail (2018) a mere 10 minute walk away. Multiple bus routes serve the area and The Bower's central location coupled with its excellent cyclist facilities ensures that two wheel transport is an excellent option for those working at The Bower.

Underground / Crossrail

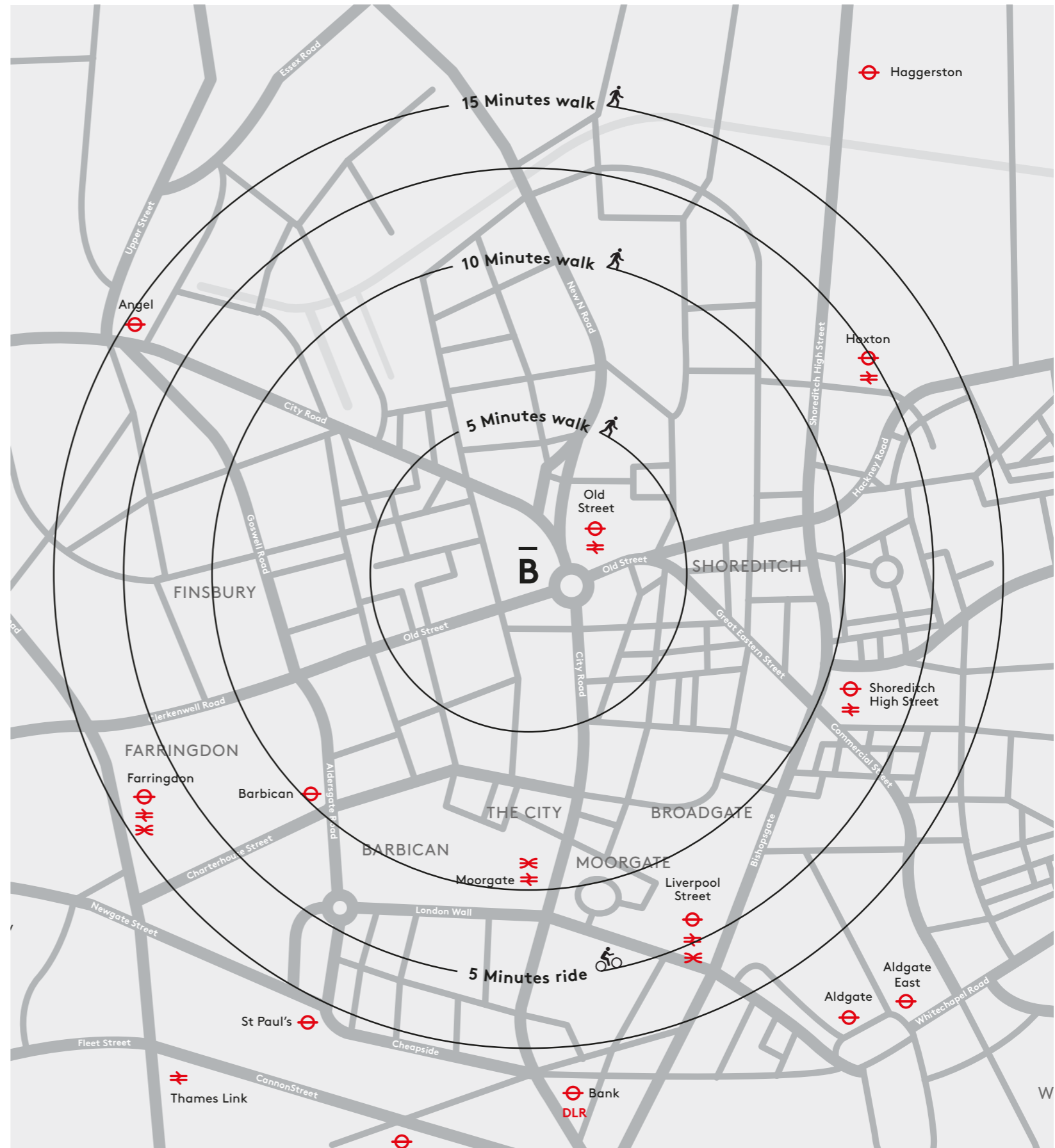
Moorgate	2 Min
DLR Bank	4 Min
King's Cross	5 Min
London Bridge	6 Min
Euston	6 Min
Liverpool Street	8 Min
Canary Wharf	10 Min
Farringdon	11 Min
Oxford Circus	14 Min
Victoria	15 Min
Waterloo	15 Min
Tottenham Court Rd	16 Min
Bond Street	17 Min
Paddington	22 Min

Airport times

London City	21 Min
Heathrow	21 Min
Gatwick	57 Min
Stansted	45 Min
Biggin Hill	49 Min
Luton	32 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

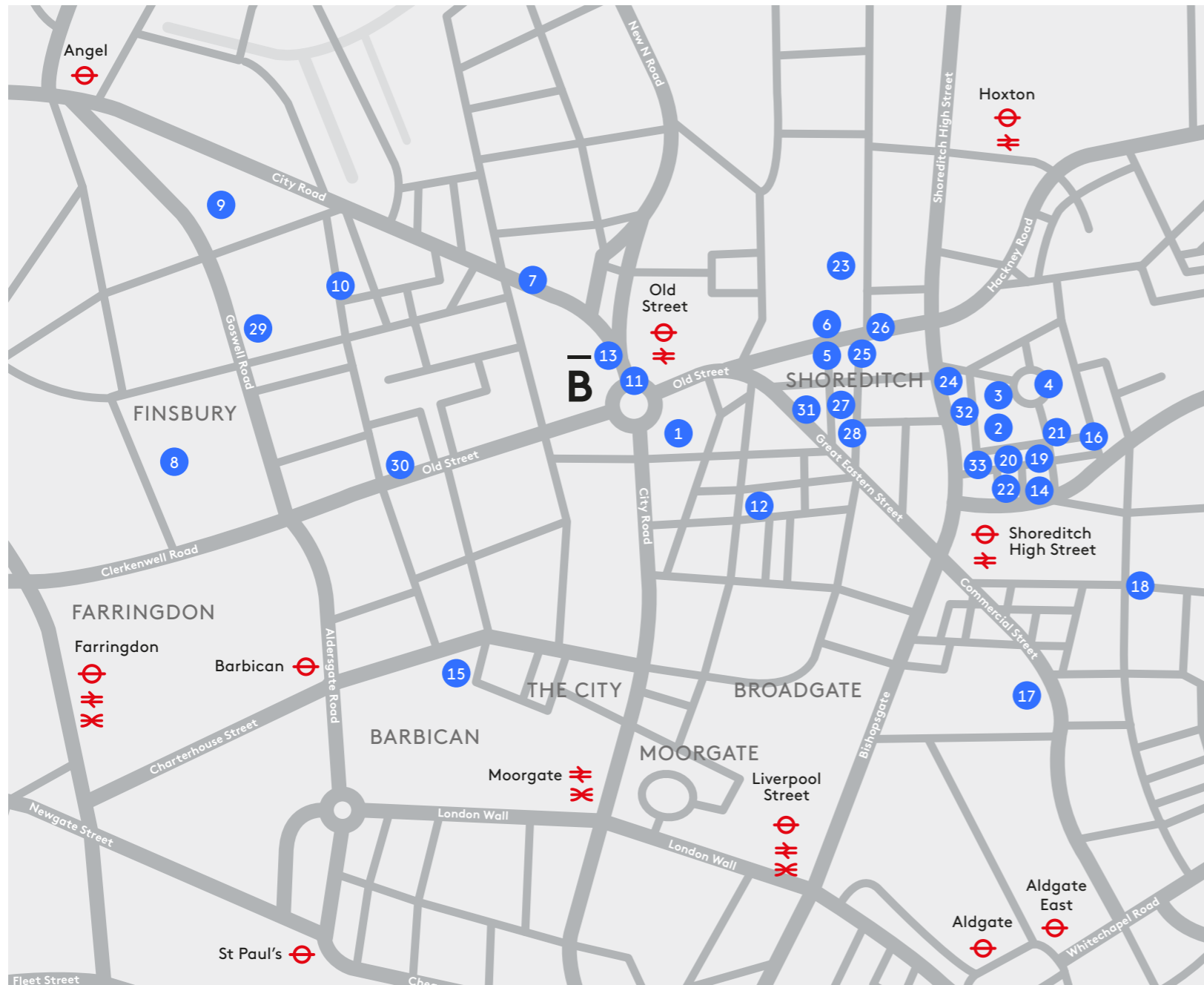


Around The Bower

Spend 24 hours in one of London's most vibrant and dynamic areas.

Whether you're looking for a place to meet for lunch, a buzzing cocktail bar, or artisan bread, there is no end to the selection of restaurants, bars and retailers on The Bower's doorstep.

The area's lively character continues to attract a diverse range of tenants, drawn to its authentic culture, substance and thirst for new ideas. Shoreditch and Old Street are now a thriving work community and HQ to a variety of companies; from start-ups, to large scale corporations.



Eat, Drink, Play

- 1 Ozone Coffee
- 2 The Boundary
- 3 The Albion
- 4 Rochelle Canteen
- 5 Rivington Street Bar & Grill
- 6 The Tramshed
- 7 Whitecross St Food Market
- 8 St. John Bread & Wine
- 9 J+A Cafe
- 10 Look Mum No Hands
- 11 Shoreditch Grind
- 12 Boom Cycle
- 13 Gymbox
- 14 American Apparel
- 15 The Barbican
- 16 Labour and Wait
- 17 Spitalfields Market
- 18 Truman Brewery
- 19 Aesop
- 20 APC

- 21 Sunspel
- 22 Shoreditch House
- 23 Hoxton Square
- 24 Present
- 25 Start
- 26 SCP
- 27 Jonathan Viner Gallery
- 28 Kemistry Gallery
- 29 Vitra
- 30 McQueens

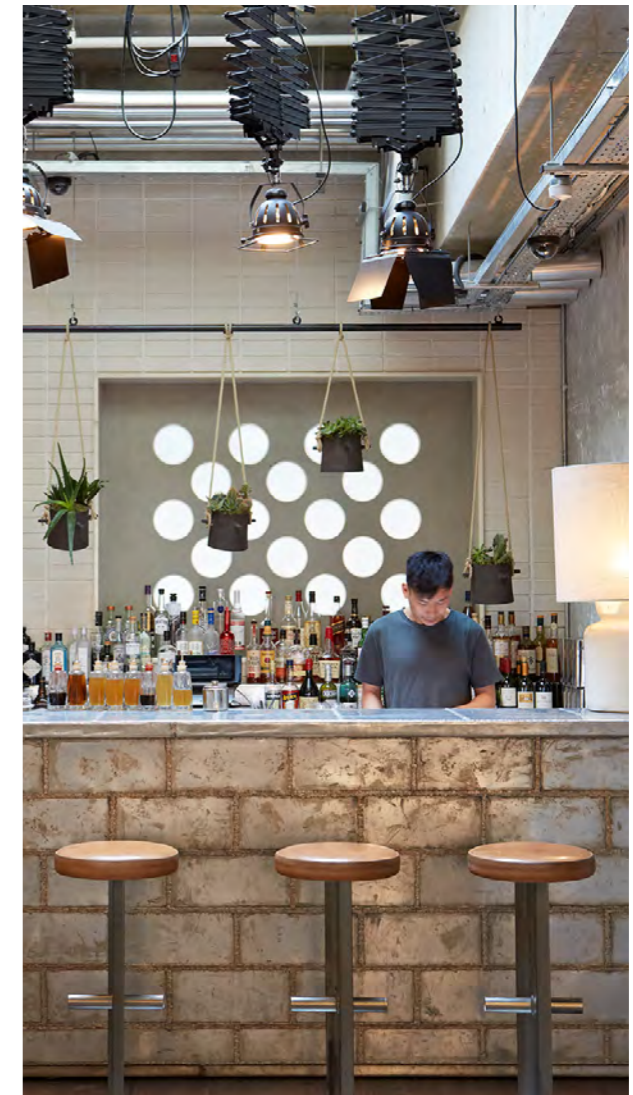
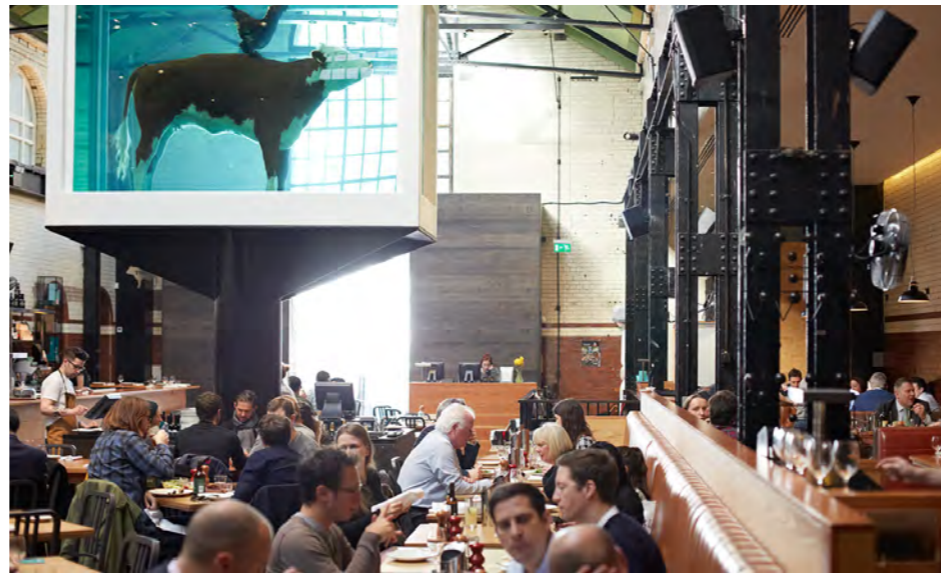
Places To Stay

- 31 The Hoxton Hotel
- 32 Ace Hotel
- 33 The Boundary

Who's here



Around The Bower



Tech City

Positioned between Shoreditch and Clerkenwell; Old Street, London's Tech City to many, is located at the heart of a rapidly expanding cluster of technology and media businesses.





The Team





www.helical.co.uk



Helical Bar 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 10 million sq ft of development since 1995, comprising 7.3 million sq ft of office and mixed use schemes, 1.7 million sq ft of retail and 1.5 million sq ft of industrial. The current development programme comprises a further 2.3 million sq ft of commercial space and circa 1,300 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.



www.crosstree.com



Established in 2011, Crosstree Real Estate Partners invests in properties in dynamic mixed use areas that require significant capital investment and a fresh perspective to enhance value. They focus their attention on occupier needs, innovative architecture, quality design and place-making.

Crosstree's portfolio includes a variety of projects across London including office properties, retail and leisure space, hotels and residential development. They concentrate on a few exceptional schemes at any one time, and seek to work with best-in-class partners, professionals and designers.



www.ahmm.co.uk



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.

Project Team

Project Management



Construction



MEP Engineers



Structural Engineers



Quantity Surveyor



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