

Compton

For Rent
The Studio, The Bower
Old Street EC1



Coming Soon! Newly refurbished,
CAT A, self contained building with
its own private terrace

For Rent

The Studio, The Bower
207 Old Street
Old Street EC1V

Size

14,337 - 18,578 Ft²

Rent

£72.50 per sq ft

Fitout

Not Fitted

Description

The Studio Building at The Bower offers a rare opportunity to occupy a fully self-contained office building in the heart of the Old Street district. Arranged across four floors and accessed via its own dedicated front door, the building provides an independent working environment while still benefiting from the wider campus amenities.

The building is currently undergoing a comprehensive refurbishment and will be delivered to an open plan CAT A specification, ready for an occupier to bespoke their own fit out. A private interconnecting staircase links all floors internally, creating a cohesive and efficient working environment suited to companies seeking a single, connected headquarters.



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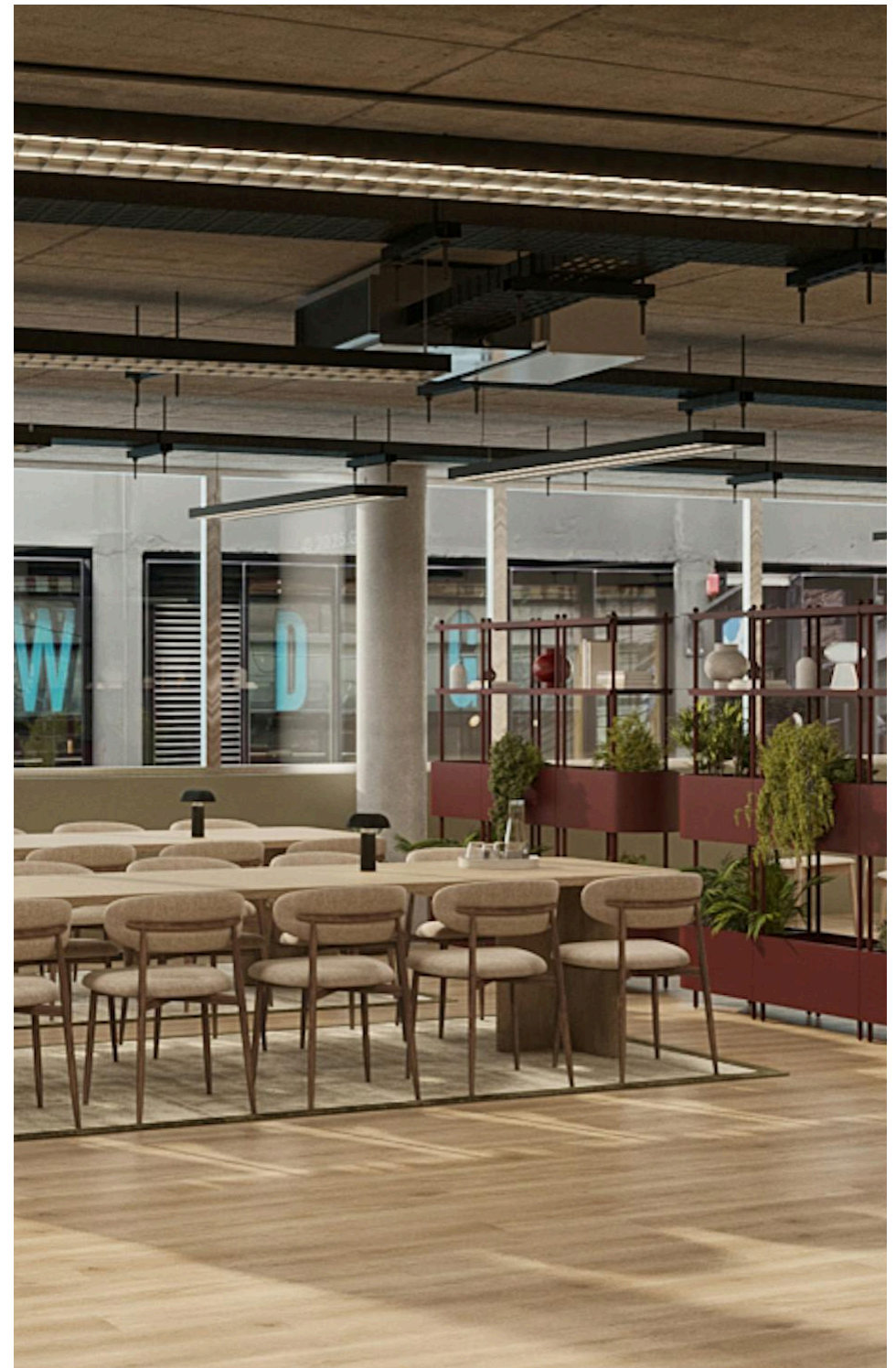
Fitout

Not Fitted

Description

Exceptional natural light is provided from multiple elevations throughout the building, enhancing the open plan floorplates and creating bright, productive workspace across each level. The third floor leads out to an exclusive private roof terrace, offering a valuable outdoor amenity for informal meetings, breakout space and staff wellbeing.

The Studio Building will be ready for occupation in Q4 2026, presenting a unique opportunity to secure a self-contained HQ-style office within one of Old Street's most established office campuses.



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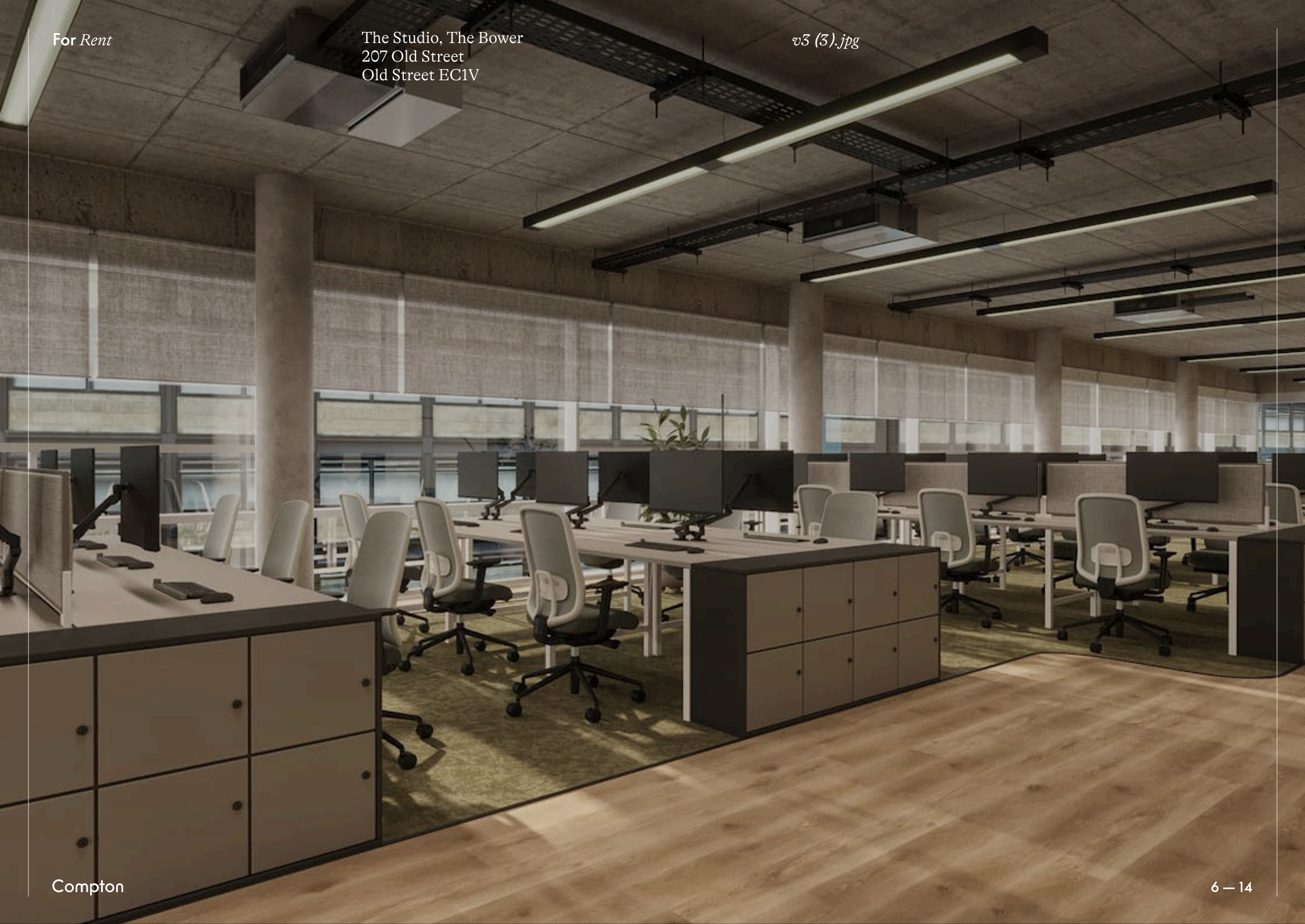


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For Rent

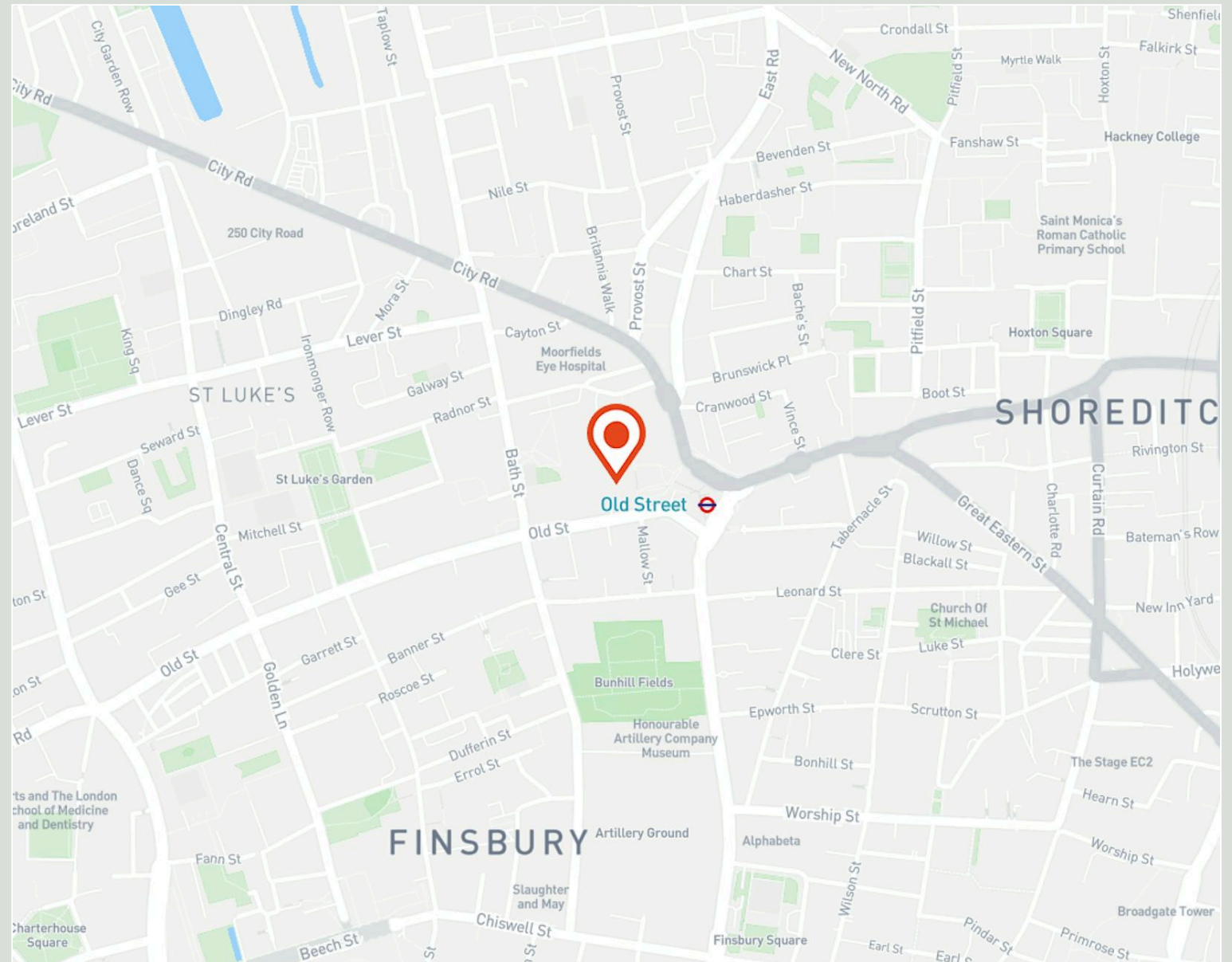
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Location

The Bower campus 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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Amenities

- Self-contained building
- Private roof terrace
- Available Q4 2026
- Newly refurbished throughout
- New Exposed Air Conditioning System
- Fully Accessible Raised Floors
- Superb Natural Daylight
- Interconnecting staircase
- Passenger lift

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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
3rd	4,036	-	On Application	On Application	-	-	-	Available
2nd	5,500	-	On Application	On Application	-	-	-	Available
1st	4,801	-	On Application	On Application	-	-	-	Available
Ground	4,241	-	On Application	On Application	-	-	-	Available
Total	18,578							

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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 Q4 2026

Compton Concierge

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