

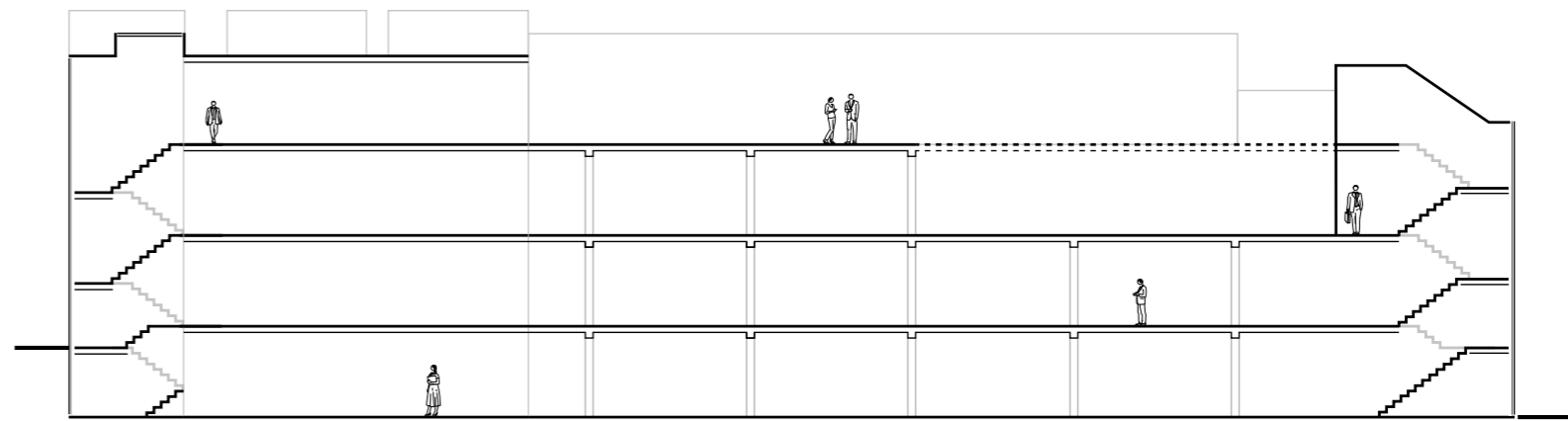
The Studio

# 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

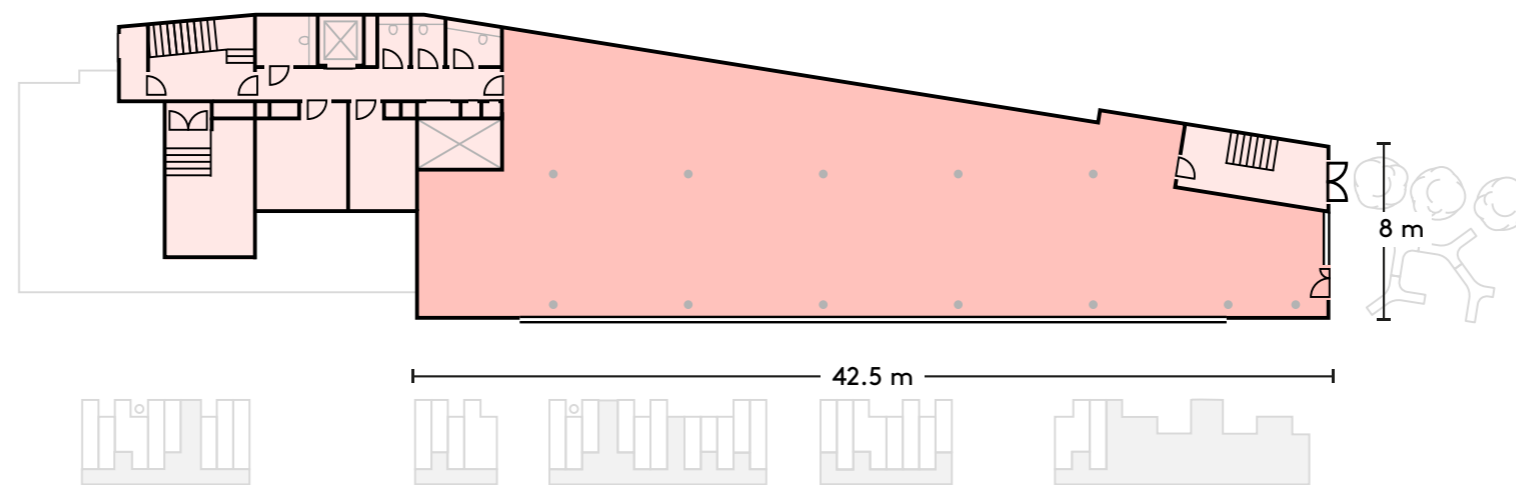
The Studio

The Studio

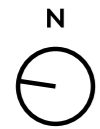
# Ground Floor

4,241 sq ft / 394 sq m

**I**  
**B**



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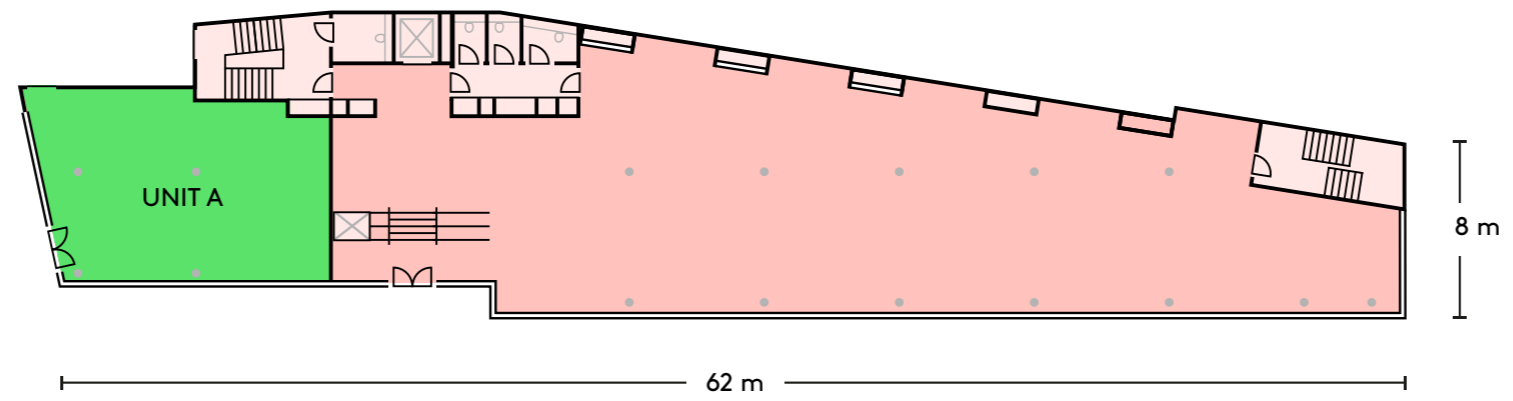
Not to scale

The Studio

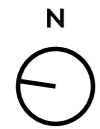
# 1st Floor

4,801 sq ft / 446 sq m

I  
B



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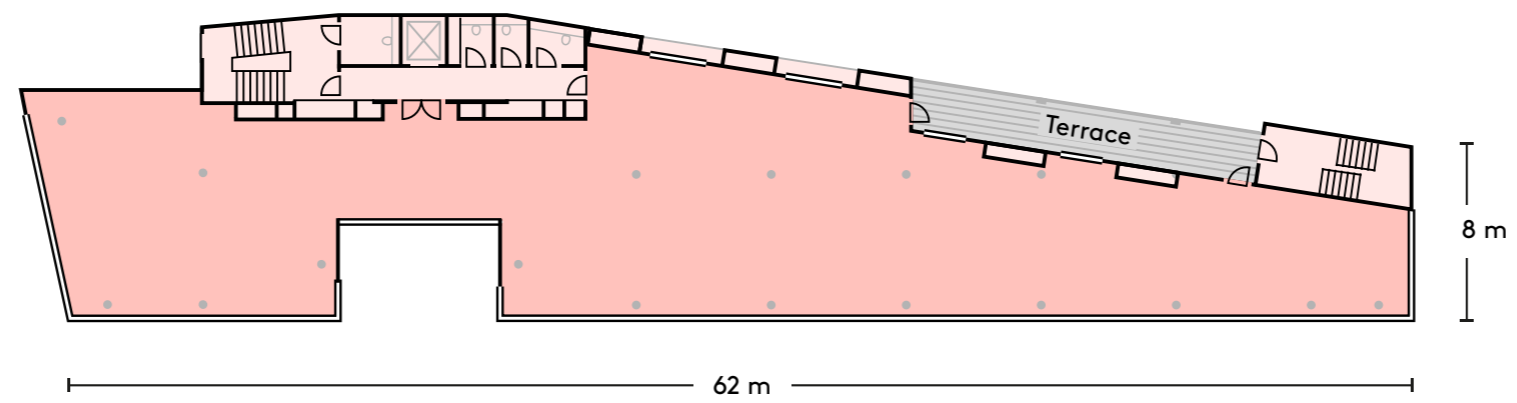
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The Studio

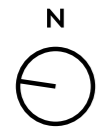
# 2nd Floor

5,500 sq ft / 511 sq m

I  
B



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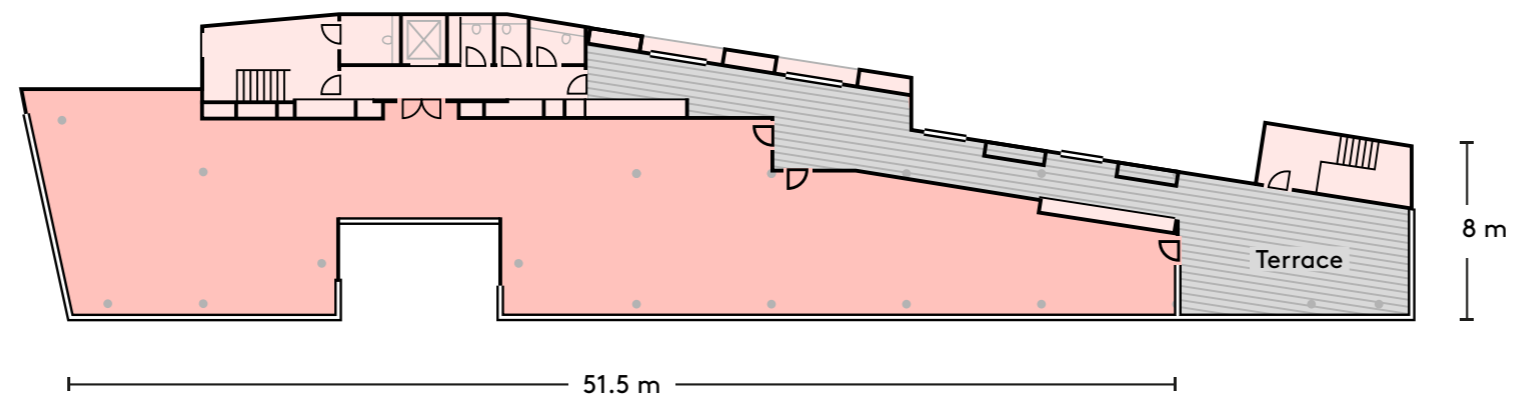
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The Studio

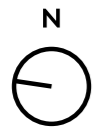
# 3rd Floor

4,036 sq ft / 375 sq m

I  
B



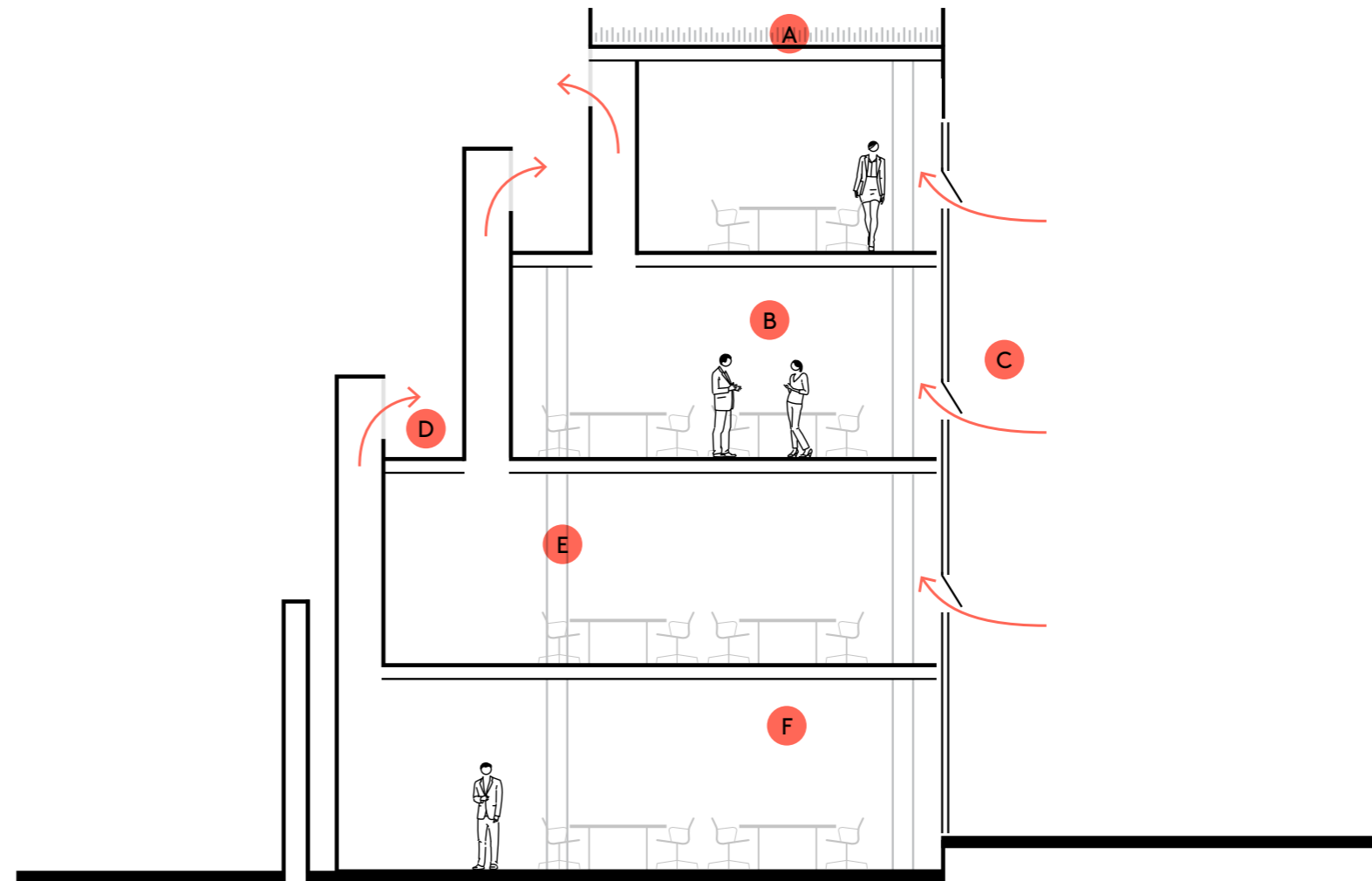
The Studio



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



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

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**The Bower**  
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[www.theboweroldst.com](http://www.theboweroldst.com)