

THESTUDIOEC1.COM

THE

STU

DIO

**The Studio -  
The Bower**  
EC1

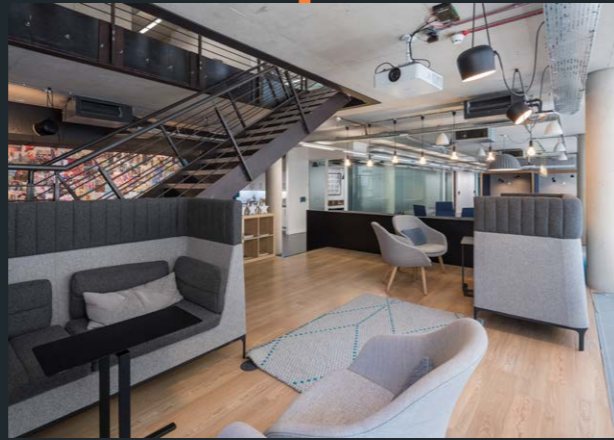
18,141 Sq Ft to Let

EC1

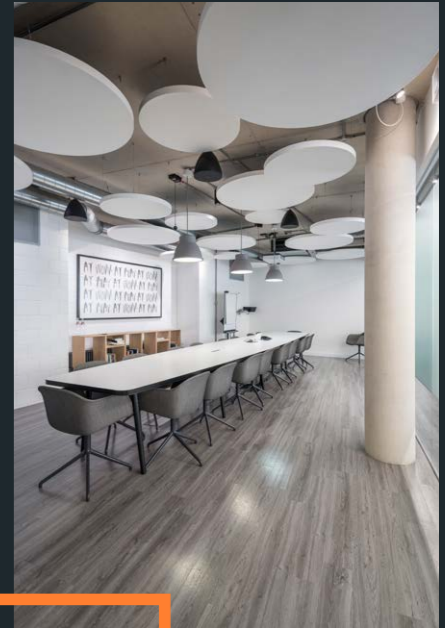
# THE STUDIO



THE STUDIO IS PART OF THE BOWER COMPLEX, OFFERING 18,141 SQ FT OF SELF-CONTAINED OFFICE SPACE



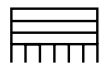
Built to a top specification, the building benefits from a media style fit-out. An interconnecting staircase joins the floors, while tenants have access to the facilities offered at The Bower.



A HIGH-QUALITY FIT OUT IS ALREADY IN SITU, PROVIDING OCCUPIERS WITH A STYLISH WORK ENVIRONMENT



## SPECIFICATION



Self-contained office over 4 levels



High quality media-style fit out



Interconnecting staircase between floors



Floor to ceiling height of 3.1m



150-300mm raised floors



BREEAM 'Excellent'



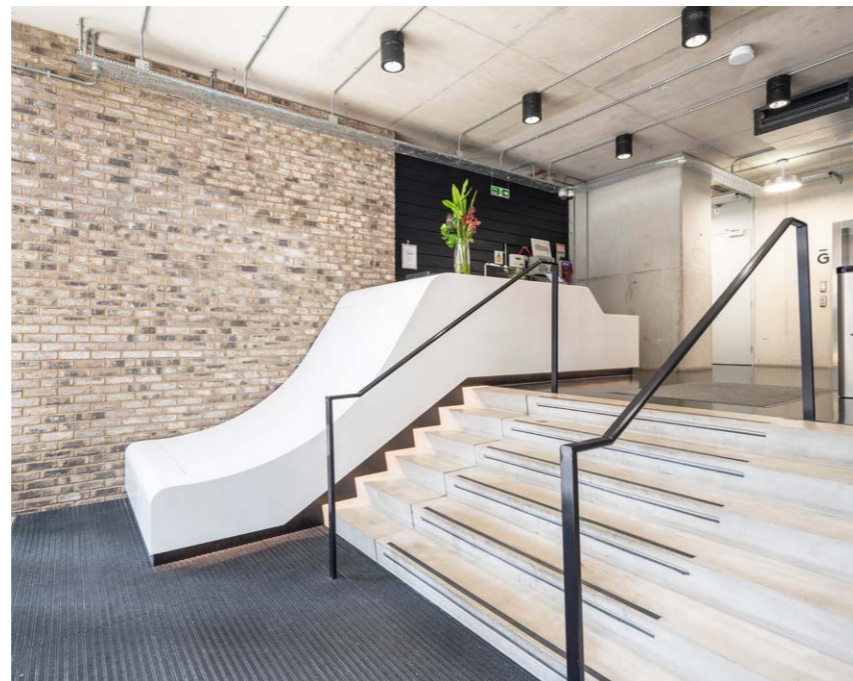
Private roof terrace



Dedicated reception



Access to The Bower facilities - café/lounge, cycle store, lockers & showers

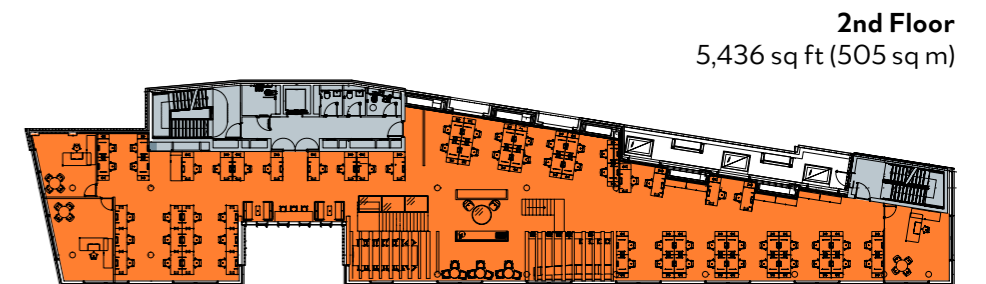


## ACCOMMODATION

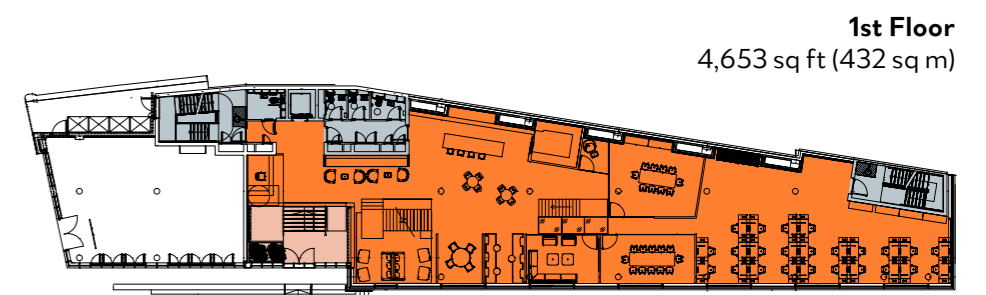
FLOOR	SQ FT	SQ M
3rd	4,026	374
2nd	5,436	505
1st	4,653	432
Ground	4,026	374
<b>TOTAL</b>	<b>18,141</b>	<b>1,685</b>



## EXISTING FIT OUT PLANS



**2nd Floor**  
5,436 sq ft (505 sq m)

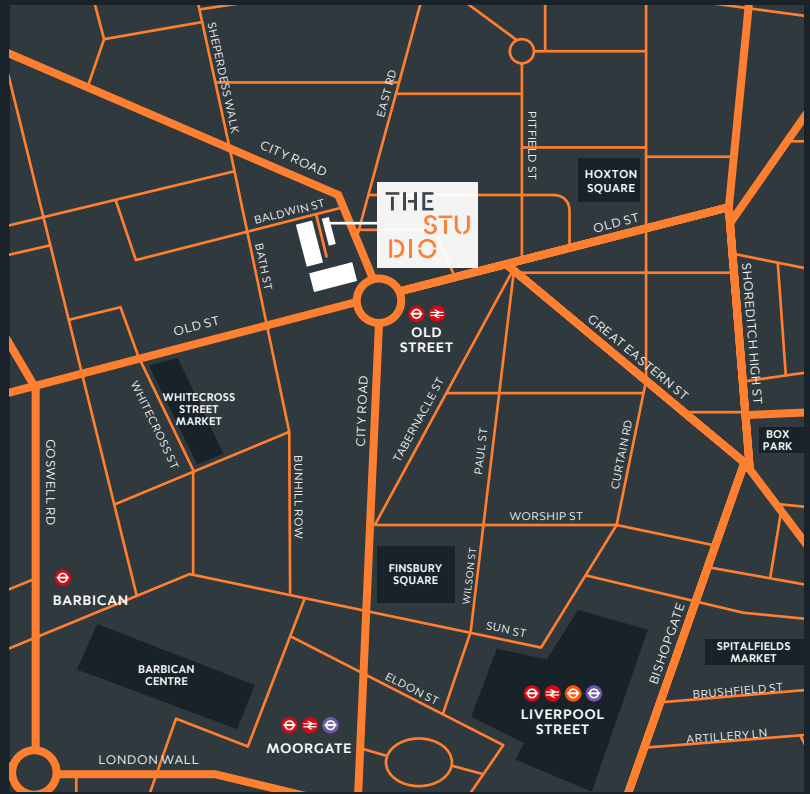


**1st Floor**  
4,653 sq ft (432 sq m)

A NEW AND VIBRANT  
RESTAURANT  
DESTINATION, SET  
WITHIN BEAUTIFULLY  
LANDSCAPED  
PUBLIC SPACES

## LOCATION

The Bower features several of London's most exciting food and drink concepts alongside established local meeting spots such as Shoreditch Grind, Honest Burger and Enoteca Da Luca.



## WALKING TIMES

Old Street	< 1 minute	
Shoreditch High Street	9 mins	
Moorgate	10 mins	
Barbican	11 mins	
Liverpool Street	14 mins	



## LIFE AT THE BOWER



## TERMS

Upon application.

## VIEWING

Strictly through joint sole  
letting agents:

[THESTUDIOEC1.COM](http://THESTUDIOEC1.COM)

TOM BREMNER  
020 3296 4717  
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