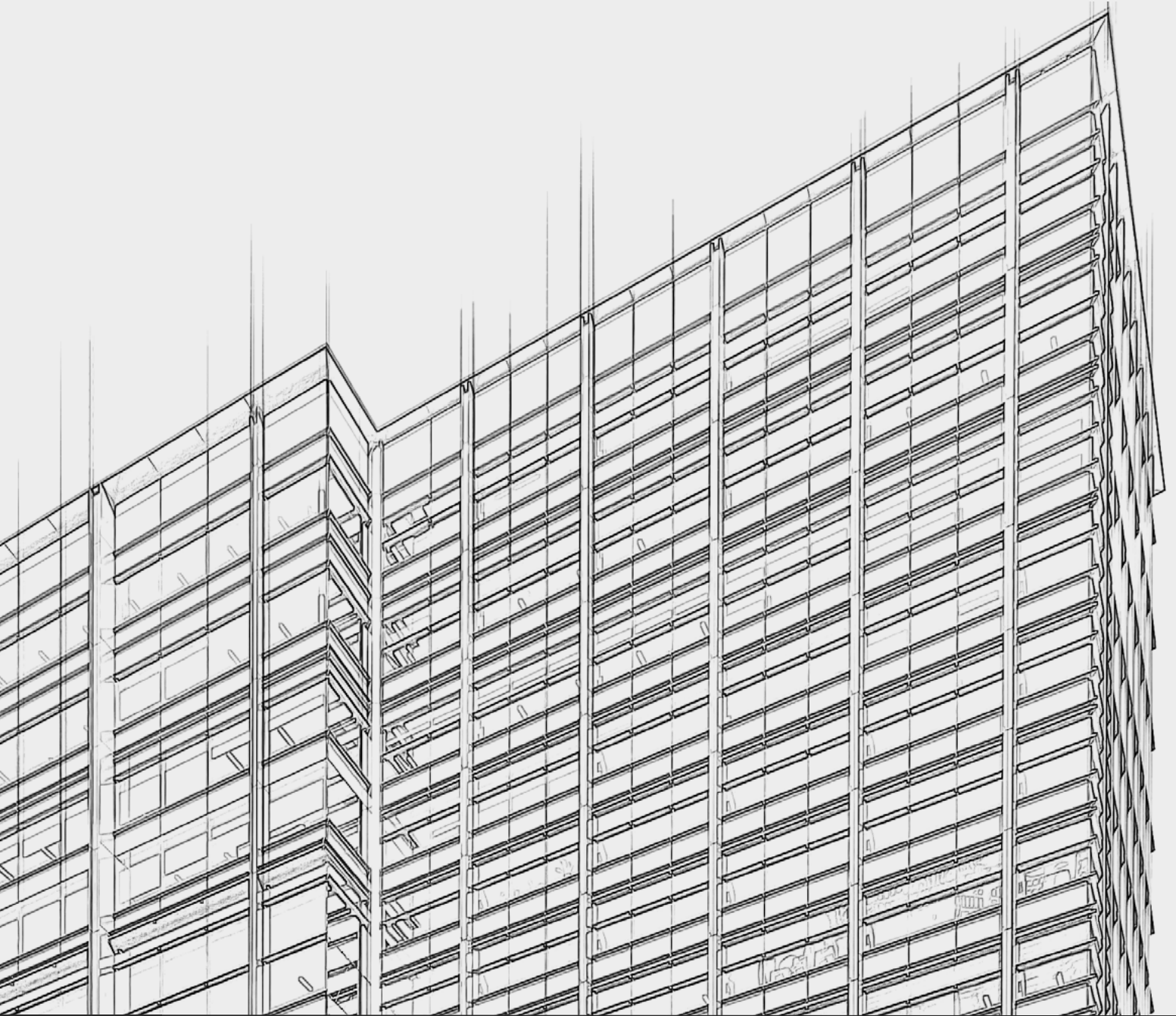


Made



The Tower, The Bower, EC1

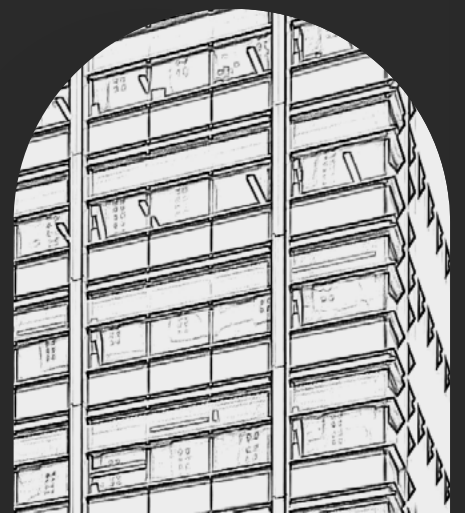
Fully Managed Space

7th-9th floors

Up to 30,000 sq ft

Fully fitted

£170.00 per sq ft per annum all inclusive



Made

Description

The Tower offers 3 floors of a fully fitted office space which is ready to occupy now.

7TH FLOOR

92 x workstations

Large kitchen and break out area

4 x meeting rooms

2 x huddle space

Boardroom

8TH FLOOR

146 x workstations

4 x meeting rooms

2 x boardrooms

4 x huddle spaces

Built in reception

Tea Point

9TH FLOOR

144 x workstations

4 x meeting rooms

Library space

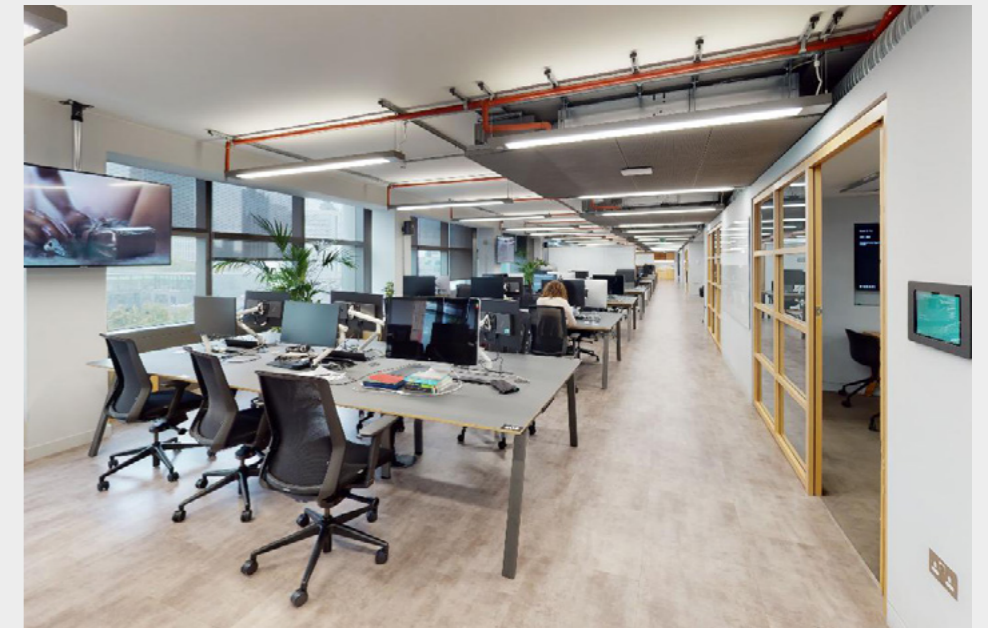
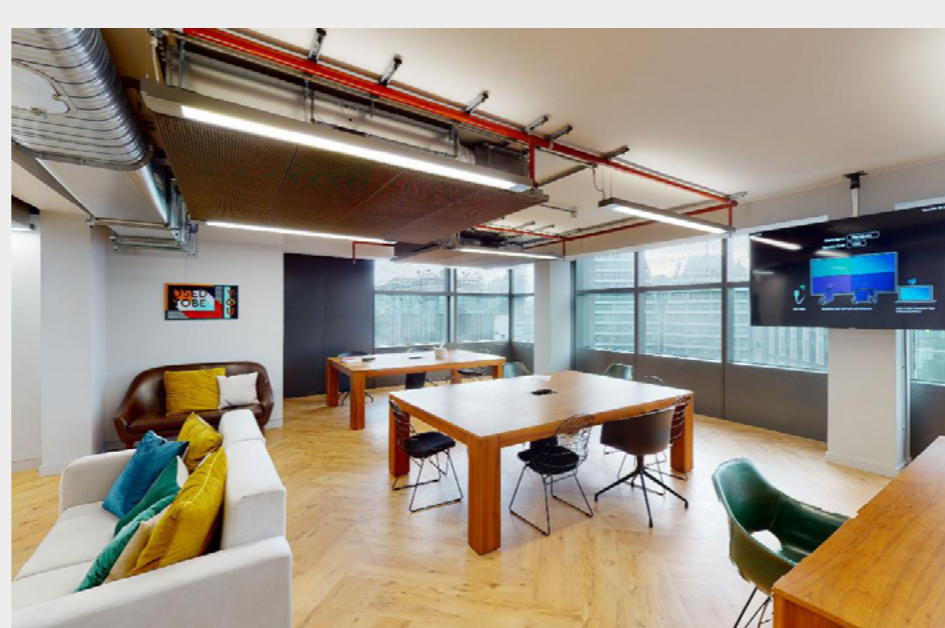
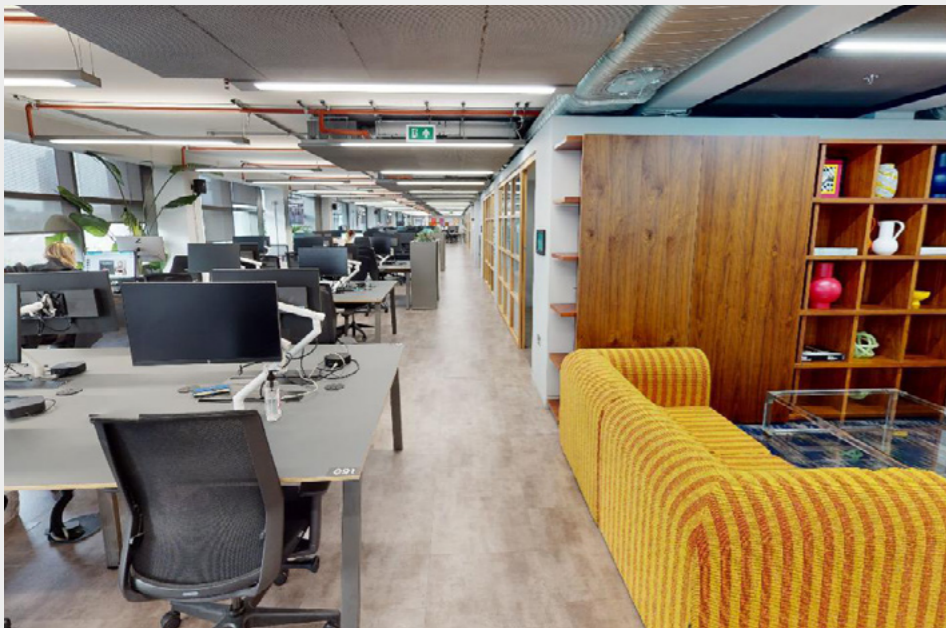
1 x boardroom

2 x huddle spaces

Lounge area

Tea point





7th - 9th Floors, up to 30,000 sq ft

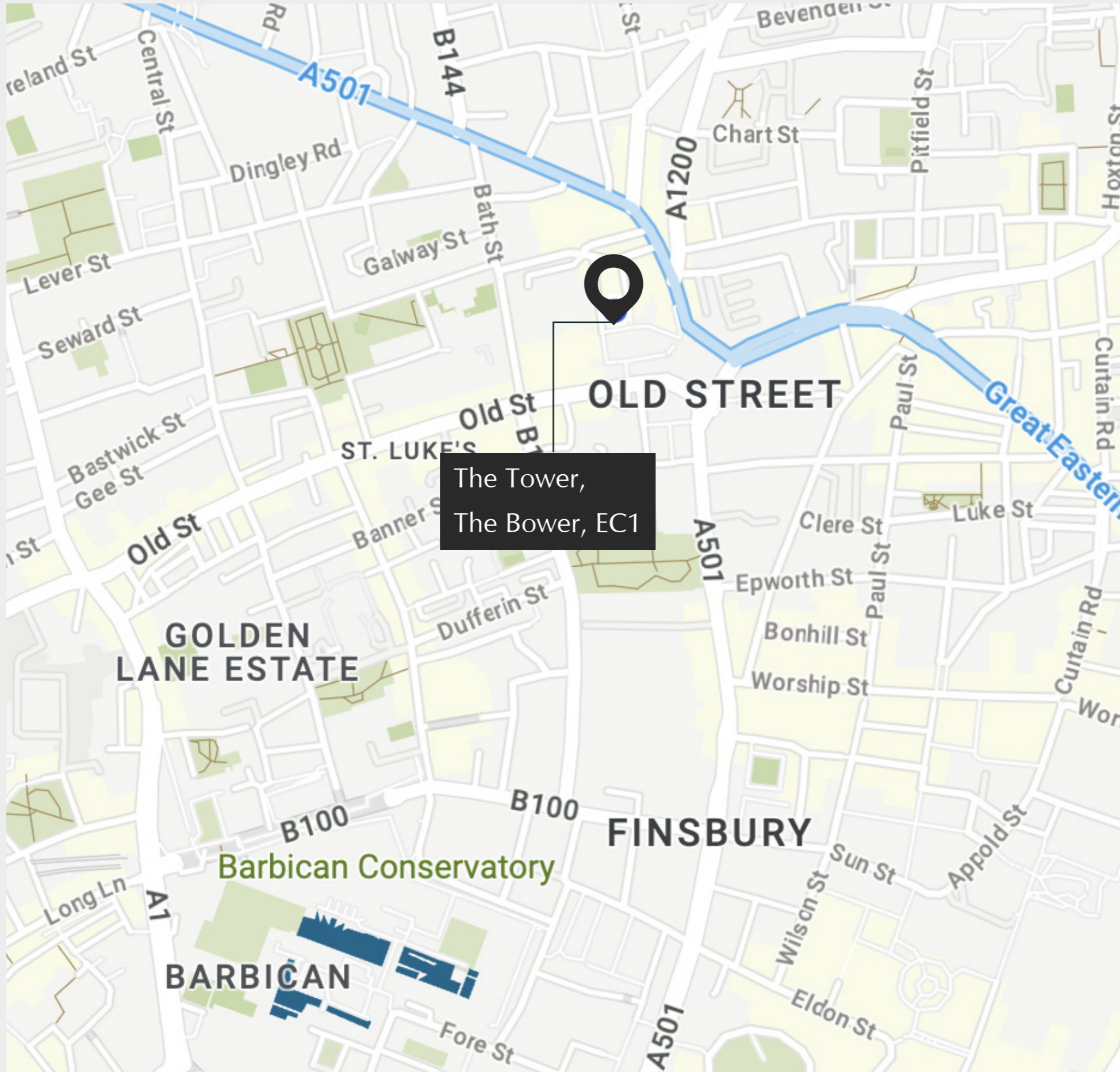
The 7th – 9th floors are located in the Tower Building which forms part of the wider development. The three floors are available with the benefit of an excellent fit-out which is provided by the existing tenant. The available floor boasts excellent views across Old Street, Shoreditch and the wider City.



The Bower

Made are delighted to offer the 7th – 9th floors, The Tower, The Bower, EC1 - which provides up to 30,000 sq ft of fully fitted Grade A office space on top of Old Street.





Location.

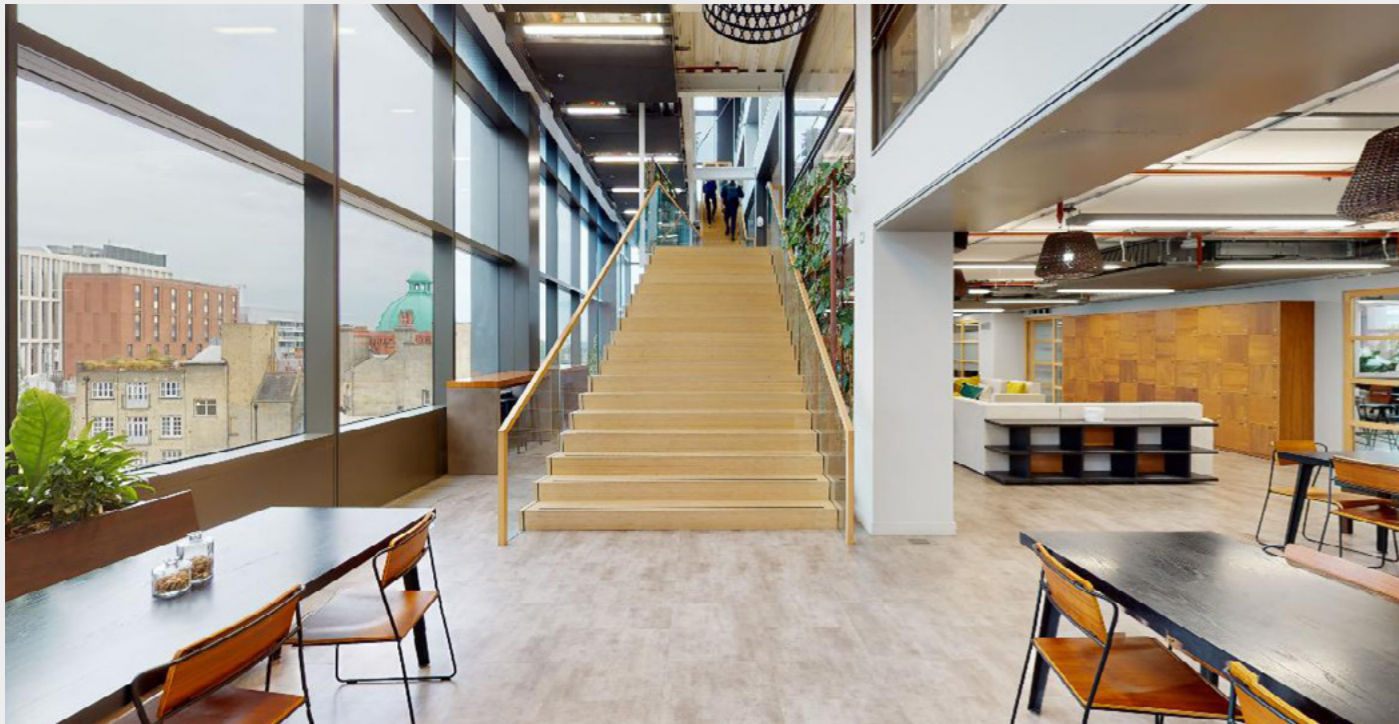
The Tower is located immediately adjacent to Old Street underground station on the Northern Line offering connections in minutes to Kings Cross and the City. Liverpool Street and Crossrail is only a 10 minute walk away. The area will be further improved, directly in front of The Bower, by TFL's plans to transform Old Street roundabout into a more pedestrian and cycle-friendly environment.

- Old Street
 1 minute
- Liverpool Street
 10 minutes
- Barbican
 16 minutes



Amenities

The Tower offers breathtaking views of the City while flooding the floors with abundant natural light.



Excellent Showers



Excellent Existing Fit-Out



On-Site Security



Nearby Transport Hubs



Changing Facilities



6 x High Speed Lifts



Double Height Reception



Bicycle Storage



4-Pipe Fan Coil System



Platinum WIRED Score



Terms.

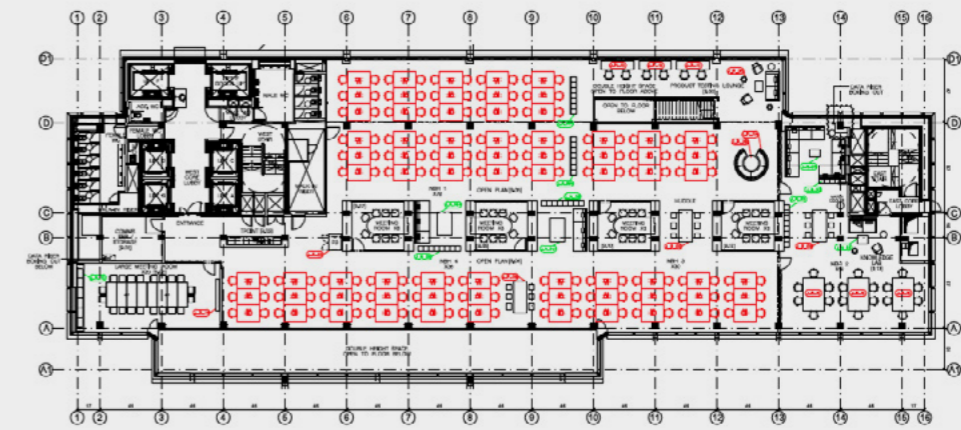
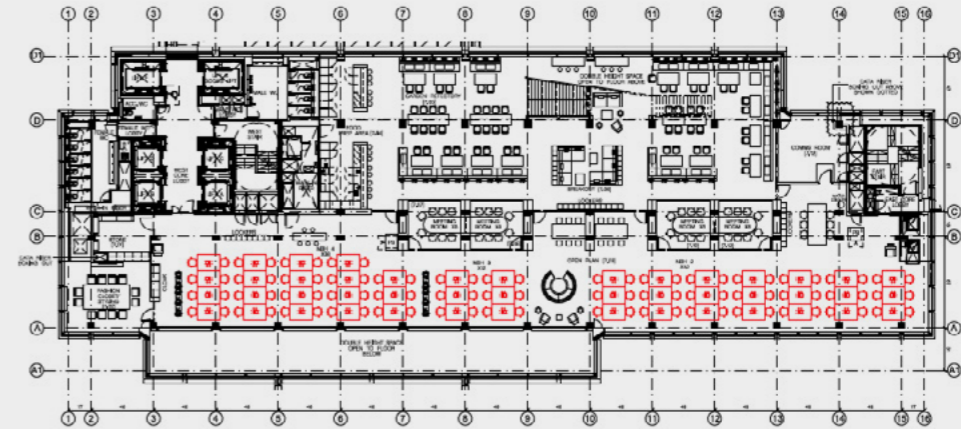
Each floor is available on a Fully Managed basis, for a term by arrangement.

All inclusive cost: £170 per sq ft*

EPC: B

*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management, and more.

Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following page.



*Floor plan not to scale

Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.



Account Management



- > Dedicated local account manager
- > Day to day management of all services
- > Customer and landlord liaison
- > Compliance reporting
- > Monthly H&S and FM site inspection
- > *...and more*

Cleaning Services



- > Daily cleaning service 2 hours per day including cleaning supplies and consumables
- > Refuse removal from general waste and recycling disposal points
- > Quarterly internal window clean
- > *...and more*

Health & Safety Management



- > Annual Fire Risk Assessment by qualified contractor
- > Annual H&S Risk Assessment by qualified contractor
- > Water Risk Assessment by qualified contractor
- > *...and more*

Facilities Management



- > Wi-Fi connection
- > 24/7 facilities help desk and out of hours response
- > Management of the site/landlord relationship to manage building facilities issues
- > Monthly planned preventative maintenance
- > Annual power testing
- > *...and more*

Hospitality & Catering



- > Bean to cup coffee machine
- > Daily replenish of all consumables
- > Kitchenware
- > *...and more*

Additional Bespoke Services*



- > Dedicated receptionist
- > Office supplies
- > Bespoke catering
- > *...and more*

*these additional bespoke services are not included in the list price

Hugo Morrisey

T: +44 (0)7894229796

W: www.made-re.com

E: hugo.morrisey@made-re.com



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