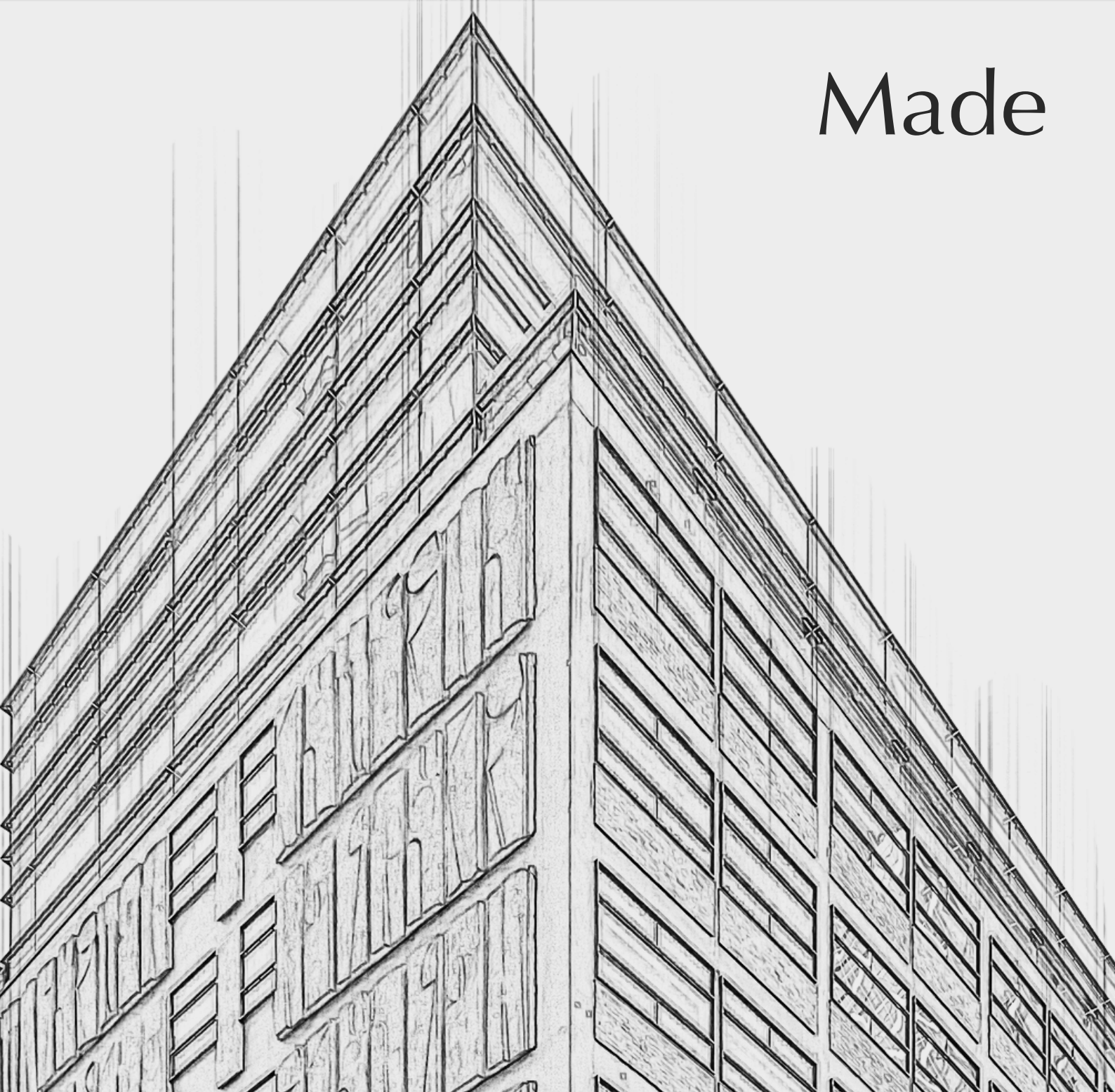


Made



The Warehouse - The Bower, EC1

Fully Managed Space

6th floor

12,430 sq ft

Fully fitted

From £142.00 per sq ft
per annum all inclusive



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Description

The Warehouse offers 12,430 sq ft of Fully Fitted office space close to Old Street roundabout.

148 x Desks

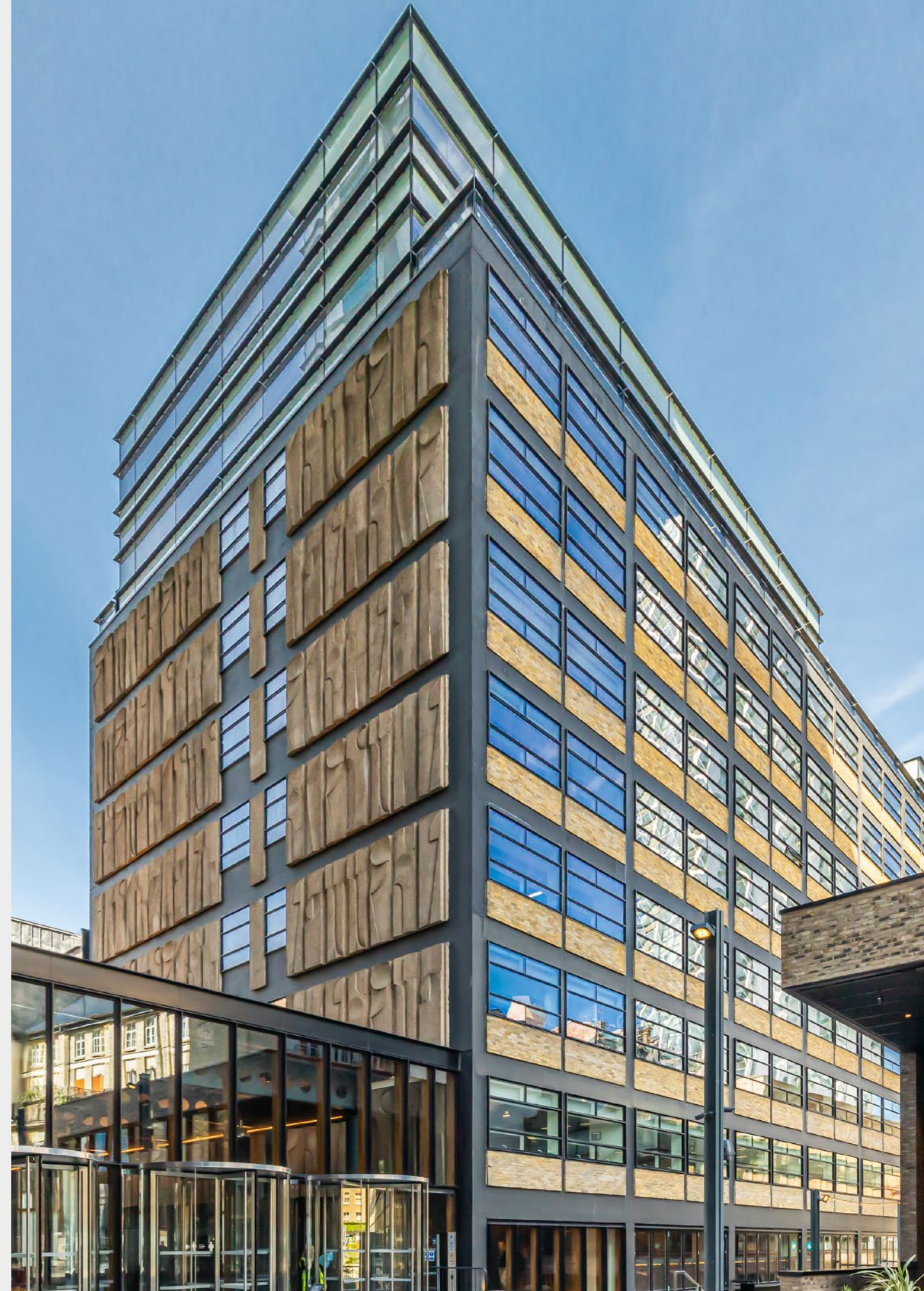
Kitchen and breakout area

7 x Meeting room

2 x Boardrooms

3 x Private phone booths

Ample high-sided seating areas





6th Floor - 12,430 sq ft

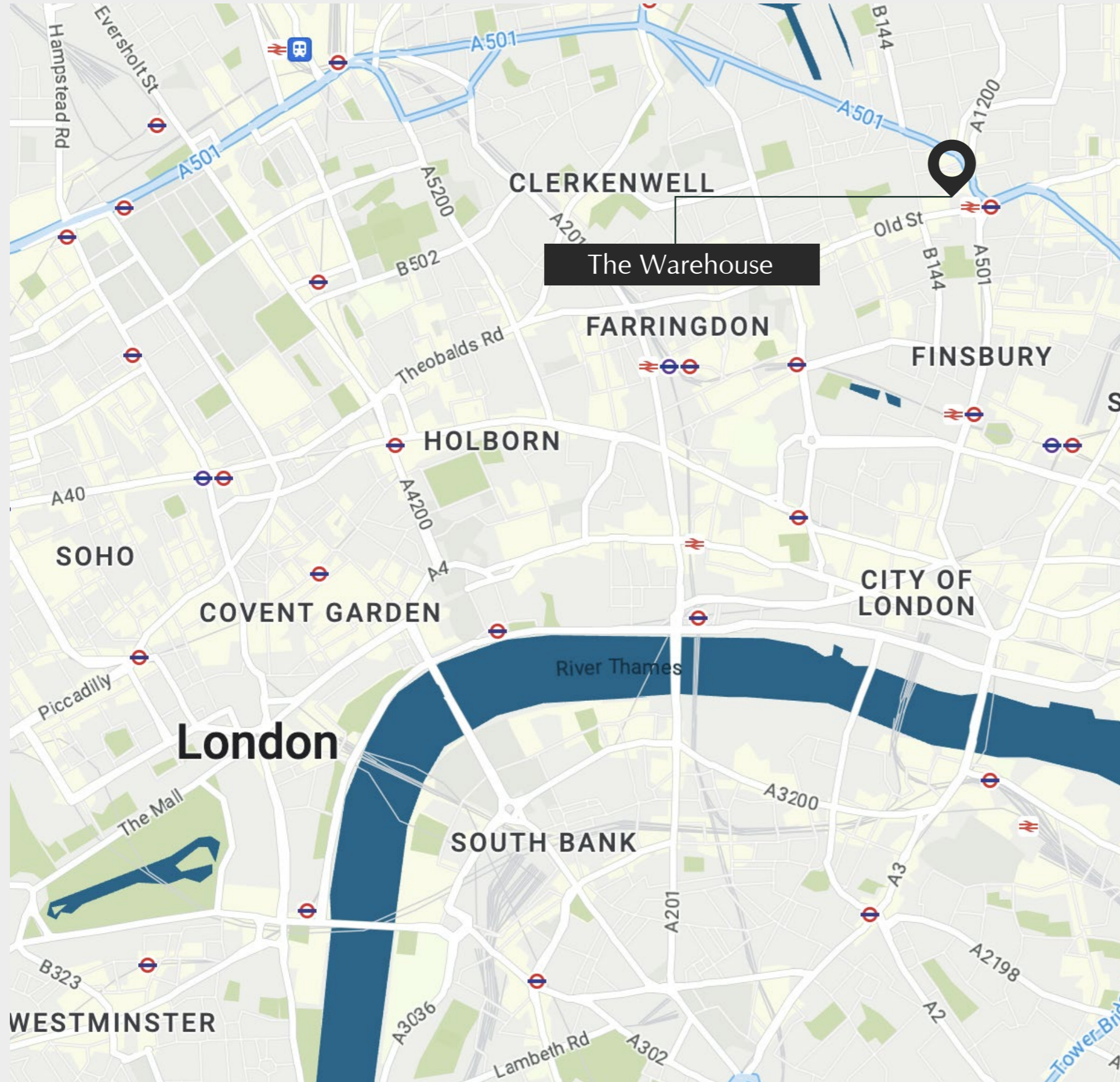
The 6th floor boasts efficiency of space and excellent natural light.



The Warehouse

With its efficient floor plates, abundant natural light, and industrial aesthetic, The Warehouse offers a dynamic environment for innovation and productivity.





Location.

The Warehouse 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 |
| | Barbican | | 14 minutes |
| | Shoreditch High Street | | 15 minutes |
| | Liverpool Street | | 16 minutes |



Amenities

The Warehouse 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



4 x High Speed Lifts



Double Height Reception



Bicycle Storage



4-Pipe Fan Coil System



Platinum WIRED Score



Terms.

The 6th floor is available on the basis of an all-inclusive agreement for a term by arrangement.

All-inclusive cost: from £142.00 per sq ft per annum*

*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

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