

TILLER & LOCK

250 City Road
London EC1



250 City Road

The wider view

.....

Tiller & Lock sits at the heart of the landmark 250 City Road development within 'Tech City' – encompassing 1.2 million sq ft of office, residential, retail, leisure and dining destinations.

Designed by Foster + Partners, Tiller and Lock offers 71,211 sq ft of high-quality workspace due for completion in Spring 2024.



The new way of working, at Tiller & Lock...

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The scheme has been designed to provide the perfect environment to look after your team's wellbeing – whilst actively promoting productivity.

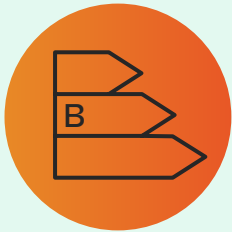
Arrive with ease, simply step out of the new, remodelled Old Street station and into the building within six minutes. Start the day fresh with best-in-class shower and changing facilities at lower ground level. Whilst, at ground floor level the reception areas welcome occupiers and visitors into impressive, collaborative spaces, with lounge style seating and on-site coffee shop.

Upstairs, three floors of versatile office space are finished to a high standard with modern fittings, floor-to-ceiling windows and balconies on every floor.

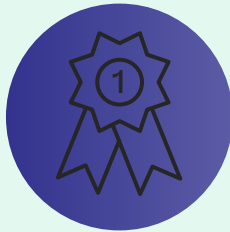


The Building

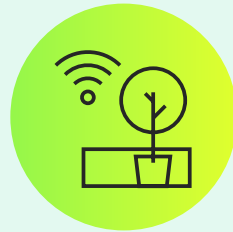
ESG & wellness



EPC Rating: B(33)



BREEAM
"Excellent"



2-acres of wifi enabled,
landscaped green
space on your doorstep



Outside space
on every floor



Cycle store including
Brompton lockers



Shower and
changing facilities



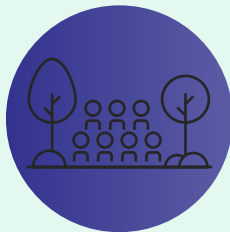
Hotel-grade pool and
spa facilities on site
accessible to tenants



Santander cycle
parking located near-by



Located next to the
City Road Basin



External meeting area
in the public realm



Extensive on site leisure
and retail offering



Views over green
spaces and canal



The Building

A city oasis with connectivity

Tiller & Lock will benefit from the green spaces and public realm of 250 City Road, which will provide an ideal environment for outdoor collaboration, relaxation and socialising, with wifi connectivity across the entire site.

There is a unique branding opportunity for tenants to rename the public realm spaces on City Road.

A carefully curated amenity offer surrounds the public realm with independent bars, restaurants and cafés, including Black Sheep Coffee and the Monkey Puzzle day nursery with more to come.

The new 4* nhow hotel next door features 190 bedrooms, restaurant, bar, fitness suite and meeting/breakout facilities – perfect for accommodating visitors and guests.

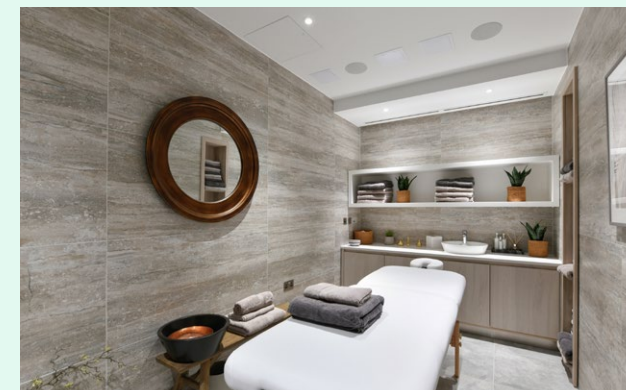
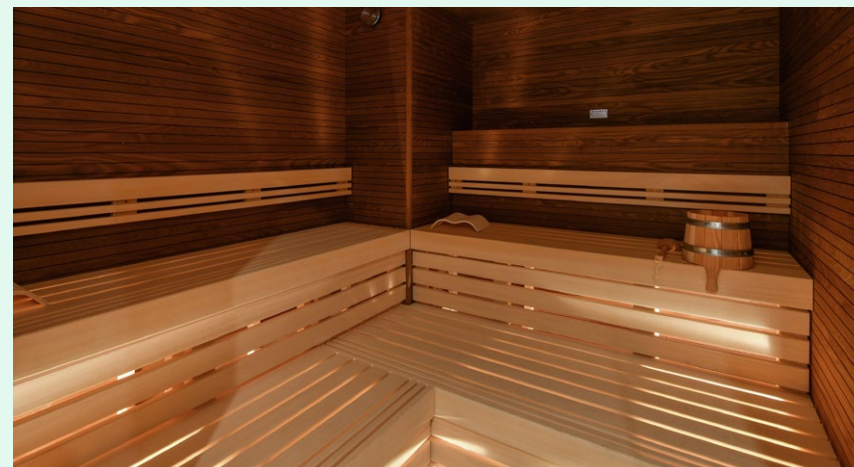


The Building Pool & spa

Take full advantage of the exceptional pool and spa facilities to help relax and unwind. With access to the on-site swimming pool, sauna, massage rooms and steam room at Tiller & Lock, self-care has never been so easy.

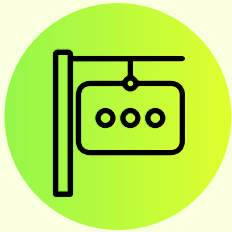


Pool & spa
facilities on site
.....



The Building

Summary specification



Unique branding opportunity for tenant of scale to rename the new public realm on City Road



WiredScore Platinum Certification



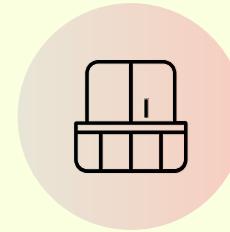
Reception with coffee shop and breakout, Black Sheep coffee on site



Male and female changing facilities, showers & lockers



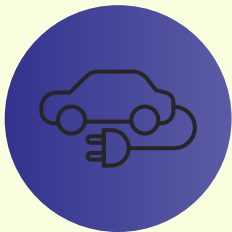
148 bicycle spaces



Winter gardens and balconies on every floor



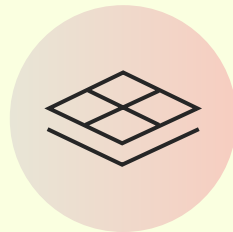
DALI control lighting system – PIR detection and daylight dimming



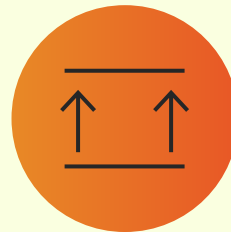
17 car parking spaces (3 with electric charging)



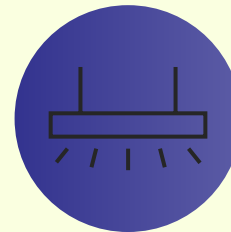
HVAC air conditioning system



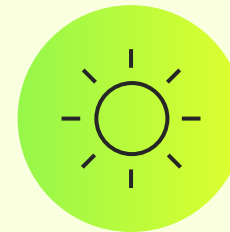
New 150mm metal-tiled raised access floors



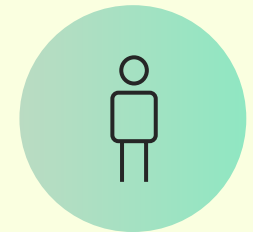
2.7m height – floor to underside of lighting



Exposed concrete ceilings and linear LED suspended lighting



Floor to ceiling glazing allowing for excellent natural light from every elevation



Occupational base build density 1:6 sq m



Spaces to
start the big
conversations

The Space Overview

71,211 sq ft of completed workspace
over three floors.

The winter gardens and balconies offer
ideal meeting spaces and quiet spaces
for coming up with that big idea.

For those who want to hit the ground
running – the part third floor has been
delivered to CAT B condition, with
additional floors available
on a turnkey basis.



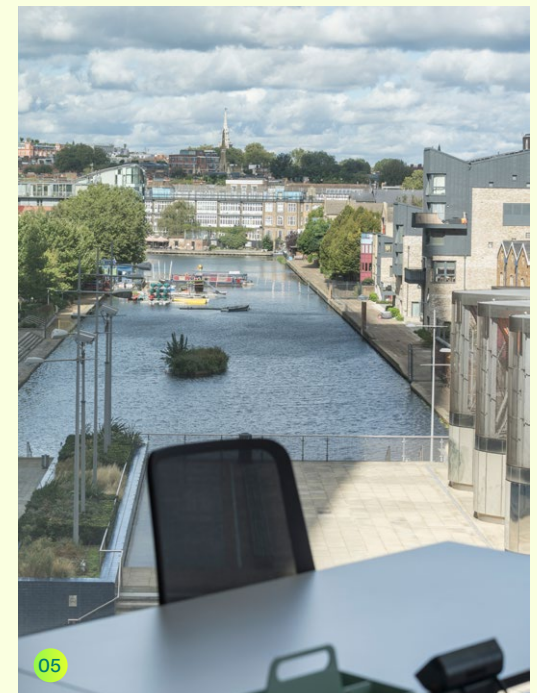
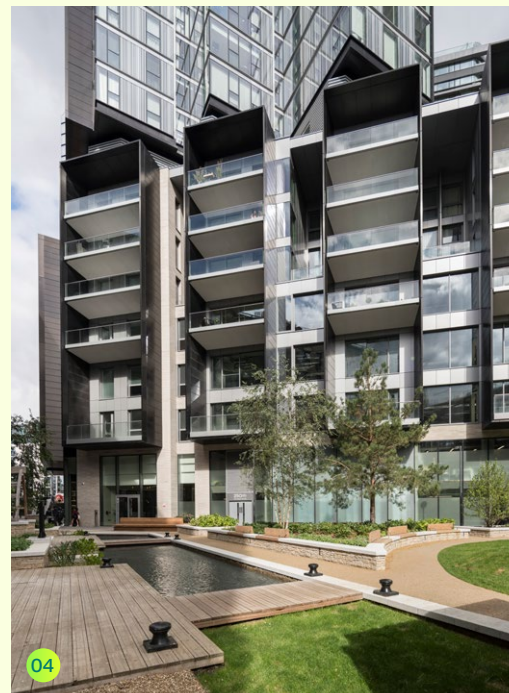
Images

- 01 Exterior CGI
- 02 3rd floor kitchen

The Space Highlights

Images

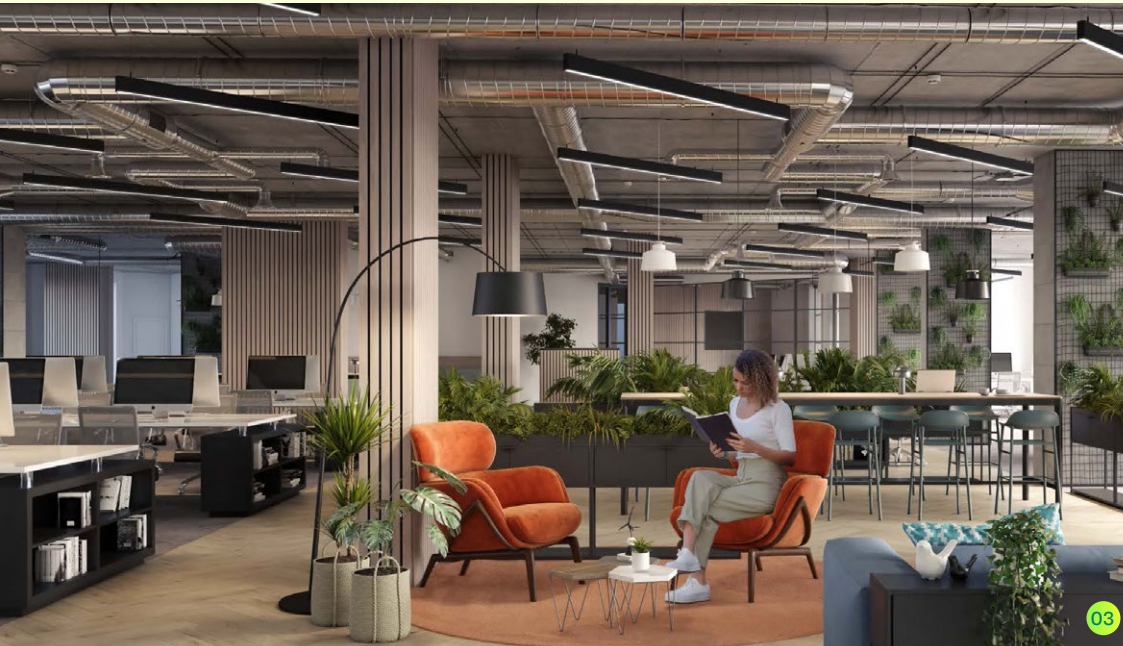
- 01 Reception breakout space
- 02 Third floor
- 02 Ground floor café
- 03 Landscaped gardens
- 04 View over City Road Basin



The Space Highlights

Images

- 01 Eastern reception CGI
- 02 Indicative floor
- 03 Workspace CGI
- 04 Meeting room CGI



The Space

Schedule of areas

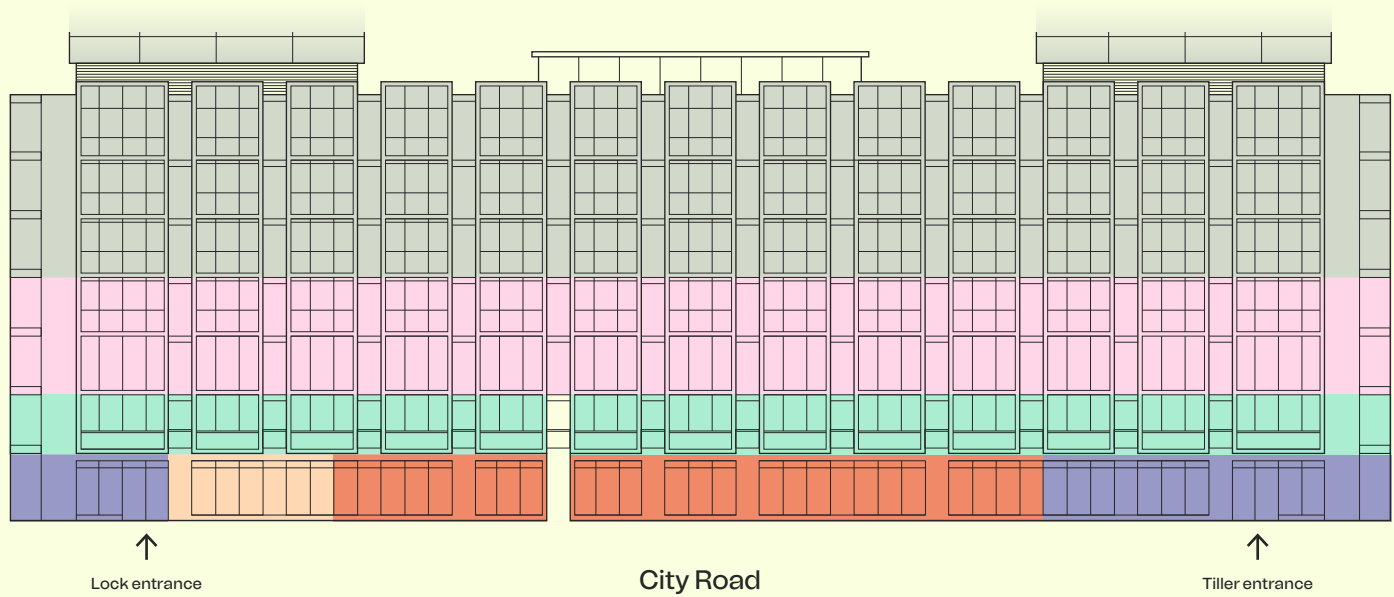
Tiller & Lock’s typical floor plate offers workspace totalling c. 24,000 sq ft per floor.

Accommodation

Floor	sq ft	sq m
Third (Office)	24,008	2,230
Second (Office)	24,008	2,230
First (Office)*	23,195	2,155
Ground (Reception / Workspace)		
Total	71,211	6,615

* First floor is non contiguous space.

- Office
- Office – non contiguous space (2 units)
- Ground floor reception / workspace
- Residential
- Retail / Leisure
- Café



The Space

Floor plans

- Office
- Reception
- Terraces
- Core
- Lifts
- Retail / Leisure
- Café
- Residential
- Residential lifts

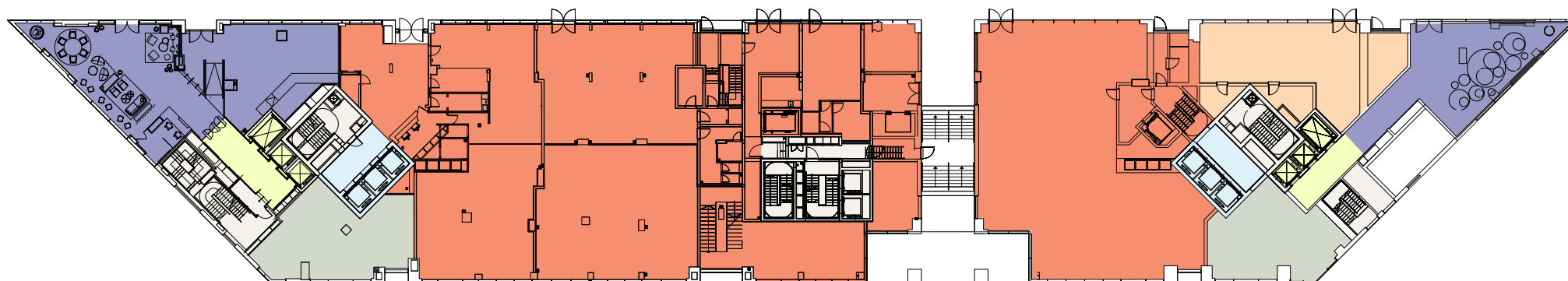


Floor plan not to scale.
For indicative purposes only.

Ground floor – Tiller

Ground floor – Lock

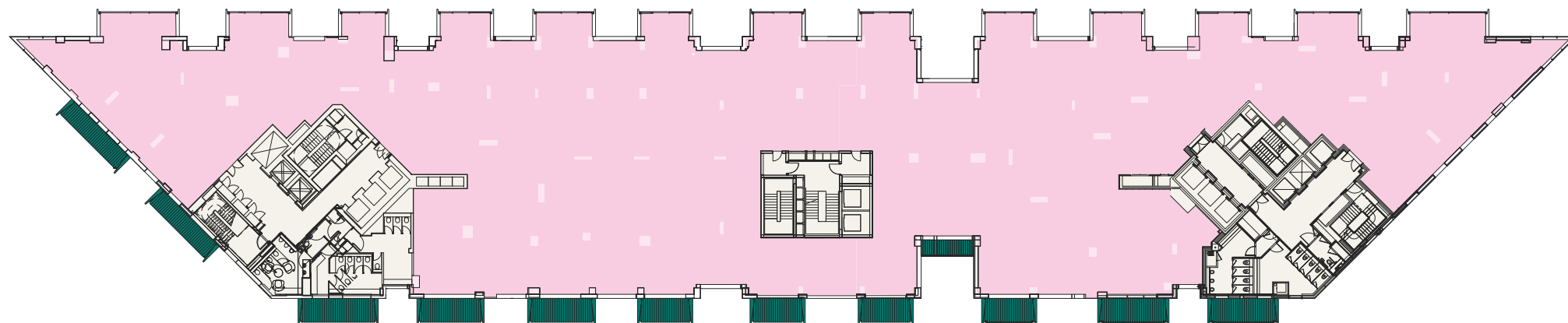
City Road



Typical (3rd) floor

24,008 sq ft

City Road

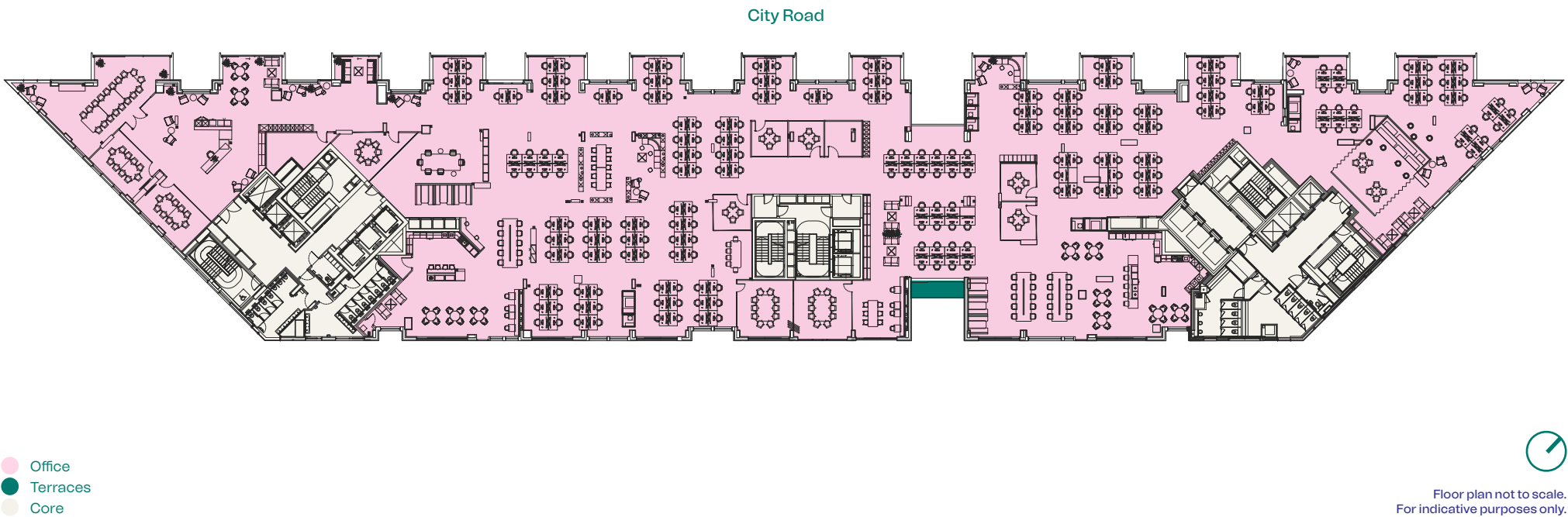


The Space

Typical space plan (A)

Open plan workstations	220	Reception	1
18 Person boardroom	1	Hot desks seats	15
10 Person meeting room	4	Large breakout space	1
8 Person meeting room	1	Small breakout space	1
4 Person meeting room	5	Comms room	1
Town hall	1	Coffee bar	1
4-6 Person open booth	8		
1-2 Person enclosed booth	9	Occupancy	1:10 sq m

2nd floor – 1:10 Occupational Density
24,008 sq ft

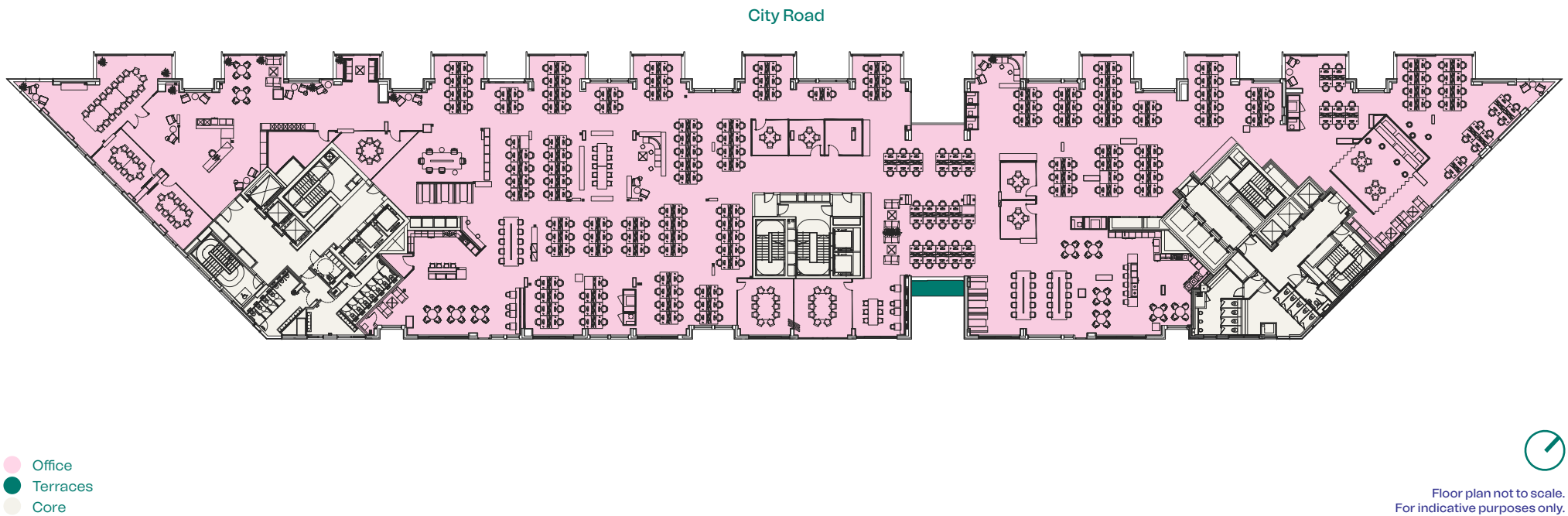


The Space

Typical space plan (B)

Open plan workstations	276	Reception	1
18 Person boardroom	1	Hot desks seats	14
10 Person meeting room	4	Large breakout space	1
8 Person meeting room	1	Small breakout space	1
4 Person meeting room	4	Comms room	1
Town hall	1	Coffee bar	1
4-6 Person open booth	8		
1-2 Person enclosed booth	9	Occupancy	1:8 sq m

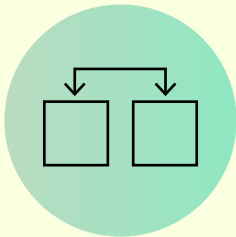
2nd floor – 1:8 Occupational Density
24,008 sq ft



Subdivided Space Overview

Option to subdivide floors into two parts offering up to 14,725 sq ft each.

The flexible second and third floors can be split into two parts. This gives tenants the option to decide whether to occupy whole or part floors depending on their needs.



Ability to subdivide
the second and
third floors



Subdivided Space

Dedicated reception

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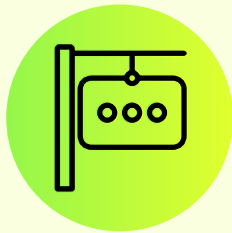
An option for a dedicated entrance is available, dependant on size of requirement.

This will provide the tenant with the opportunity to brand the reception space – and alongside the option to rename the public realm on City Road – create an impressive sense of arrival for both occupiers and visitors.

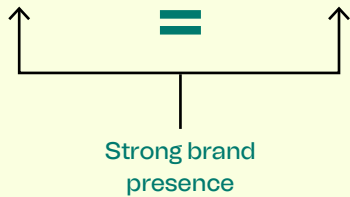


Dedicated branded entrance/reception

+



Branded public realm on City Road

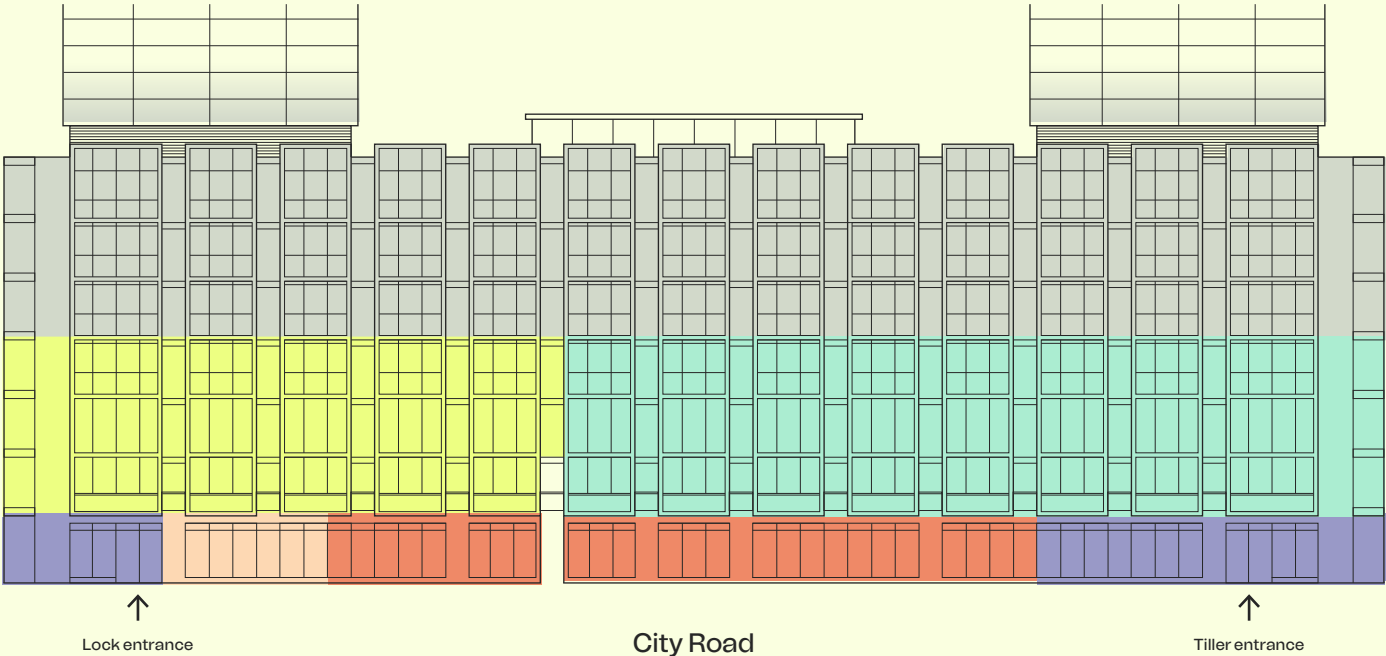


Subdivided Space

Schedule of areas

Lock

Floor	sq ft
Third (Office)	10,694
Second (Office)	10,694
First (Office)	8,470
Ground (Reception/Workspace)	
Total	29,858



Tiller

Floor	sq ft
Third (Office)	13,314
Second (Office)	13,314
First (Office)	14,725
Ground (Reception/Workspace)	
Total	41,352

- Office – Tiller
- Office – Lock
- Ground floor reception / workspace
- Residential
- Retail / Leisure
- Café

Subdivided Space

Floor plans

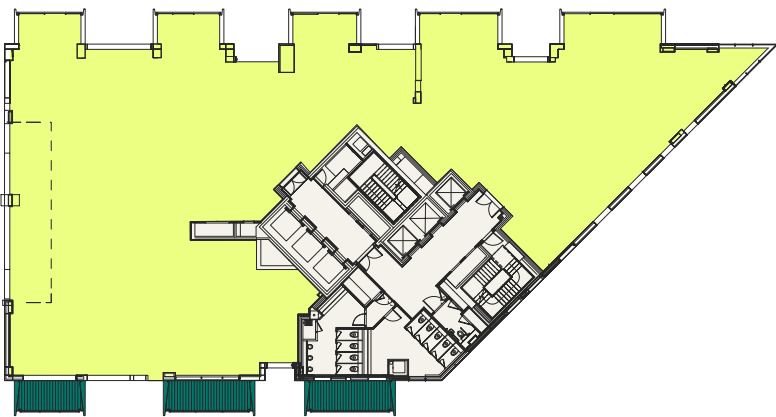
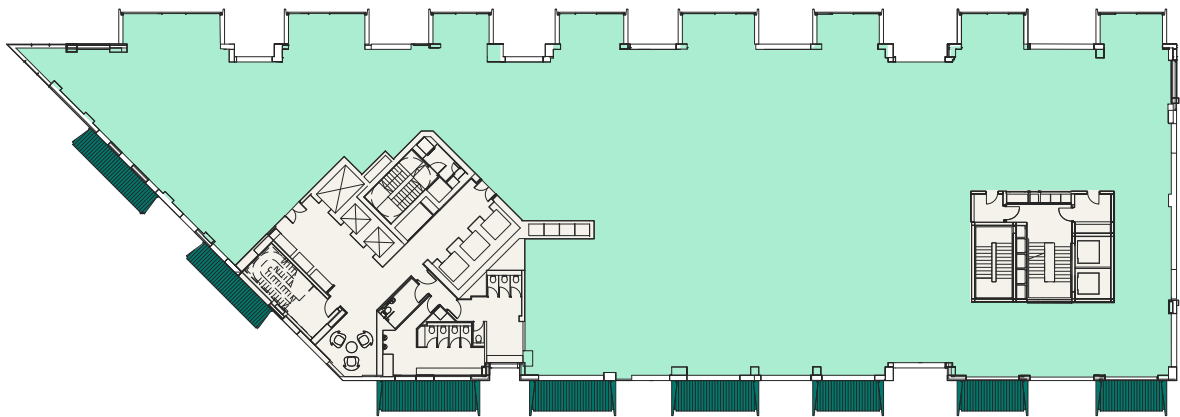


Floor plan not to scale.
For indicative purposes only.

1st floor – Tiller
14,725 sq ft

1st floor – Lock
8,470 sq ft

City Road



- Office – Tiller
- Office – Lock
- Terraces
- Core

Subdivided Space

Floor plans

Office – Tiller
Office – Lock

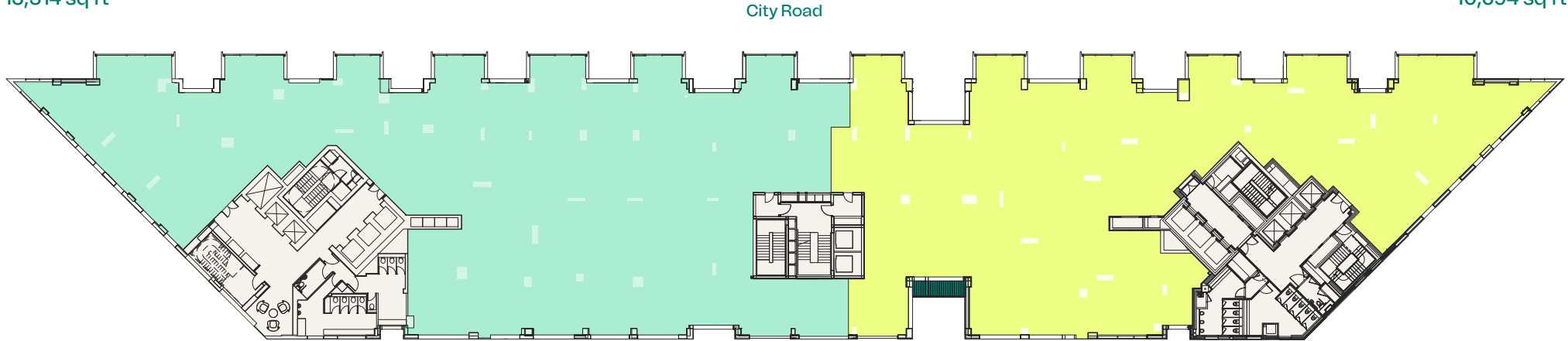
Terraces
Core



Floor plan not to scale.
For indicative purposes only.

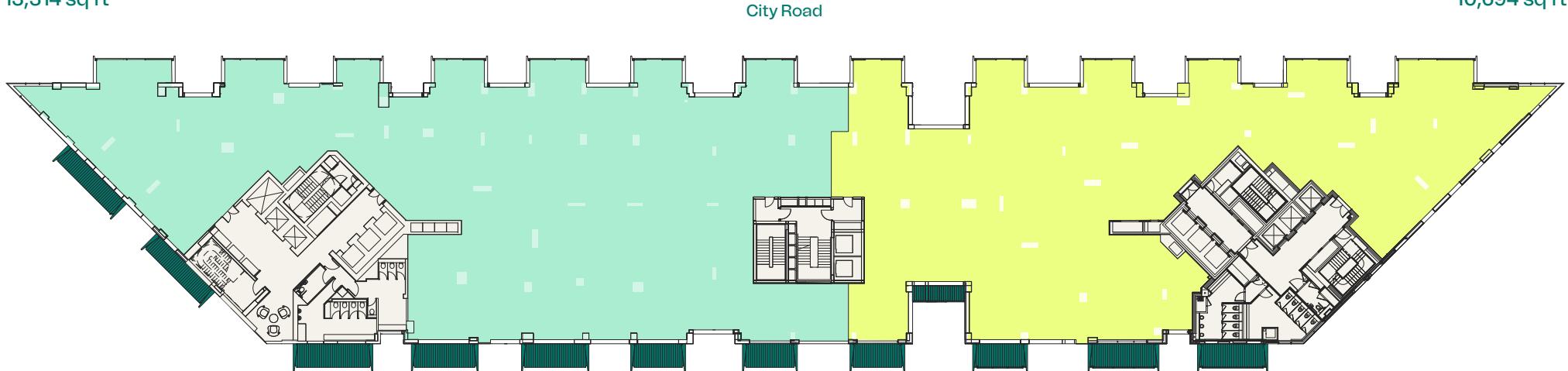
2nd floor – Tiller
13,314 sq ft

2nd floor – Lock
10,694 sq ft



3rd floor – Tiller
13,314 sq ft

3rd floor – Lock
10,694 sq ft

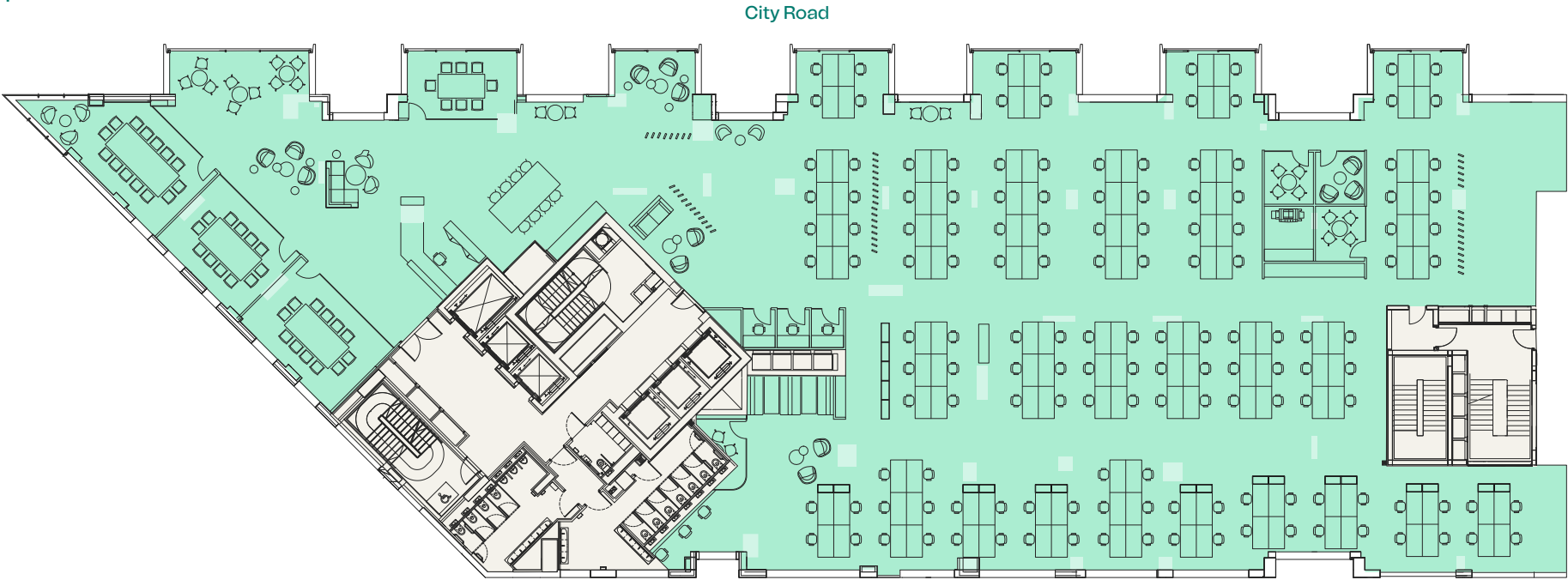


Subdivided Space

Typical space plans – Tiller open plan

Open plan workstations	144	Reception	1
14 Person meeting room	1	Hot desks seats	12
12 Person meeting room	2	Quiet pods	3
8 Person meeting room	1	Breakout space	1
6 Person meeting room	1	Comms room	1
4 Person meeting room	2	Kitchenette	1
3 Person meeting room	1		
		Occupancy	1:8 sq m

2nd floor
13,314 sq ft



- Office - Tiller
- Terraces
- Core

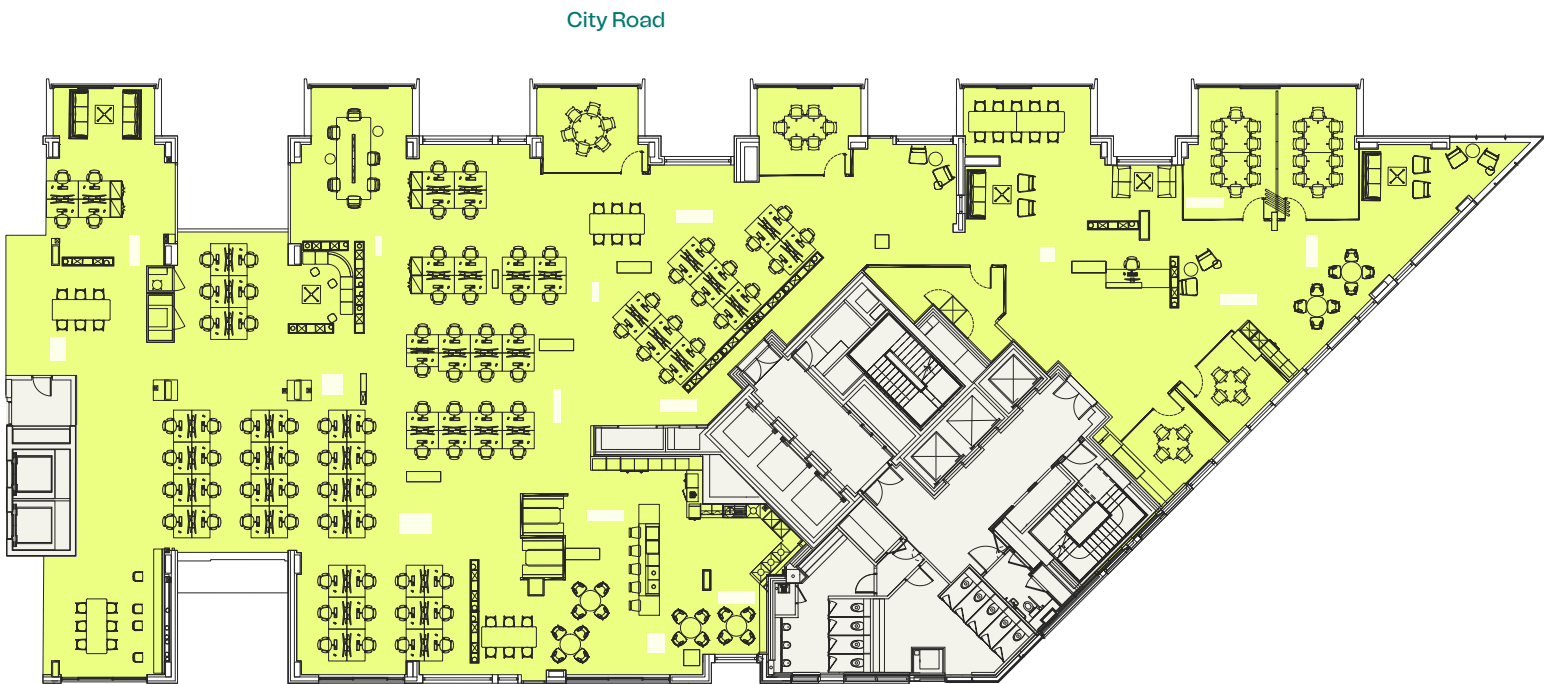


Subdivided Space

Typical space plan – Lock open plan

Open plan workstations	90	Reception	1
10 Person meeting room	3	Hot desks seats	8
6 Person meeting room	2	Breakout space	1
4 Person meeting room	2	Comms room	1
4–6 Person open booths	2	Coffee bar	1
4–6 Person enclosed booths	2		
		Occupancy	1:8 sq m

2nd floor
10,694 sq ft



- Office – Lock
- Terraces
- Core

Floor plan not to scale.
For indicative purposes only.

The perfect work/life balance – right on your doorstep

Tiller & Lock is playing a part in the transformation of City Road within 'Tech City' – at the heart of London's new dynamic quarter for living, working, shopping and dining.

Whether it's for work or play, the scheme's position means it's within easy access of Old Street, Angel, Farringdon and the City.



Local Area Amenities



Occupiers have access to a diverse amenity offering on-site and within the local area – with the added benefit of being opposite the City Road Basin, perfect for a recharging run, walk or paddle board. Those looking for a culture fix have the Victoria Miro Gallery and Sadler’s Wells nearby.



Images

- 01 The Narrowboat
- 02 Bone Daddies
- 03 Serata Hall
- 04 Shoreditch Grind
- 05 nhow London

Local Area

Amenities & occupiers



Local occupiers



FARFETCH

tide



Turner

BURO HAPPOLD

vmware

Amenities

Restaurants, Cafés & Bars

- | | | |
|-----------------------|----------------------|----------------------|
| 01. Serata Hall | 08. Honest Burger | 15. Gibney's |
| 02. Plate | 09. Lantana | 16. The Alchemist |
| 03. Bone Daddies | 10. The Rugged Bunch | 17. The Island Queen |
| 04. Pizza Union | 11. 1Canal No 5 | 18. The Narrowboat |
| 05. Crudo Cevicheria | 12. Shoreditch Grind | |
| 06. Wagamama | 13. The Old Fountain | |
| 07. Daffodil Mulligan | 14. Nightjar | |

Hotels, Leisure & Retail

- | | |
|---------------------------|-------------------|
| 01. nhov London | 06. 1Rebel |
| 02. Montcalm East | 07. Virgin Active |
| 03. Premier Inn | 08. The Gym Group |
| 04. Victoria Miro Gallery | 09. Fitness First |
| 05. Sadler's Wells | |



Local Area Connectivity

Move around town with ease with Old Street station just a six minute walk from the building.

Old Street roundabout’s redevelopment due for completion in February 2024 will provide the area with a more pedestrian and cycle friendly route through Old Street.



Journey times (from the building)

	Old Street	Angel	Farringdon	Moorgate	Shoreditch High Street	Liverpool Street	King's Cross
	6	10	14	15	18	18	20
	2	2	4	5	5	7	8



Tiller & Lock

The team

Berkeley Homes (North East London) Ltd teamed up with Foster + Partners to create a landmark development; a new quarter for London to live, work and play in.

Foster + Partners

Regarded as one of the world's most innovative and celebrated architecture and integrated design practices. It drives a pioneering approach to sustainable architecture across a vast portfolio of work – from public infrastructure and airports to hotels and workplaces. Since this London-based practice was founded in 1967, it has built across six continents, received over 620 awards for excellence and won over 100 national and international competitions.

The vision for Tiller & Lock at 250 City Road has always been one of transformation – regenerating an existing location to fulfil its true potential.



Berkeley Homes developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers and commercial tenants but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Contacts

For further information

Terms

Upon application.

Viewings

Strictly through joint sole letting agents.

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tillerandlock.co.uk

Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2024.

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