

42,000 SQ FT OF

SIRA

188 CITY ROAD · EC1

NEXT-GENERATION WORKSPACE

COMPLETING Q4 2026

OVERVIEW

WORKSPACES

LOCATION

TEAM



➤ [VIEW SIRA FLY-THROUGH](#)

7 FLOORS THAT PRIORITISE PRODUCTIVITY AND WELLBEING



OVERVIEW

The building's new 7th floor opens onto a large terrace with panoramic views over London's skyline.

A HOME FOR ENTERPRISING BUSINESS IN LONDON'S CREATIVE DISTRICT

On a prominent corner of
City Road, Victorian grandeur meets
premium contemporary design.

Originally constructed as the
elegant Headquarters of
Lipton Tea Company.

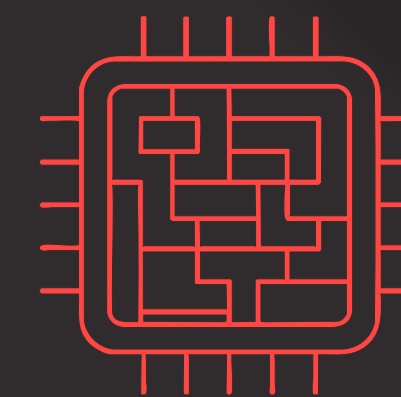
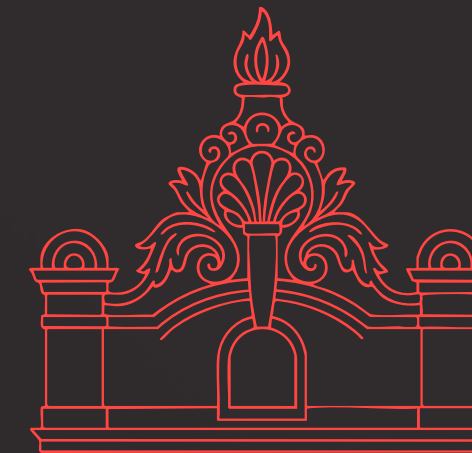
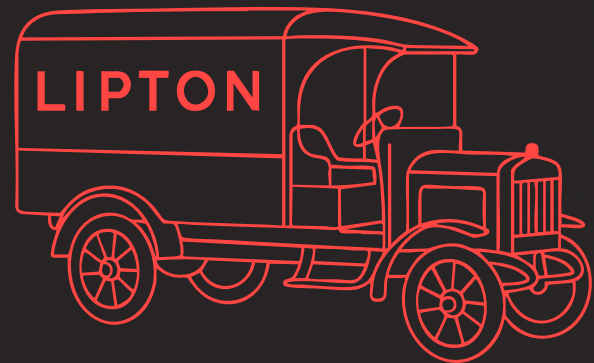
Expertly refurbished by **Native Land**
and award-winning architects,
S+T for **Shorea Capital.**

A high-specification and
highly sustainable workplace
across **42,000 sq ft.**



Stiff + Trevillion

THE FUTURE-PROOFED ADDRESS WITH AN ENTREPRENEURIAL LEGACY



1896

From City Road, Lipton Tea Company expanded a business that has remained a household name today.

1898

Founder Thomas Lipton, a self-made Scotsman and flamboyant showman, was knighted in 1898 and, in 1902, made a baronet for both his business achievements and philanthropy.

1899–1930

Sir Thomas challenged for the America's Cup yacht race five times — although he never won, he became an international symbol of graceful persistence.

1940–41

The building witnessed the London Blitz of WWII when the surrounding area of Islington was heavily targeted.

1990

The building is brought within the designated Moorfields Conservation Area, an impressive collection of late Victorian and Edwardian architecture.

Late 2000s

Old Street-City Road becomes the heart of 'Silicon Roundabout', London's creative district, attracting technology firms, start-ups and creative agencies.

2026

Reborn as SIRA, this statement HQ building has never looked better — inside and out — completing Q4 2026.

REIMAGINED, RESTORED AND REMODELLED

The striking 19th-century building is undergoing an ambitious redevelopment programme, with retained period features, upgraded to next-generation standards suited to single or multi-floor occupation.



188 City Road, circa 1912



FORWARD-THINKING FEATURES



FLEXIBLE WORKSPACE THROUGHOUT

Bright, open floor plates designed to support a standalone HQ or flexible floor-by-floor occupancy.



CENTRAL, DYNAMIC LOCATION

3 mins from Old Street Station in Tech City — at the convergence of London's most exciting neighbourhoods.



WELL-EQUIPPED FOR WELLBEING

Best-in-class end-of-trip facilities and an expansive roof terrace.



ENABLED FOR NET ZERO CARBON OPERATIONS

Energy efficient systems with leading sustainability credentials.

ENGINEERED TO BE SUSTAINABLE FROM DAY ONE

From refurbishment to daily operation, SIRA's future-proofing programme is guided by leading sustainability practices, with integrated biodiversity enriched by the building's green roofs.

TARGETING



BREEAM EXCELLENT

The world-leading validation and certification systems for a sustainable built environment.



EPC A

The market-leading rating for building energy efficiency.

REGULATED CARBON SAVINGS

31%

REDUCTION IN REGULATED ENERGY EMISSIONS

compared to the Part L 2021 baseline.



ALL-ELECTRIC BUILDING

Supporting Net Zero Carbon business goals and a fossil fuel free future.

EMBODIED CARBON SAVINGS

75%

BUILDING REUSE

Refurbishing SIRA retains 75% of the existing building fabric - saving embodied carbon through adaptive reuse.



CIRCULAR ECONOMY PRINCIPLES

Targeting diverting 90% of construction waste from landfill, while enabling the sustainable management of operational waste.



WORKSPACES

Typical floor
with indicative
tenant fit out.

UP TO 42,000 SQ FT OF PREMIUM WORKSPACE

OFFICE FLOOR	NIA	
	SQ FT	SQ M
Seventh floor	1,582	147
Terrace	1,345	125
Sixth floor	5,651	525
Fifth floor	5,759	535
Fourth floor	5,716	531
Third floor	5,630	523
Second floor	5,597	520
First floor	5,500	511
Ground floor	3,498	325
Reception	581	54
Lower ground floor	3,165	294
Total	42,679	3,965



OVERVIEW

➤ WORKSPACES

LOCATION

TEAM



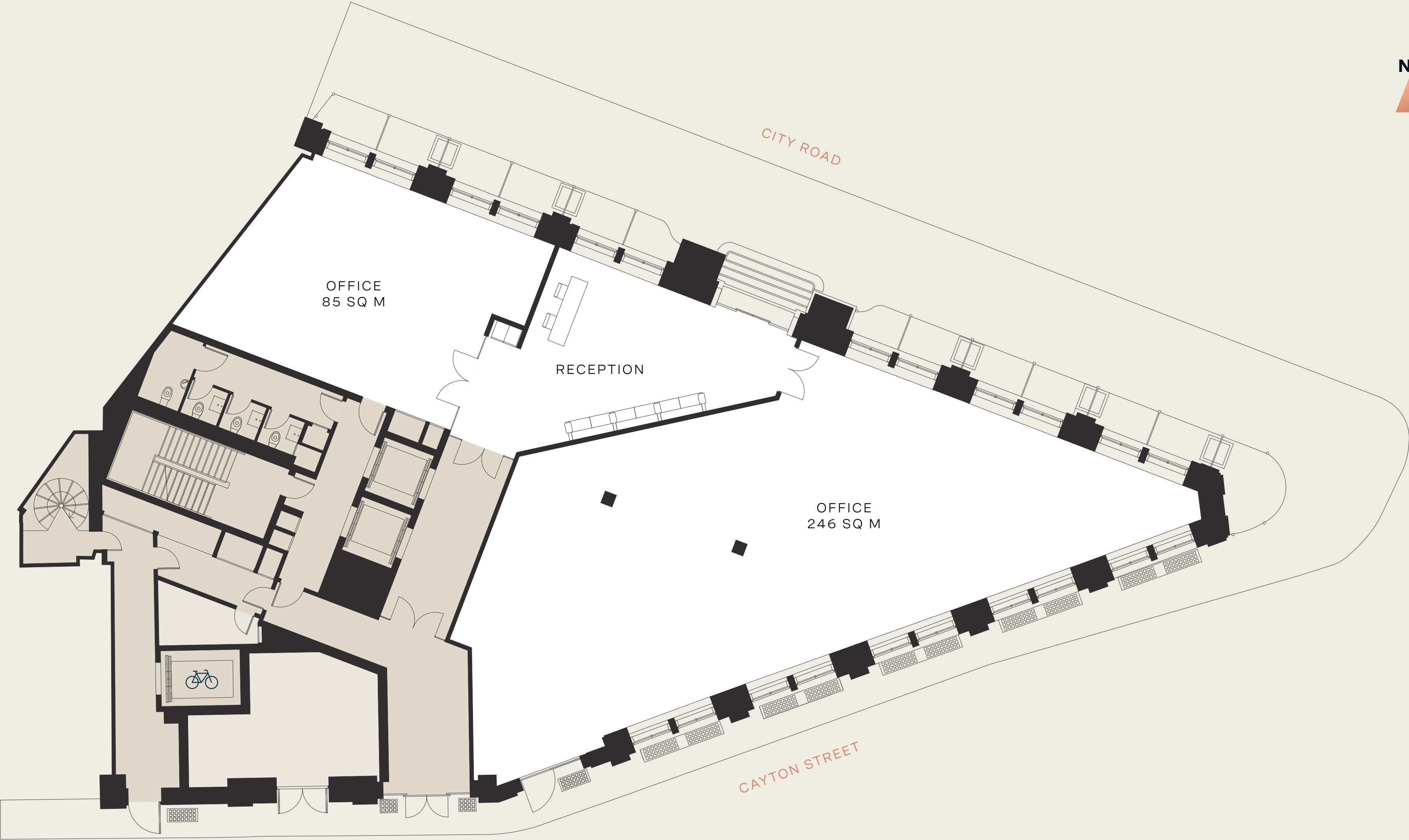
GROUND FLOOR

3,165 SQ FT / 294 SQ M

VIEW:

FLOOR PLAN

SPACE PLAN



Core

Office & Reception

ALTERNATIVE GROUND FLOOR

Offering the opportunity to create an enhanced reception and arrival experience, ideally suited to a single-occupier headquarters.

VIEW:

FLOOR PLAN

➤ SPACE PLAN



○ Core

○ Office & Reception

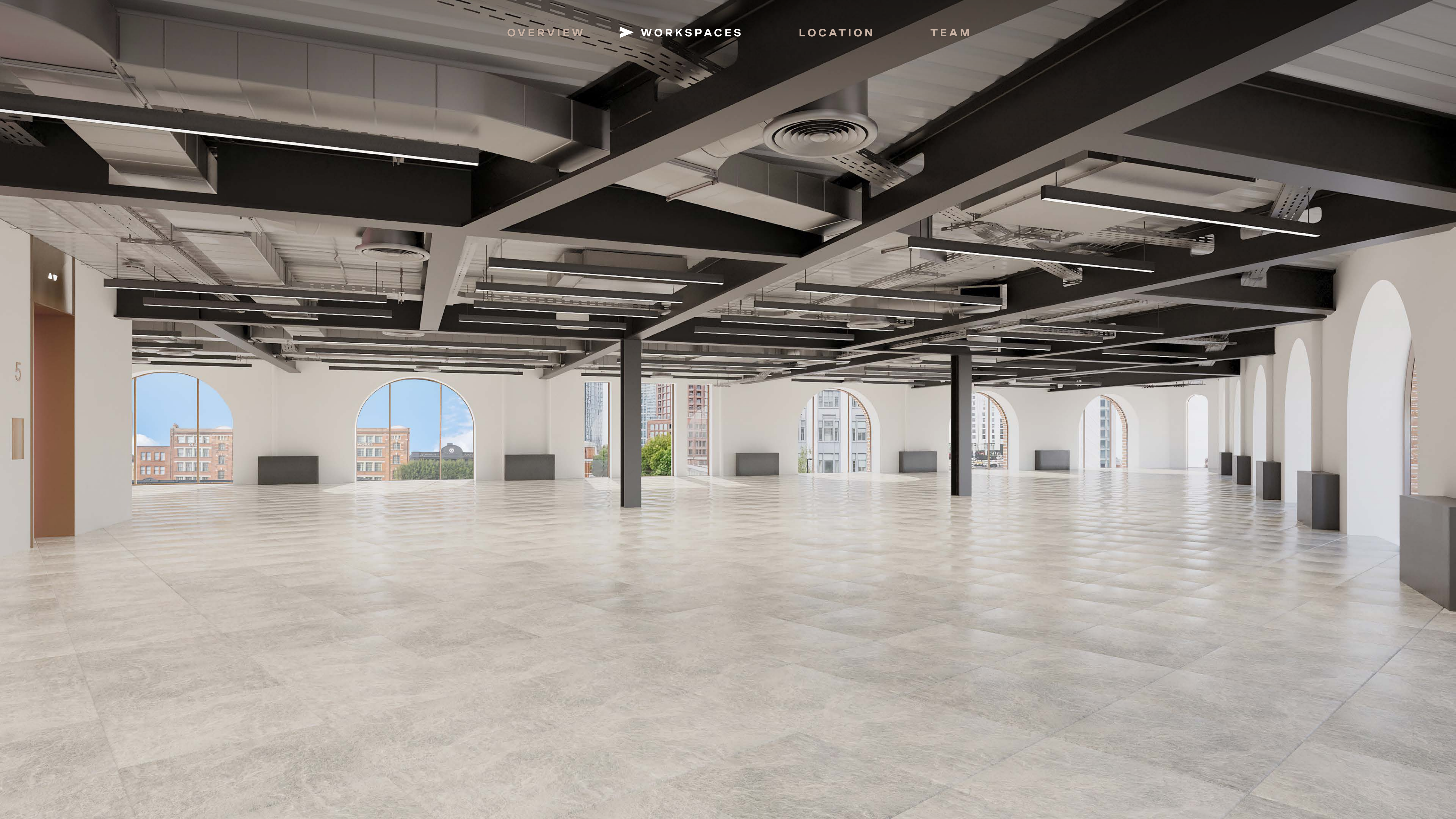


OVERVIEW

➤ WORKSPACES

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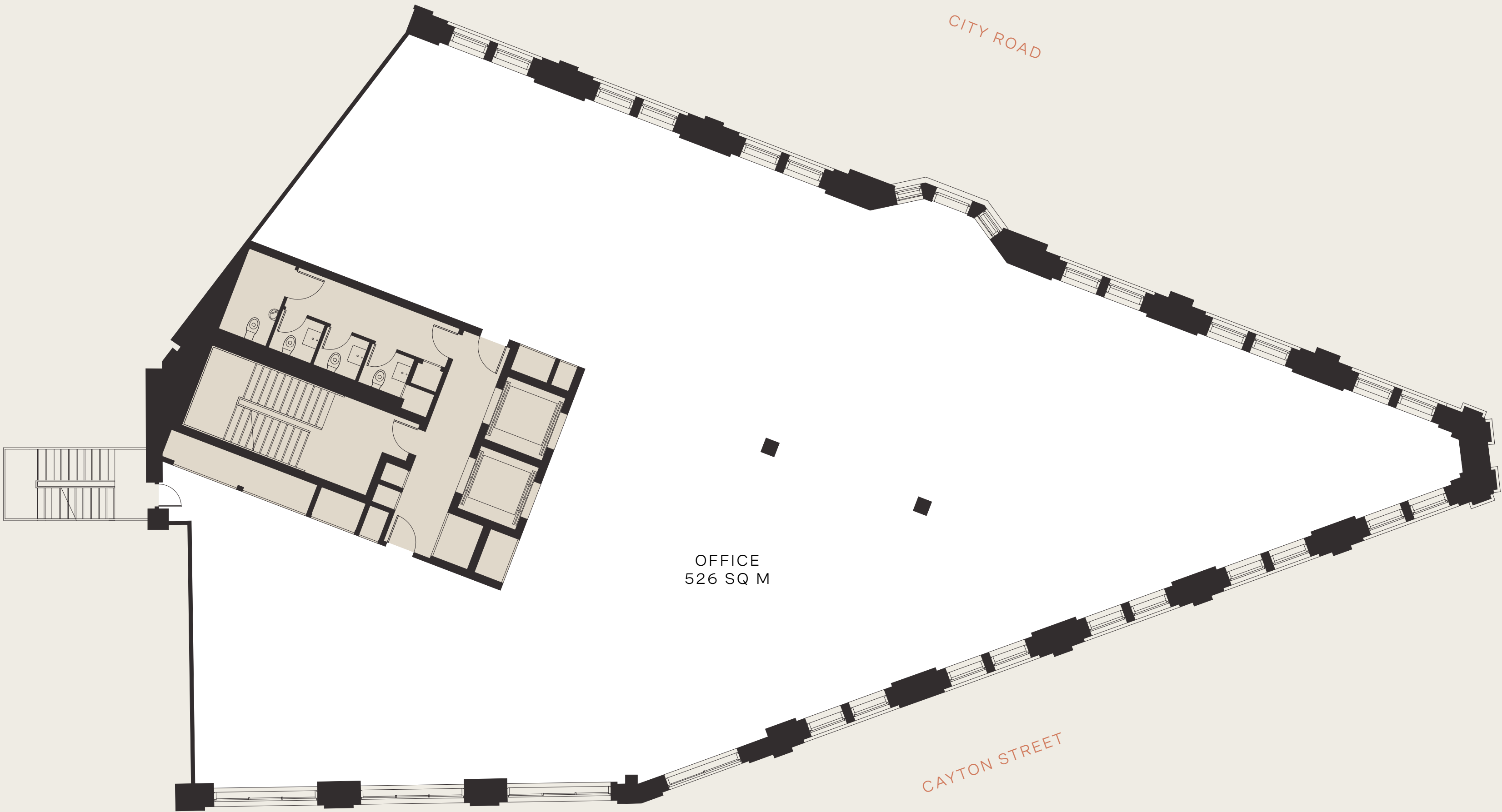
TYPICAL FLOOR

5,630 SQ FT / 523 SQ M

VIEW:

➤ FLOOR PLAN

SPACE PLAN



○ Core

○ Office & Reception



OVERVIEW

➤ WORKSPACES

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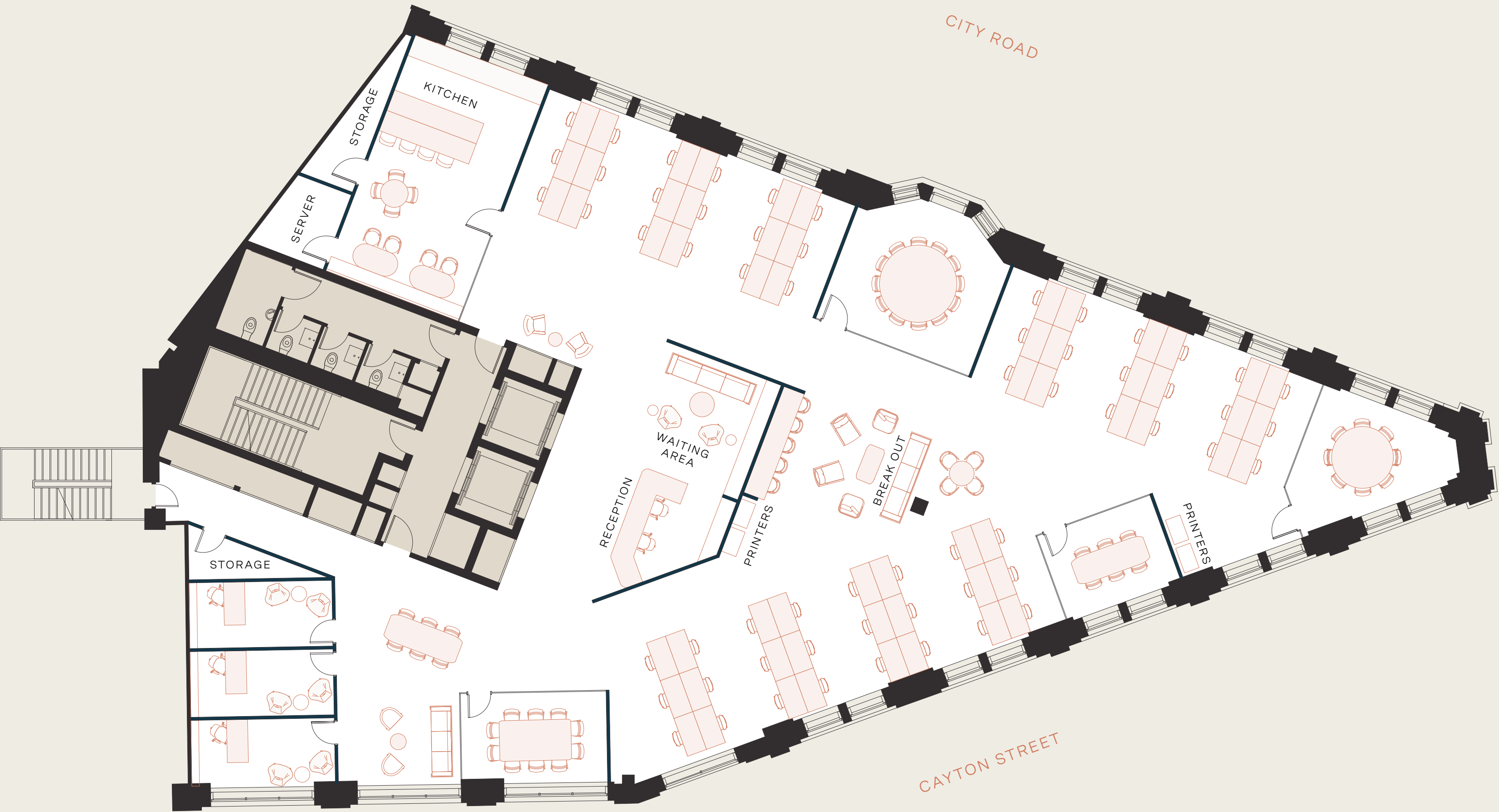




TYPICAL FLOOR

Indicative layout

- VIEW:
- FLOOR PLAN
- SPACE PLAN



Core Office & Reception









OVERVIEW

➤ WORKSPACES

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Indicative Occupier Fit Out

SEVENTH FLOOR

1,582 SQ FT / 147 SQ M

VIEW:

FLOOR PLAN

SPACE PLAN



○ Core

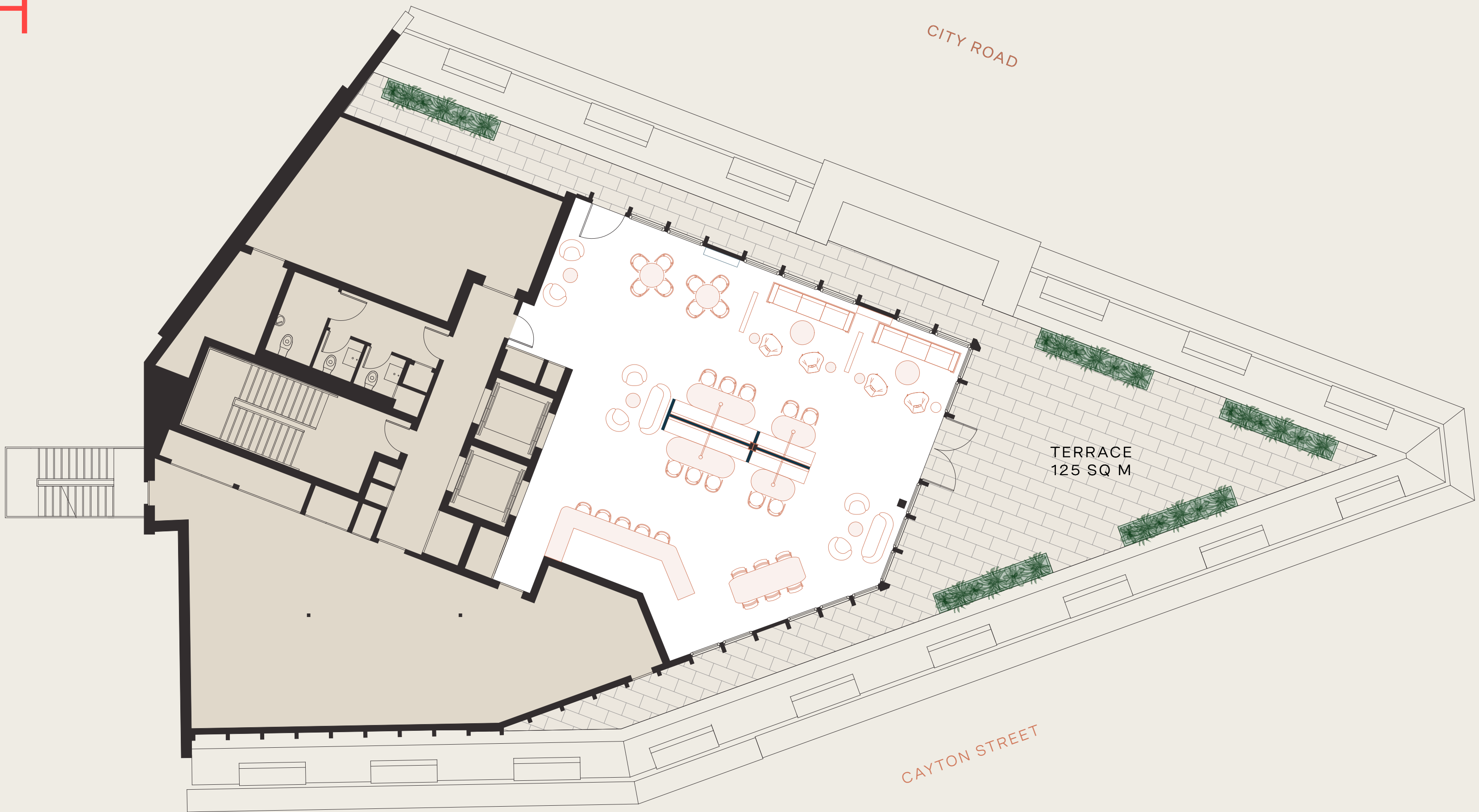
○ Office & Reception

SEVENTH FLOOR

Indicative pavilion layout

VIEW:
FLOOR PLAN

SPACE PLAN



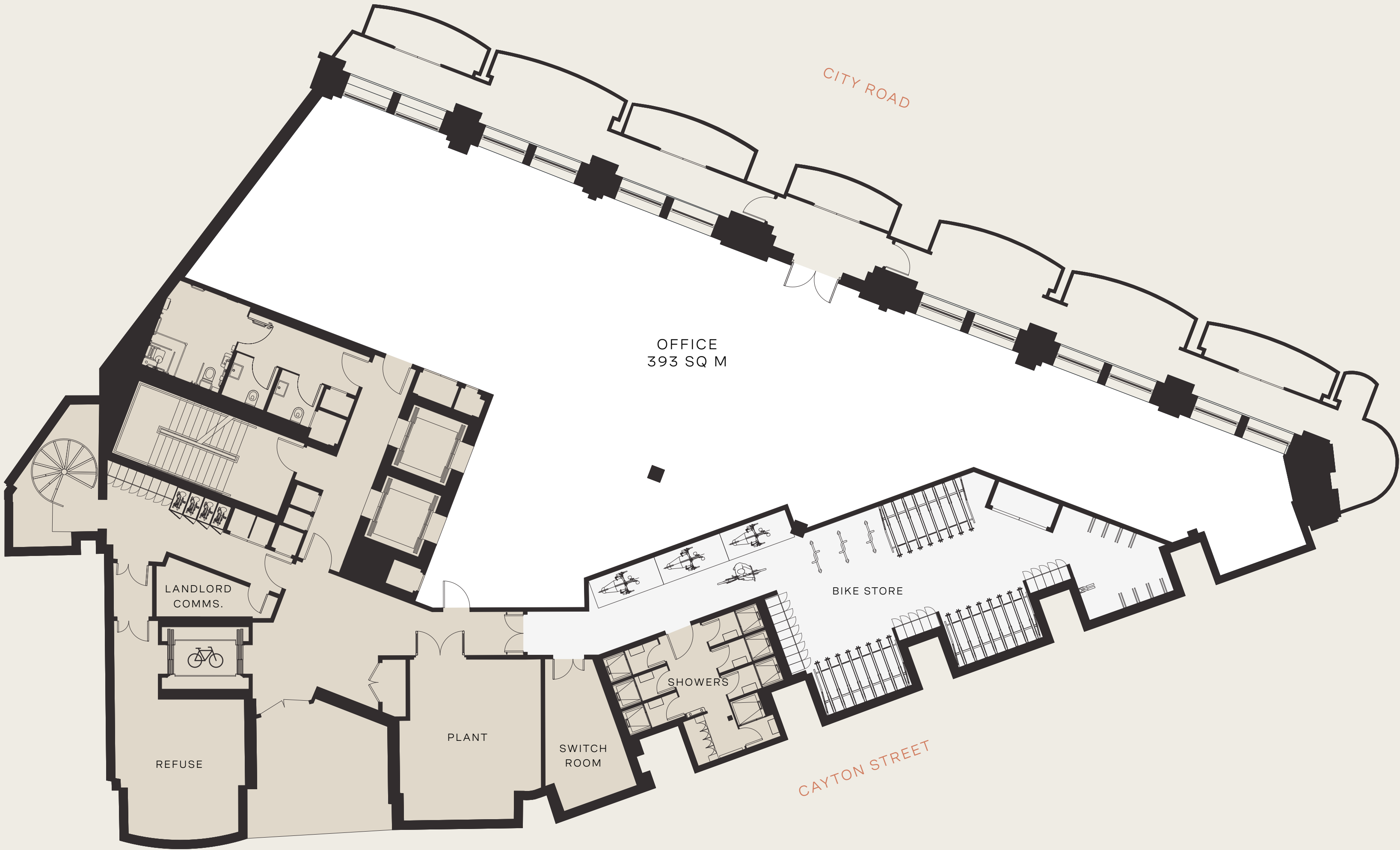
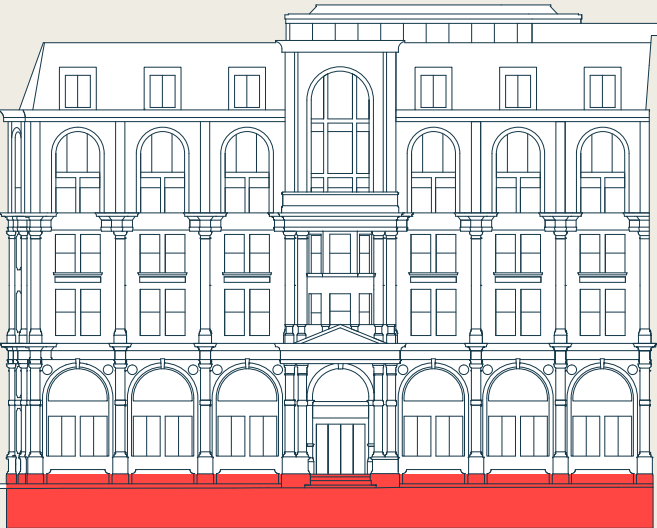
○ Core

○ Office & Reception



LOWER GROUND FLOOR

3,498 SQ FT / 325 SQ M



○ Core ○ Bike store ○ Office

TECHNICAL SPECIFICATION

OFFICE ACCOMODATION	
Indicative floor-to-ceiling heights:	
Basement: 3.30m to soffit	
Ground: 3.20m to soffit	
First: 3.05m to soffit	
Second: 3.05m to soffit	
Third: 2.70m to soffit	
Fourth: 3.00m to soffit	
Fifth: 3.00m to soffit	
Sixth: 3.00m to soffit	
Seventh: 2.80m to soffit	
Raised floor void: 0.15m	
OCCUPANCY	
Workplace density (NIA per workspace)	10m²
Means of escape (NIA per person)	6m²
On floor services (NIA per person)	10m²
LIFTS	
2x 13-person passenger lifts (doubling as fire fighting lift)	
1 no. cycle lift serving between lower ground and ground floors	
POWER	
Small Power Load: 20 W/m²	
Lighting Load: 8 W/m²	
Life safety generator: a life safety generator is provided at roof level to supply the fire lighting lifts and other critical landlord provisions in the event of an emergency	

LIGHTING
Offices: 350 LUX at task plane
Reception/main entrance: 300 LUX at desk level
WCs: 200 LUX
HEATING, COOLING AND VENTILATION
Office (fresh air): 14 L/s/person @ 10m2/person (BCO 2023 fresh air provisions and active CO2 control)
Air conditioning: VRF (heating and cooling) fan coil air conditioning systems
OFFICE INTERIOR FINISHES
Walls: Painted plasterboard / plaster
Ceilings: Painted plasterboard, promat or composite deck soffit with exposed steels sprayed / exposed services throughout
Floors: Raised access metal floor panels
RECEPTION INTERIOR FINISHES
Floors: Polished concrete
Walls: Decorative white ash timber panelling, terracotta tiling and painted plasterboard
Reception Desk: Decorative white ash timber clad desk with marble top and brass base plate
Lighting: Ceiling mounted linear track spot lighting. Feature spherical lighting to timber clad wall.
Ceiling: Metal mesh ceiling panels / semi exposed services
Joinery: Bespoke banquette seating: White ash timber, leather seating, antique mirror backs, marble side tables

SHOWER BIKE AND CHANGING FACILITIES
Office Cycle Spaces: 73 total
Lockers: 73 no. (1 x per cycle space)
Visitor spaces: 4 x Foldable cycle lockers in reception
Showers:
7 x Unisex cubicles with changing facilities
1 x Accessible shower / WC with changing facilities
EXTERNAL FINISHES
Walls - City Road / Cayton Street East: Cast stone and red brick
Walls - Cayton Street West: London yellow stock brick
Windows: Bronze PPC aluminium framed double-glazed fixed windows
Dormers: Bronze PPC aluminium cladding
7th Floor Pavilion: Grey PPC aluminium cladding
SUSTAINABILITY
BREEAM: Excellent (target)
EPC: A (target)
SECURITY AND COMMUNICATIONS
New CCTV, access control and intruder detection to Landlord areas only
Wireless Access Points (WAP) to common areas only
New comms intake locations
Main Equipment Room (MER) for Landlord server
FUTURE TENANT PLANT
Space allocation is provided at roof level for the provision of future tenant plant installation by office tenants which will be agreed with the landlord



LOCATION

HEAD OUT IN ANY DIRECTION

By tube, train, bike or bus. From Old Street Station, SIRA is served by local and regional connections, as well as the Elizabeth Line from nearby Moorgate.



3_{MIN}
OLD STREET

13_{MIN}
MOORGATE

17_{MIN}
SHOREDITCH HIGH STREET



4_{MIN}
LIVERPOOL STREET

7_{MIN}
FARRINGDON

10_{MIN}
BLACKFRIARS



8_{MIN}
BANK

12_{MIN}
KING'S CROSS ST. PANCRAS

13_{MIN}
LONDON BRIDGE



5_{MIN}
HOXTON

9_{MIN}
ANGEL

12_{MIN}
BARBICAN

IN GOOD COMPANY



AT THE HEART OF LONDON'S 'CREATIVE DISTRICT'

SIRA is ideally placed in the capital's largest tech cluster, home to global players, innovation centres and some of the country's most dynamic new ventures.

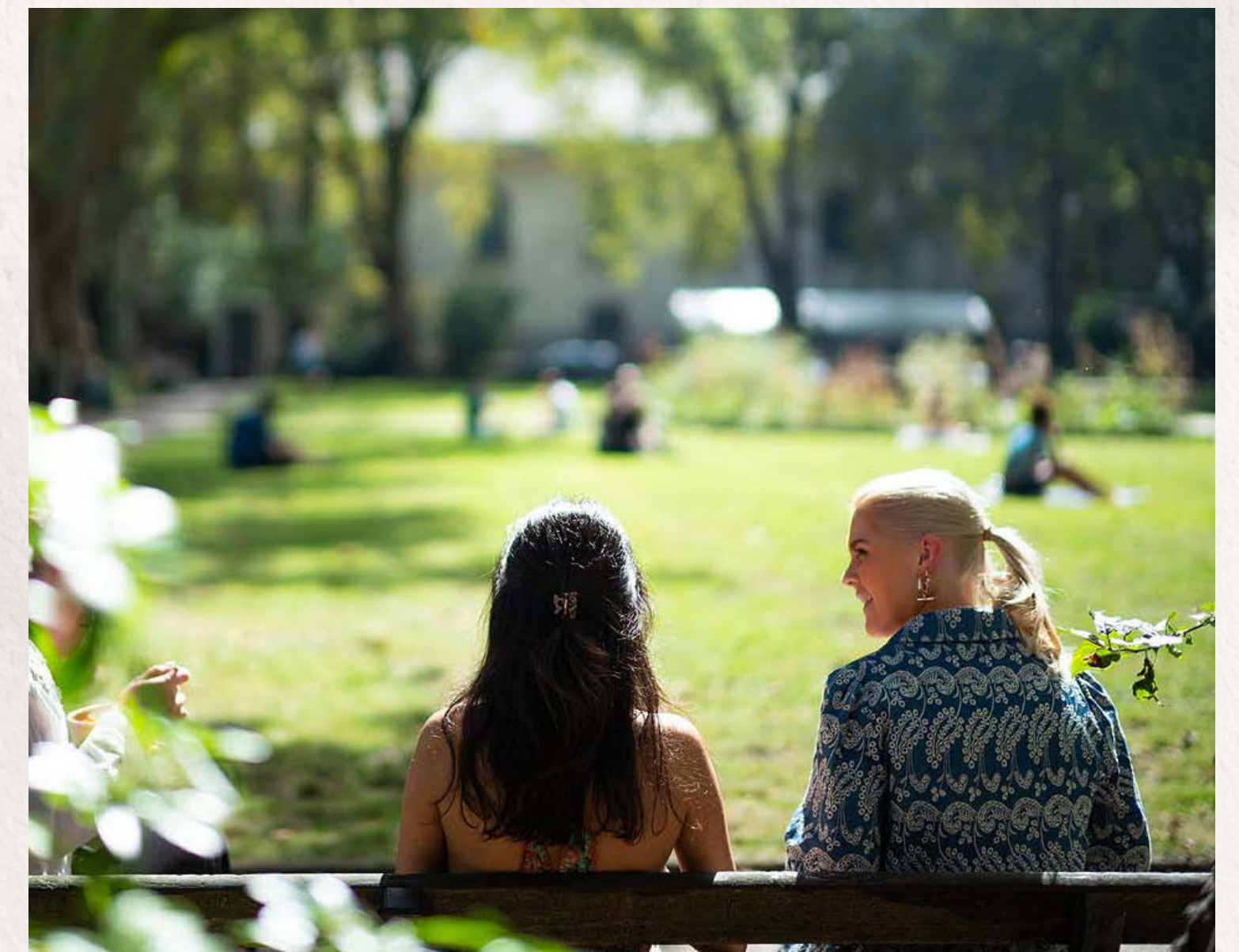
From here, you're perfectly positioned between four vibrant neighbourhoods: creative Shoreditch, the City's finance hub, bustling Angel and design-led Clerkenwell.



A hidden gem: Street food and independent retail at Exmouth Market, Clerkenwell



Tokyobike, Old Street



Saint Luke's Garden, Old Street

SHOREDITCH ON YOUR DOORSTEP

An eclectic array of amenities surround you, and just steps away is Old Street Station for convenient transport links.

There's always a restaurant to discover, a fitness studio to try, and a cultural happening to experience.

26
Bars &
Restaurants

10
Gyms

8
Hotels

Within 10 min walking distance



The Clove Club: Vineyard lunch or tasting menu?



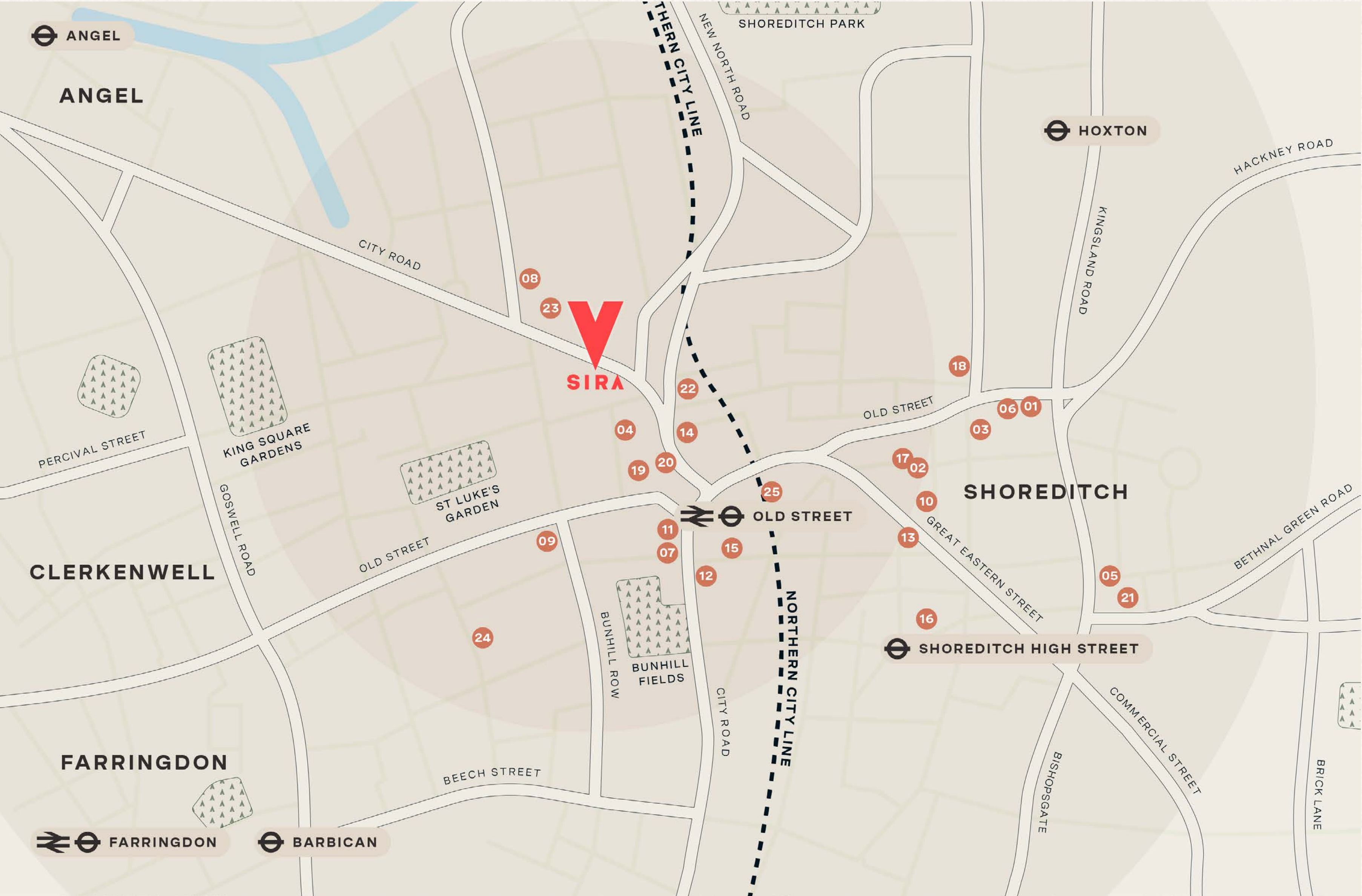
Old Street Station: North, south, east or west?



Gyms: Heavy lifter or nimble master?



Hoxton Hotel: Breakfast meeting or long lunch?



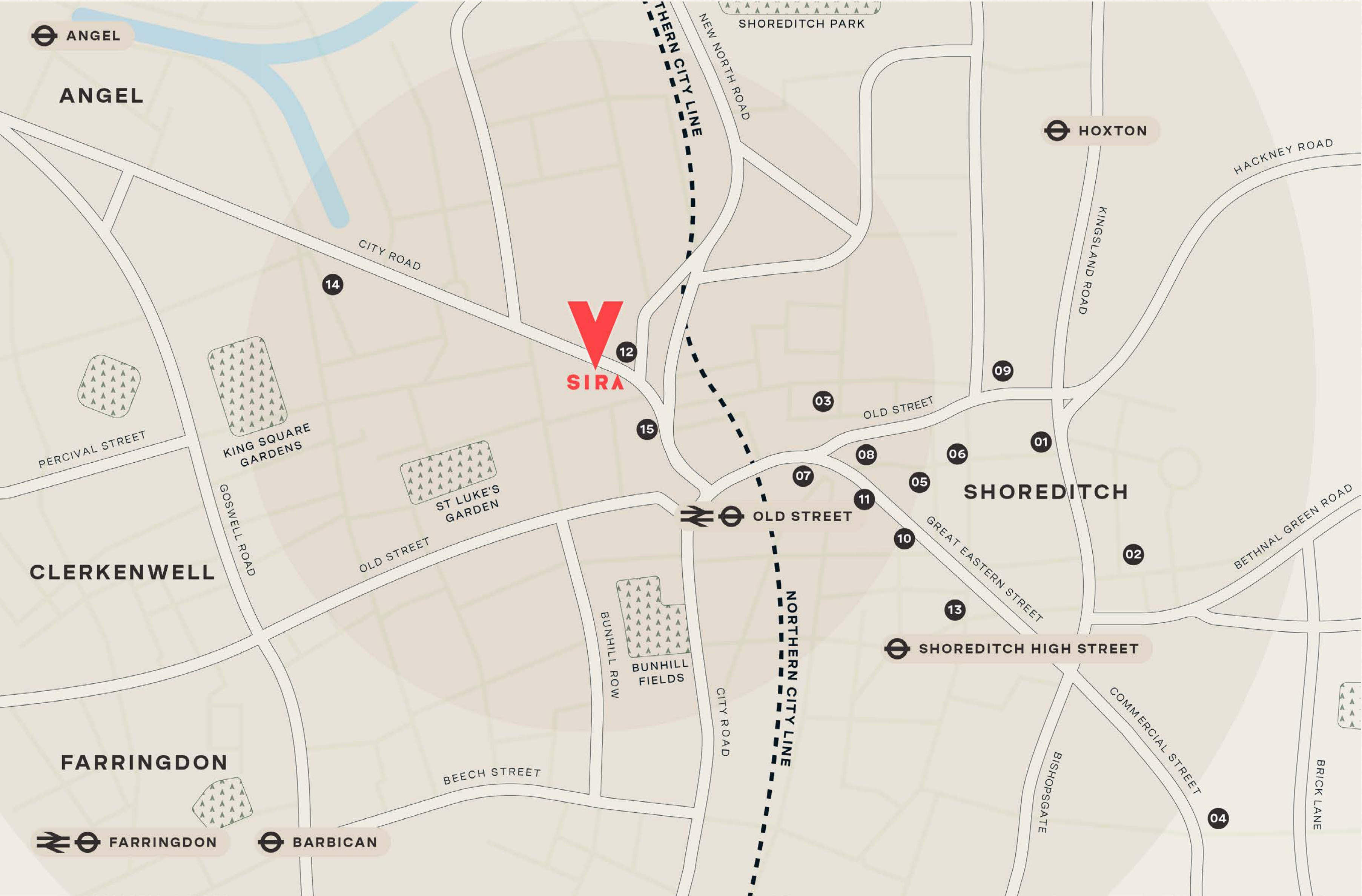
STREET FOOD TO
FINE CITY DINING

> FOOD & DRINK

RETAIL & HOTELS

CULTURE & FITNESS

- | | |
|------------------------------|----------------------------------|
| 01 Bike Shed Motorcycle Club | 15 Ozone Coffee Roasters |
| 02 Blacklock | 16 Padella |
| 03 Blues Kitchen | 17 Popolo |
| 04 Bone Daddies | 18 Red Dog Saloon |
| 05 Brat | 19 Serata Hall |
| 06 The Clove Club | 20 Shoreditch Grind |
| 07 Daffodil Mulligan | 21 Shoreditch House |
| 08 The Eagle | 22 The Three Crowns |
| 09 EDO Izakaya | 23 Westland Coffee and Wine |
| 10 Flat Iron | 24 Whitecross Street Food Market |
| 11 Gibneys | 25 XOYO |
| 12 Lantana | |
| 13 Mostrador | |
| 14 Nightjar | |



INDEPENDENT BRANDS
TO ICONIC HOTELS

> FOOD & DRINK

> RETAIL & HOTELS

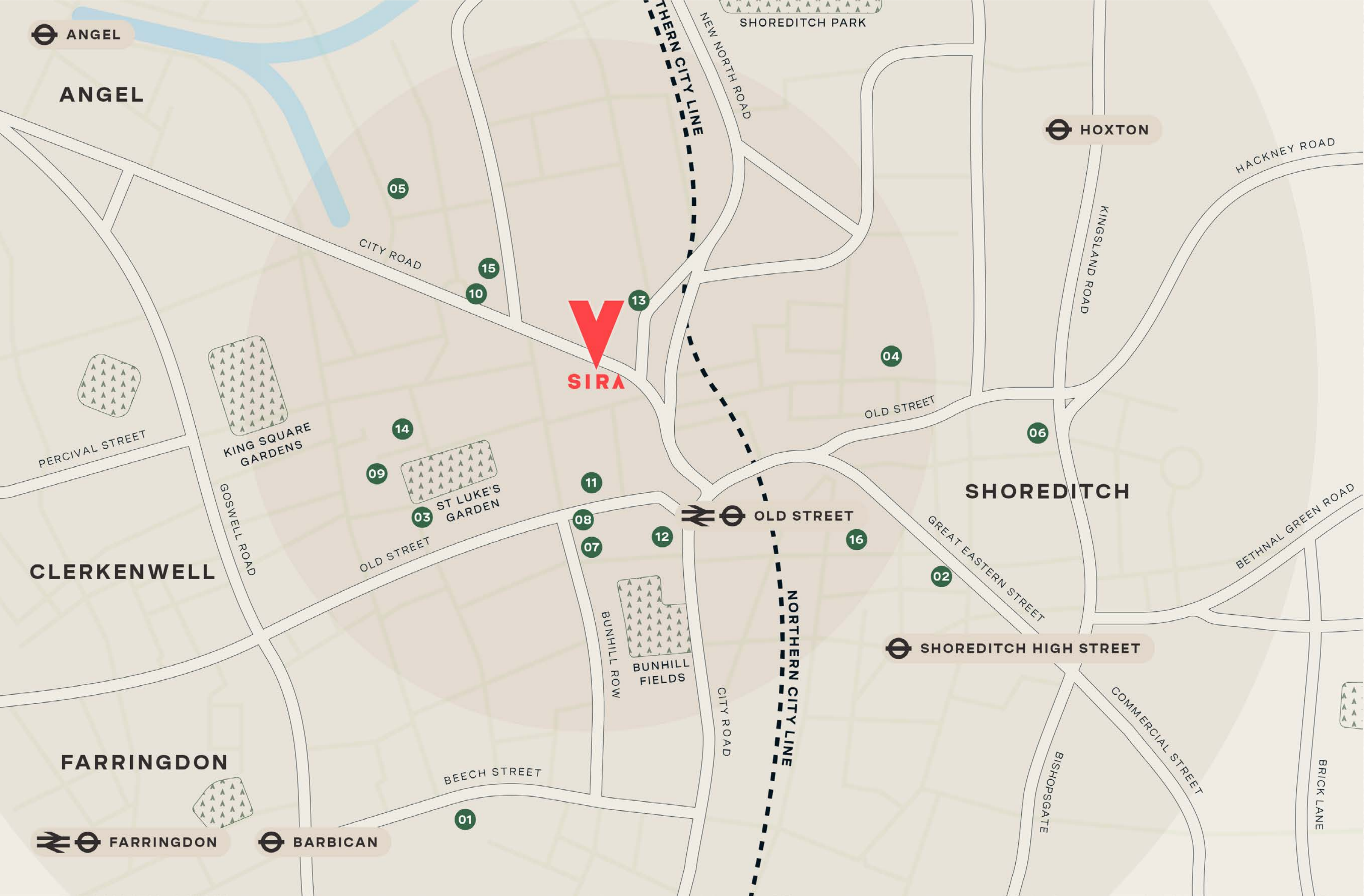
CULTURE & FITNESS

RETAIL

- 01 Aida Shoreditch
- 02 A.P.C
- 03 Bookartbookshop
- 04 Goodhood
- 05 Milk
- 06 SCP
- 07 Tokyobike

HOTELS

- 08 Art'otel
- 09 Courthouse Hotel
- 10 Hart Hotel
- 11 The Hoxton
- 12 M By Montcalm
- 13 Virgin Hotel
- 14 NHow
- 15 The Z Hotel



RIVETING THEATRE TO TUCK JUMPS

FOOD & DRINK

RETAIL & HOTELS

➤ CULTURE & FITNESS

CULTURE

- 01 Barbican Centre
- 02 Jealous Gallery
- 03 London Symphony Orchestra
- 04 National Centre for Circus Arts
- 05 Victoria Miro Gallery

FITNESS

- 06 Amica Shoreditch
- 07 Énergie Fitness
- 08 F45
- 09 Finsbury Leisure Centre
- 10 Foundry Gym
- 11 Gymbox
- 12 House of Fitness
- 13 Hoxton Pilates
- 14 Ironmonger Row Baths
- 15 UFC Gym
- 16 Yours Infrared Pilates



TEAM

DELIVERED BY A WORLD-CLASS TEAM



A leader in investment and asset management, the Singapore-based Shorea Capital has a long-standing track record of investing in real estate as well as strong expertise in wealth management and investments across public and private markets in the United Kingdom, Australia, Singapore and Malaysia.



Native Land is the internationally recognised property development and co-investment company, specialising in high-quality central London developments with focus ranging from commercial and mixed-use to residential. Partnering with world class architects and designers, Native Land continues to set the new standards for innovation, sustainability, quality, and usability.



Stiff + Trevillion

Stiff + Trevillion Architects is an award-winning, London-based practice specialising in sustainable architecture that stands the test of time. In the four decades since its foundation, Stiff + Trevillion has honed an expertise in refurbishing historic buildings, each thoughtfully reimaged to meet the dynamic requirements of the modern workplace.



GET IN TOUCH TO MAKE YOUR NEXT MOVE TO SIRA

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