

TILLER & LOCK

250 City Road
London EC1



250 City Road

The wider view

.....

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

Designed by Foster + Partners, Tiller and Lock offers a total of 71,091 sq ft of high-quality workspace.

Tiller & Lock has recently welcomed new tenants Orangebox and NatCen, leaving up to 52,040 sq ft of new high-quality workspace remaining.



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

.....

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

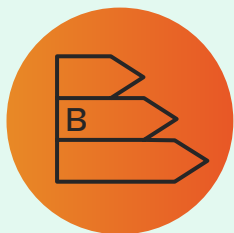
Arrive with ease, simply step out of the new, remodelled Old Street station and into the building within six minutes. Start the day fresh with best-in-class shower and changing facilities at lower ground level. Whilst, at ground floor level the reception areas welcome occupiers and visitors into impressive,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

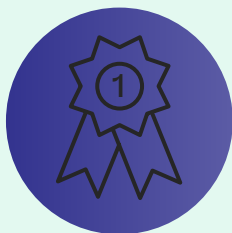


The Building

ESG & wellness



EPC Rating:
B(33)



BREEAM
"Excellent"



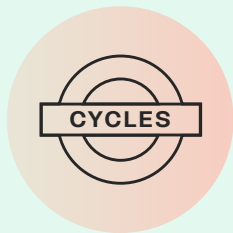
Wi-Fi enabled
2.5 acre landscaped
park



Outside space
on every floor



Shower, changing
facilities and lockers



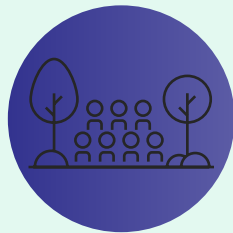
Santander cycle parking
located near-by



Bicycle
storage



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

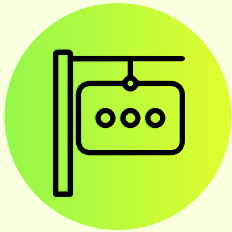
There is a unique branding opportunity for tenants to rename the public realm spaces on City Road.

A carefully curated amenity offer surrounds the public realm with independent bars, restaurants, cafés and child 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

Summary specification



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



WiredScore Platinum Certification



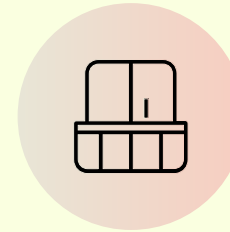
Reception with coffee shop and breakout space



Shared changing facilities, showers & lockers



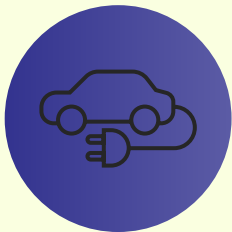
148 bicycle spaces



Winter gardens and balconies on every floor



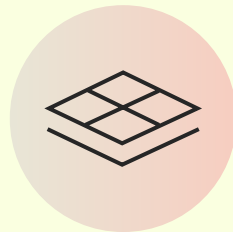
DALI control lighting system – PIR detection and daylight dimming



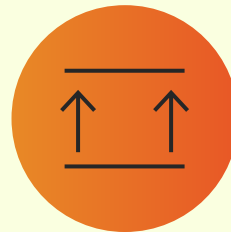
17 car parking spaces (3 with electric charging)



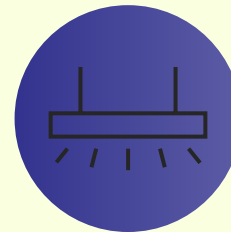
HVAC air conditioning system



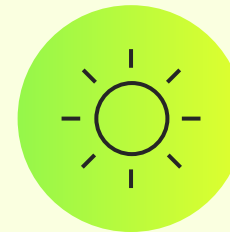
New 150mm metal-tiled raised access floors



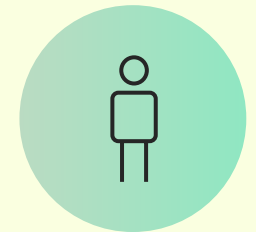
2.7m height – floor to underside of lighting



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

71,091 sq ft of completed workspace over three floors with 52,040 sq ft remaining.

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 (Lock) has been delivered to CAT B condition, with the remaining floors available in either CAT A condition or on a fully fitted turnkey basis.

- 01 City Road Exterior
- 02 Second Floor Balcony



There is also an opportunity to provide a self-contained Building (Lock) measuring 43,846 sq ft benefitting from a large dedicated reception, lounge space/café at ground floor and significant branding opportunity on a major thoroughfare (subject to planning).

| Floor | sq ft | sq m | condition |
|--------------------------------|---------|-------|--------------|
| Third | 13,307 | 1,236 | Fitted Cat B |
| Second | 13,314 | 1,237 | Cat A |
| First | 14,725 | 1,368 | Cat A |
| Ground (Reception/Café/Lounge) | c.2,500 | c.232 | - |
| Total | 43,846 | 4,073 | |

The Space Highlights

- 01 Lock Reception
- 02 Third Floor
- 03 Lock Ground Floor Café
- 04 Tiller Reception



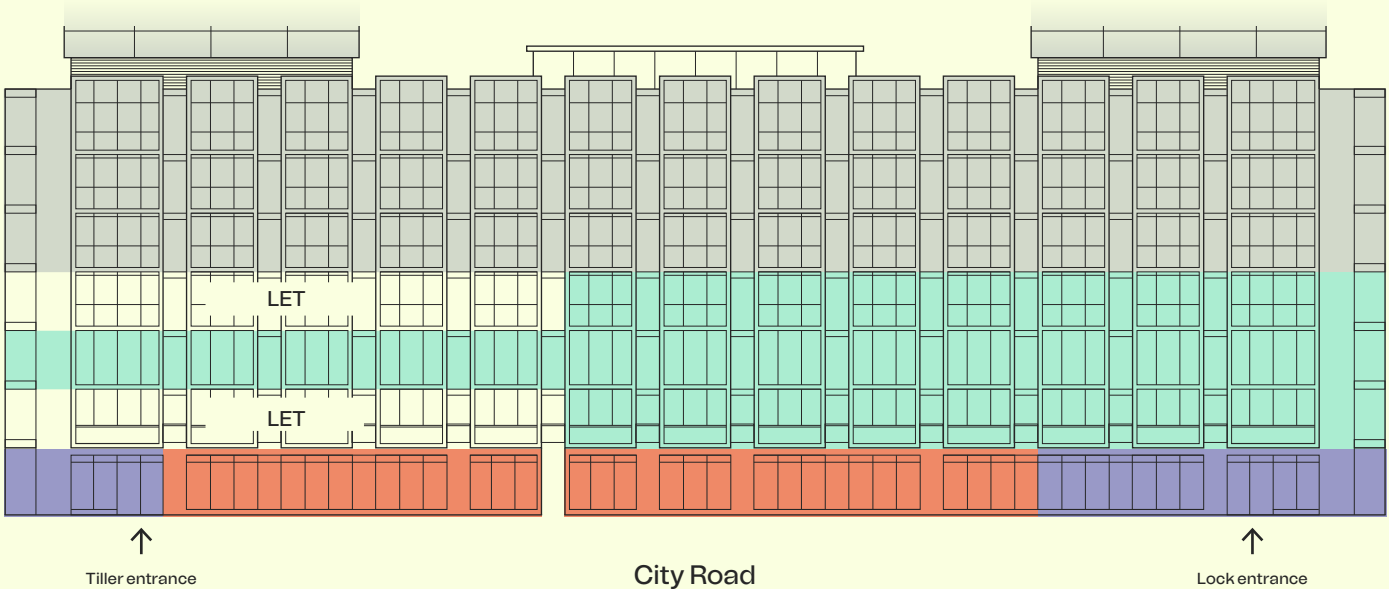
The Space Highlights

- 01 Tiller Reception
- 02 Second Floor
- 03 Third Floor Breakout
- 04 Third Floor Meeting Room



The Space

Schedule of areas



| Floor | sq ft | sq m | condition |
|--------------------------------|--------|-------|--------------|
| Third (Lock) | 13,307 | 1,236 | Fitted Cat B |
| Second* (Tiller & Lock) | 24,008 | 2,230 | Cat A |
| First (Lock) | 14,725 | 1,368 | Cat A |
| Ground (Reception / Workspace) | | | |
| Total | 52,040 | 4,834 | |

- Office
- Ground floor reception / workspace
- Residential
- Retail / Leisure
- Café

* Can be split providing 10,694 - 13,314 sq ft

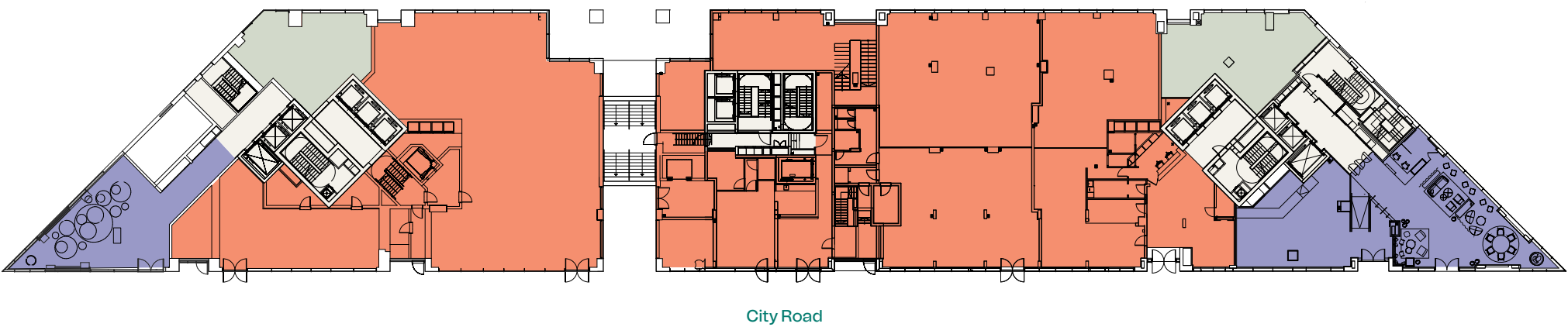
The Space

Floor plans

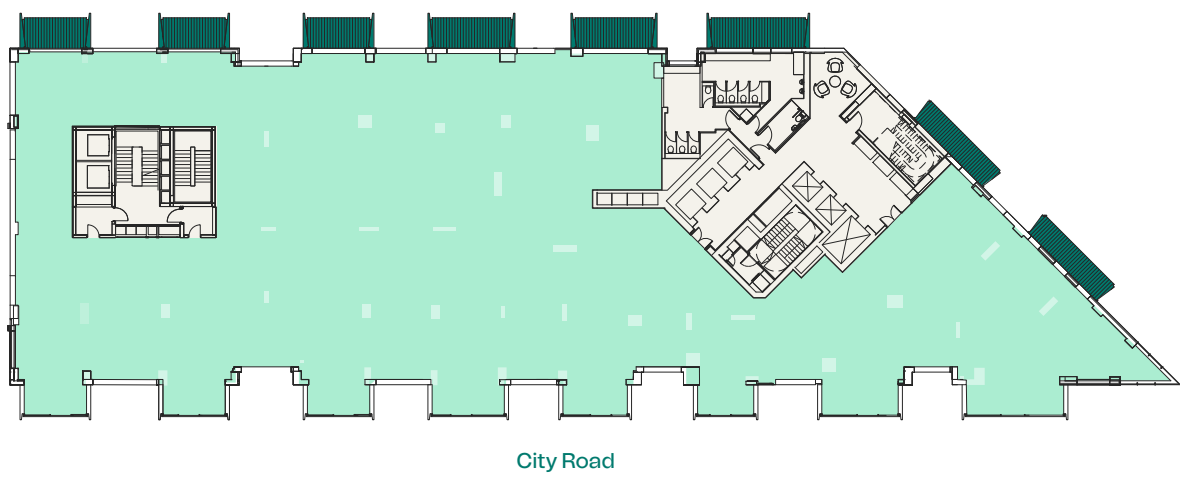
- Office
- Reception
- Terraces
- Core
- Retail / leisure
- Residential

Ground floor – Tiller

Ground floor – Lock



First floor – Lock
14,725 sq ft

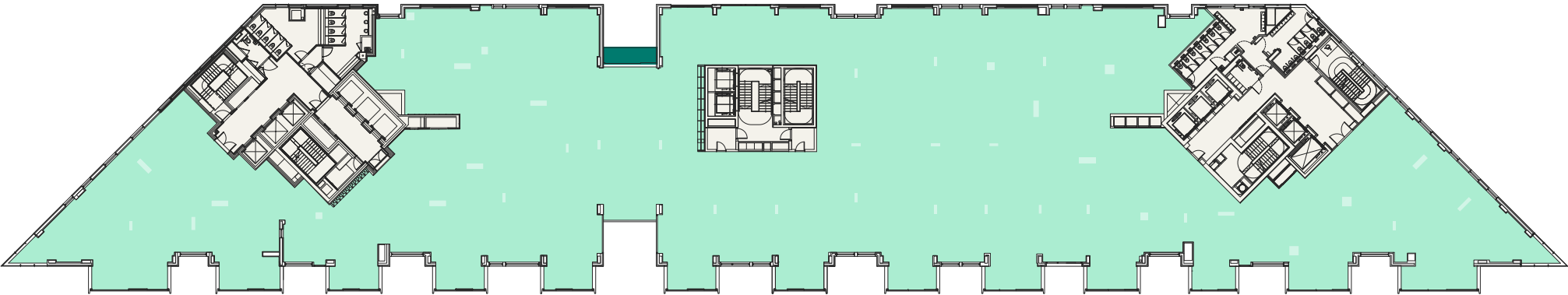


Floor plans not to scale.
For indicative purposes only.

The Space

Floor plans

Second floor
24,008 sq ft



City Road

- Office
- Terraces
- Core



Floor plans not to scale.
For indicative purposes only.

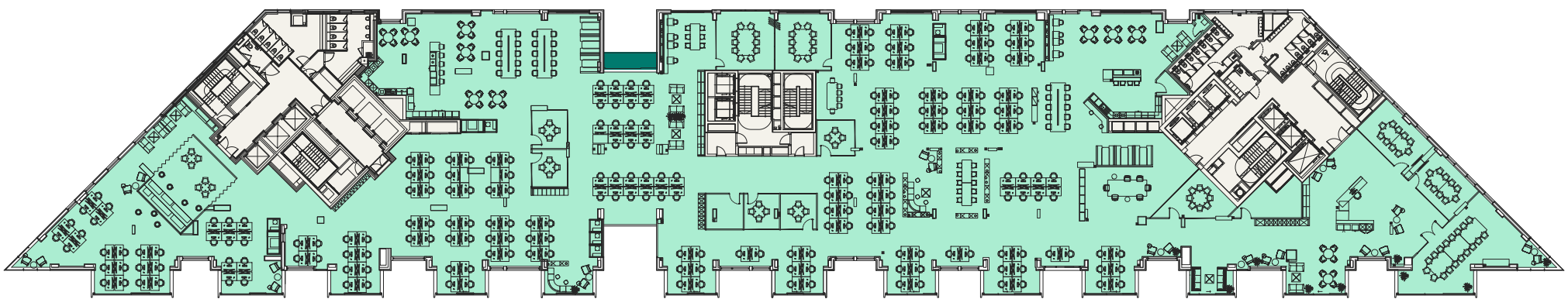
The Space

Space plans

| | | | |
|---------------------------|-----|----------------------|-----------|
| 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 |

Second floor – 1:10 Occupational Density

24,008 sq ft



City Road

- Office
- Terraces
- Core



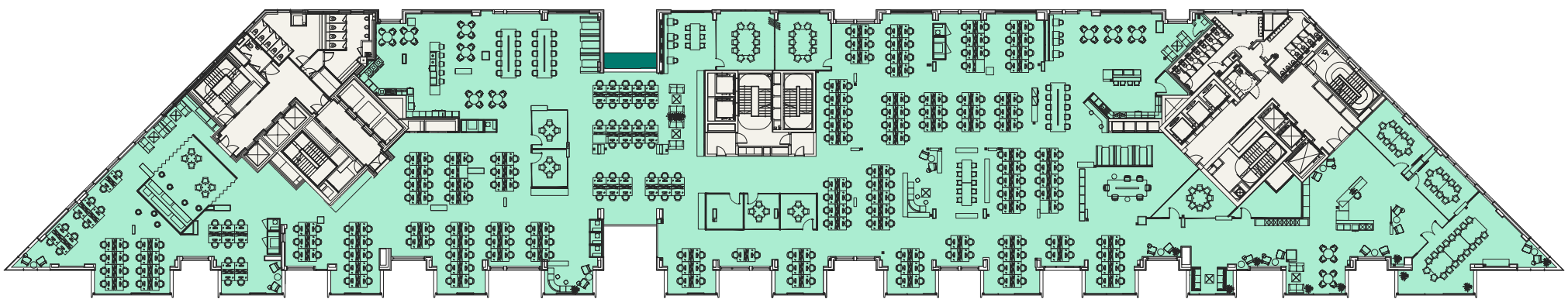
Floor plans not to scale.
For indicative purposes only.

The Space

Space Plans

| | | | |
|---------------------------|-----|----------------------|----------|
| 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 |

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



City Road

- Office
- Terraces
- Core



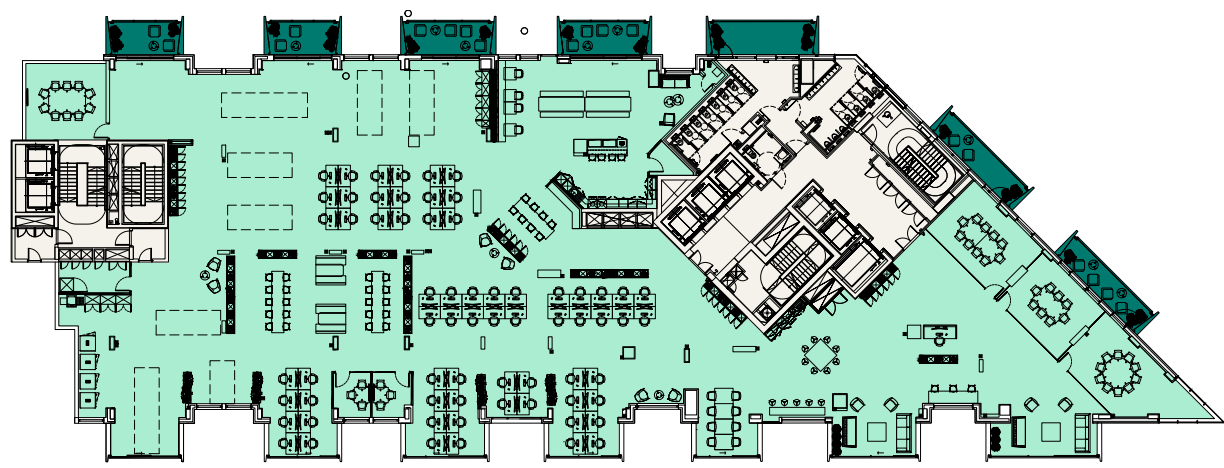
Floor plans not to scale.
For indicative purposes only.

The Space

Third floor - Fully fitted Cat B

| | | | |
|-------------------------|-----|-----------------|-----------|
| Open plan workstations | 126 | Reception | 1 |
| 10 Person meeting rooms | 3 | Hot desks seats | 8 |
| 8 Person meeting room | 1 | Breakout areas | 6 |
| 3 Person meeting rooms | 2 | Comms room | 1 |
| 4-6 Person open booths | 2 | | |
| Phone booths | 4 | Occupancy | 1:10 sq m |

Third floor – Lock
13,307 sq ft



City Road

- Office
- Terraces
- Core

Floor plans 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



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



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.



Local Area

Amenities & occupiers



Local occupiers



FARFETCH

tide



fresha

Turner

BURO HAPPOLD

vmware

Amenities

Restaurants, Cafés & Bars

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

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. F45 Training |
| 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 provides 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.

HK LONDON

Tom Kemp

+44 (0)7770 721 009
tom@hk-london.com

Louis Jacobs

+44 (0)7799 765 350
louis@hk-london.com

JLL

Jason Collier

+44 (0)7525 159 861
jason.collier@jll.com

Sarah Shell

+44 (0)7808 290 853
sarah.shell@jll.com

Colliers

Tim Williams

+44 (0)7717 576 894
tim.williams@colliers.com

Alex Waters

+44 (0)7936 338 784
alex.waters@colliers.com

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. September 2025.

Designed and produced by Cre8te – 020 3468 5760 – cre8te.london

