TILLER & LOCK, 250 CITY ROAD
LONDON EC1V 2AB

4,000 - 45,346 SQ FT





DESCRIPTION

Tiller & Lock sits within 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 & Lock offers a total 71,211 sq ft of versatile work space, offering occupiers contiguous floorplates totalling 24,008 sq. ft. All floors benefit from winter gardens and balconies.

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.

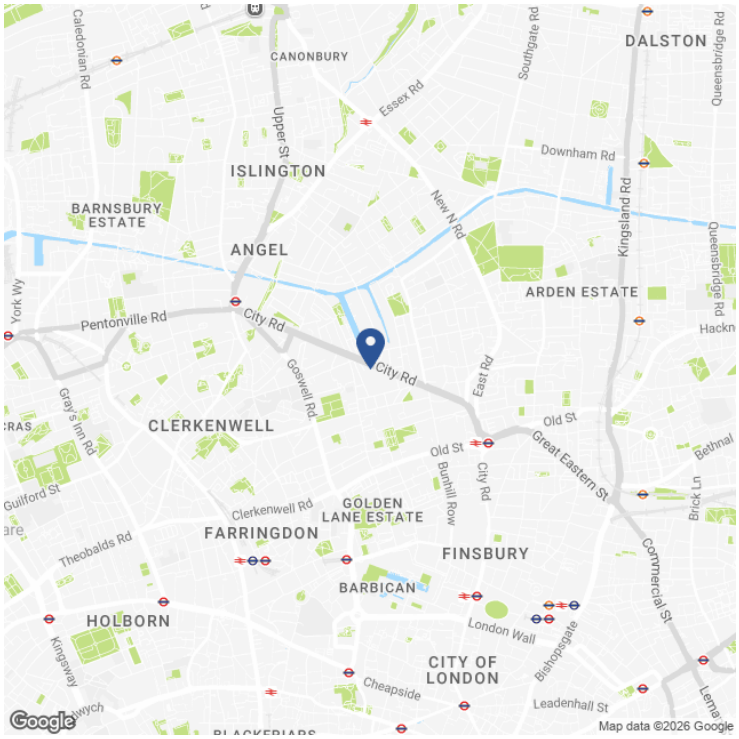
LOCATION

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.

Move around town with ease with Old Street station just a six minute walk from the building. Old Street roundabout's redevelopment has recently completed providing the area with a more pedestrian and cycle friendly route through Old Street.

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.





SPECIFICATION

- Ability to combine the 2nd floor across both buildings to provide a single floor plates measuring 24,008 sq. ft.
- Part 3rd floor (Lock) - Full Landlord CAT B fit out in situ
- Educational Consent in place over Lock.
- Winter gardens and balconies on every floor
- Reception with coffee shop and breakout
- HVAC air conditioning system
- DALI control lighting system - PIR detection and daylight dimming
- Exposed concrete ceilings and linear LED lighting
- Floor to ceiling glazing
- 2.7m floor to underside of lighting height
- 150mm metal tiled raised access floors
- Unique branding opportunity as tenants can rename the public realm on City Road
- WiredScore Platinum
- On-site car parking
- Bicycle racks and shower and changing facilities
- 2-acre wi-fi enabled landscaped park

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
3RD PART 3RD FLOOR (LOCK) - AVAILABLE	13,307	1,236
2ND PART 2ND FLOOR (LOCK) - AVAILABLE	13,314	1,237
2ND PART 2ND (TILLER) - AVAILABLE	4,000	372
2ND PART 2ND FLOOR (TILLER) - UNDER OFFER	6,588	612
1ST PART 1ST FLOOR (LOCK) - AVAILABLE	14,725	1,368
TOTAL	51,934	4,825

TENURE

Guide Rent: £45 - £55 per sq ft

Rates Estimate: £20 per sq ft

Service Charge: £12.39 per sq ft

CONTACT

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FURTHER INFORMATION

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