

IBASIN, 250 CITY ROAD, LONDON EC1

12,969 - 75,034 SQ FT



DESCRIPTION

250 City Road, Berkeley's landmark new development encompasses 1.2 million sq.ft of office, residential, retail, leisure and dining destinations, a new 4* nhow hotel and two acres of beautiful, WiFi-enabled green spaces.

iBasin introduces three floors of versatile work space designed by Foster + Partners.

LOCATION

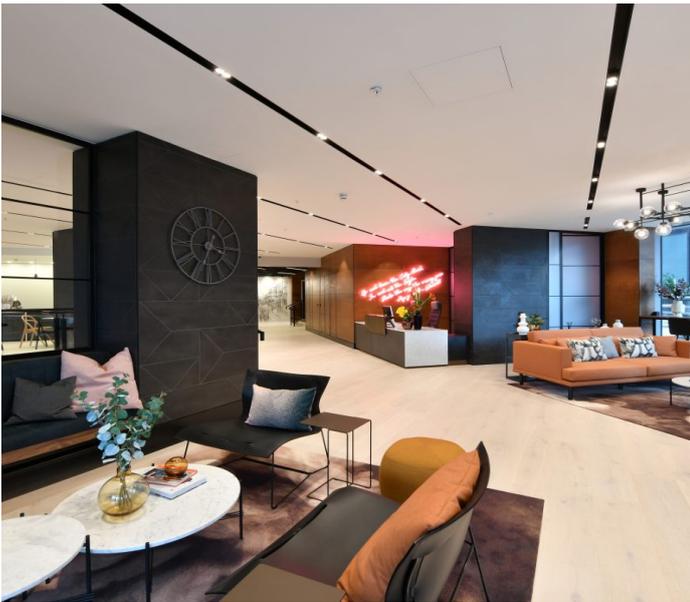
Located within 'Tech City' iBasin is a short walk to Old Street and Angel. The building is moments from cycle superhighways and immediately opposite the Regent's Canal Towpath. Nearby Farringdon will provide access to Crossrail.

SPECIFICATION

- Platinum-level Wired Certification.
- Significant branding opportunity on City Road.
- Impressive views over the beautifully landscaped 2 acre wifi enabled gardens and Regents Canal basin.
- Large reception with flexible integral retail/client facing solution.
- Winter gardens and balconies on each floor.
- Exceptional natural light from floor to ceiling windows.
- Exposed concrete ceilings and linear LED suspended lighting.
- New metal raised access floors.
- HVAC air conditioning system.
- Occupational base build density 1:8 sqm.
- 145 bicycle spaces (50 in Phase I).
- 17 car parking spaces with electric recharge stations (5 in Phase I).
- Male and female changing facilities, showers & lockers.

PHASE I - AVAILABLE NOW

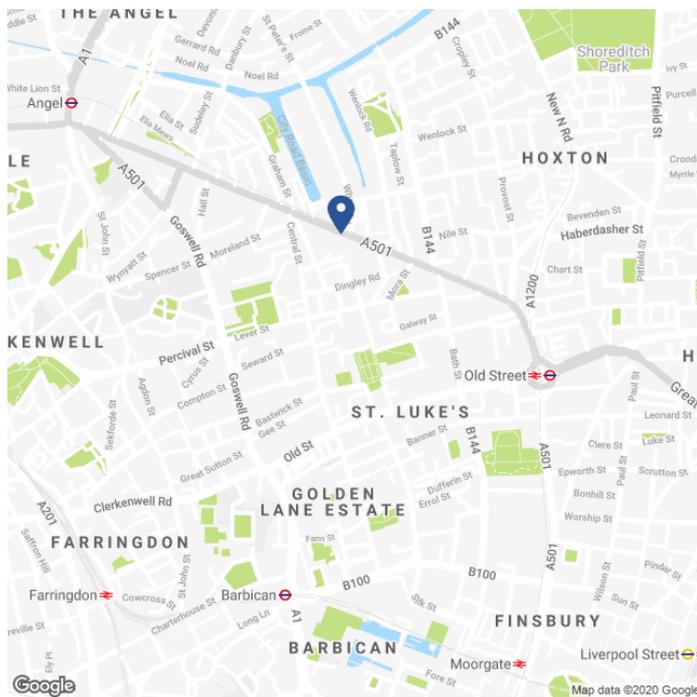
FLOOR	SQ FT	SQ M
THIRD	12,969	1,205
SECOND	12,992	1,207
FIRST	12,990	1,207
RECEPTION & WORKSPACE	2,457	228
TOTAL	41,408	3,847



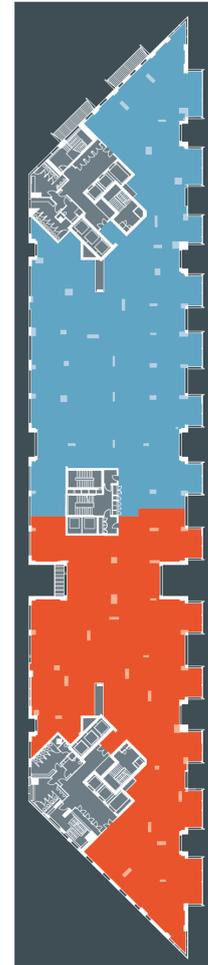
PHASE II - Q4 2022

FLOOR	SQ FT	SQ M
THIRD	11,205	1,041
SECOND	11,205	1,041
FIRST	8,665	805
GROUND	2,551	237
TOTAL	33,626	3,124

MAP



SECOND FLOOR



TENURE

Lease:	New Lease direct from the landlord.
Guide Rent:	£65.00 per sq ft.
Rates Estimate:	£19.00 per sq ft.
S/C Estimate:	£10.79 per sq ft (including Estate Service Charge).
VAT:	Electd.

CONTACT

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FURTHER INFORMATION

