

iBasin

250 CITY ROAD EC1

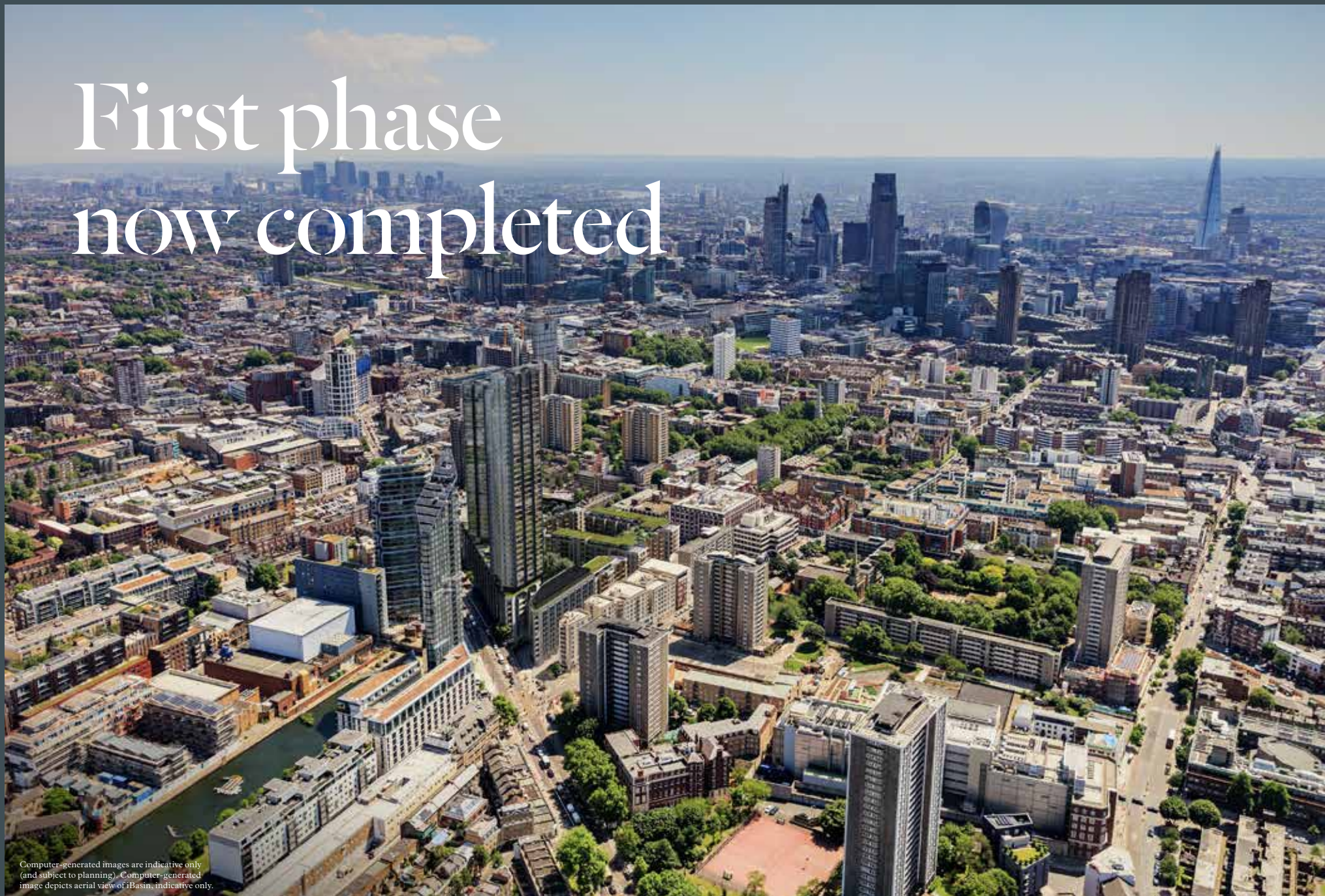
13,000 – 75,000 sq ft
of exceptional new
workspace over two phases

Berkeley
Designed for life

iBASIN.CO.UK



First phase
now completed



Computer-generated images are indicative only
(and subject to planning). Computer-generated
image depicts aerial view of iBasin, indicative only.

A strong combination

Welcome to a masterclass in placemaking.
The vision for Berkeley's landmark development
at 250 City Road encompasses 1.2 million sq ft
of office, residential, retail, nursery and dining
destinations, a new 4★ nhow hotel and two acres
of beautiful, WiFi-enabled green spaces, giving
this vibrant new quarter its fluidity and soul.



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image depicts street level at iBasin, indicative only.



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Computer-enhanced image of 250 City Road, indicative only

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*“Up and down the City Road,
In and out the Eagle,
That's the way the money goes –
Pop goes the weasel!”*

iBasin ties the modern, tech-driven future of Silicon Roundabout to the history of the neighbouring City Road Basin. Opened in 1820, City Road Basin was the pumping vein of London's Industrial Revolution. Raw materials such as coal, stone, iron and timber flowed into the heart of the capital and were integral to the city's exponential growth.

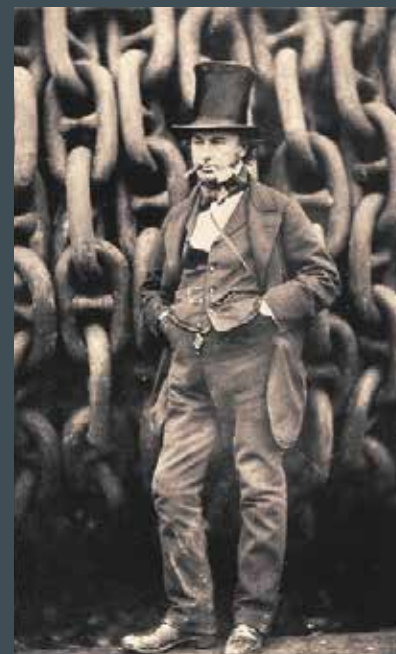
→
CITY ROAD BASIN



→
CITY ROAD



→
THE EAGLE TAVERN



↑
ISAMBARD KINGDOM
BRUNEL

250 CITY ROAD

Introducing iBasin

Three floors of versatile office space in a prime London location. Furnished with modern fittings, floor-to-ceiling windows and a contemporary design, this is the perfect balance between comfort and functionality. Much more than an office, iBasin is a destination.

Phase one available now.
Phase two available Q4 2022.

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The development

Cutting-edge office space, iBasin is ideal for forward-thinking companies. Situated in the area known as ‘Tech City’, near Old Street roundabout, the heart of the capital’s technology and digital sector; widely recognised as the most rapidly growing commercial hub in the UK.

iBasin is to be delivered over two phases:

Phase one

AVAILABLE NOW

Phase two

AVAILABLE Q4 2022



The siteplan is indicative only and subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

Welcome to the Neighbourhood

The dynamism of Shoreditch. The charm of Angel. The style of Clerkenwell and Farringdon. The pace of the City. When you're in the midst of the best London has to offer, your choices are limitless. With the delights of Upper Street, Old Street and Silicon Roundabout less than a ten-minute walk away, this is the perfect destination to explore both the past and the present.



Computer-enhanced image of iBasin at 250 City Road.



Tech City

Tech City (aka Silicon Roundabout) encompasses the area between Old Street and Shoreditch.

It is the number one technology startup cluster in Europe, and third largest in the world after San Francisco and New York.

This is a commercial landscape that is changing fast. London's "Tech City", home to Google Campus since 2012 and Amazon since 2016, is always evolving. Forever redefining what it means to be a global powerhouse for the tech, media and telecoms industries, this creatively-charged district hosts everyone from blue-chip companies to promising startups. For the dynamic and the driven, there's simply no place like it.

A cluster of web businesses initially developed around the Old Street Roundabout in 2009. As the cluster developed, both local and national government supported its growth, with the goal of creating a site comparable to Silicon Valley.

Now, around 5,000 tech businesses and 250,000 workers call this location home.

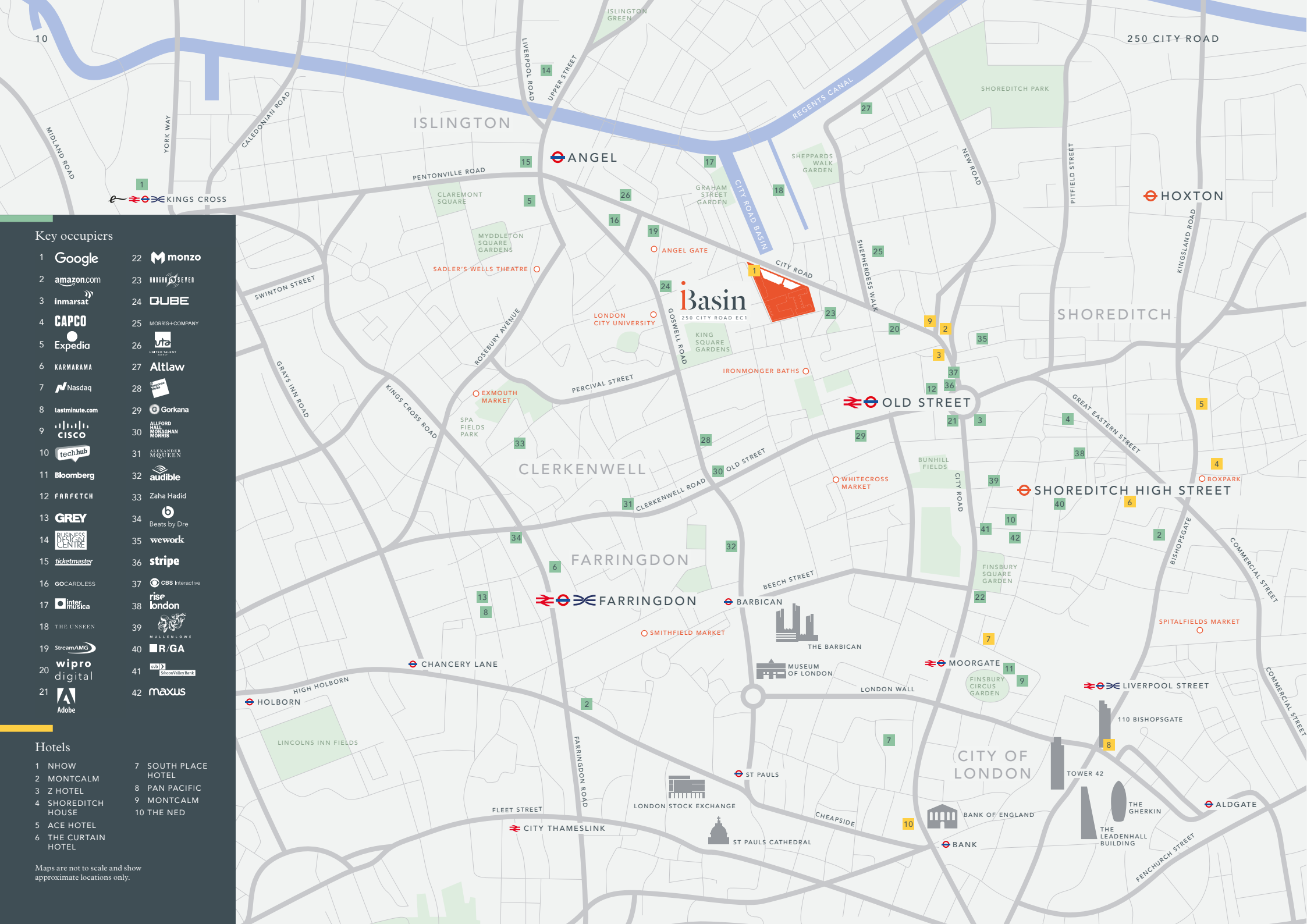
Cisco, Facebook, Barclays, KPMG, Silicon Valley Bank, Google, Intel and McKinsey & Company are among the companies that have since invested in the area. City University, University of London, London Metropolitan University, Imperial College London, Queen Mary University of London and University College London are all academic partners in local projects.

REDEVELOPMENT

TfL is working closely with Islington and Hackney Councils to dramatically improve Old Street Roundabout.

The scheme will create an impressive new public space, there will be better pedestrian access to Old Street Tube station, new surface-level pedestrian crossings and improved facilities for cyclists travelling through the junction.





Key occupiers

- Google
- amazon.com
- Inmarsat
- CAPCO
- Expedia
- KARMARAMA
- Nasdaq
- lastminute.com
- CISCO
- techhub
- Bloomberg
- FARFETCH
- GREY
- BUSINESS CENTRE
- ticketmaster
- GO CARDLESS
- InterMusica
- THE UNSEEN
- StreamAMG
- wipro digital
- Adobe
- monzo
- WUOLAN SEVER
- QUBE
- MORRIS+COMPANY
- UNITED NATIONS
- Altlaw
- Gorkana
- ALLFORD HALL MORRIS
- ALEXANDER MQUEEN
- audible
- Zaha Hadid
- Beats by Dre
- wework
- stripe
- CBS Interactive
- rise london
- MULLERLOWE
- R/GA
- mba
- Southwaybank
- maxus

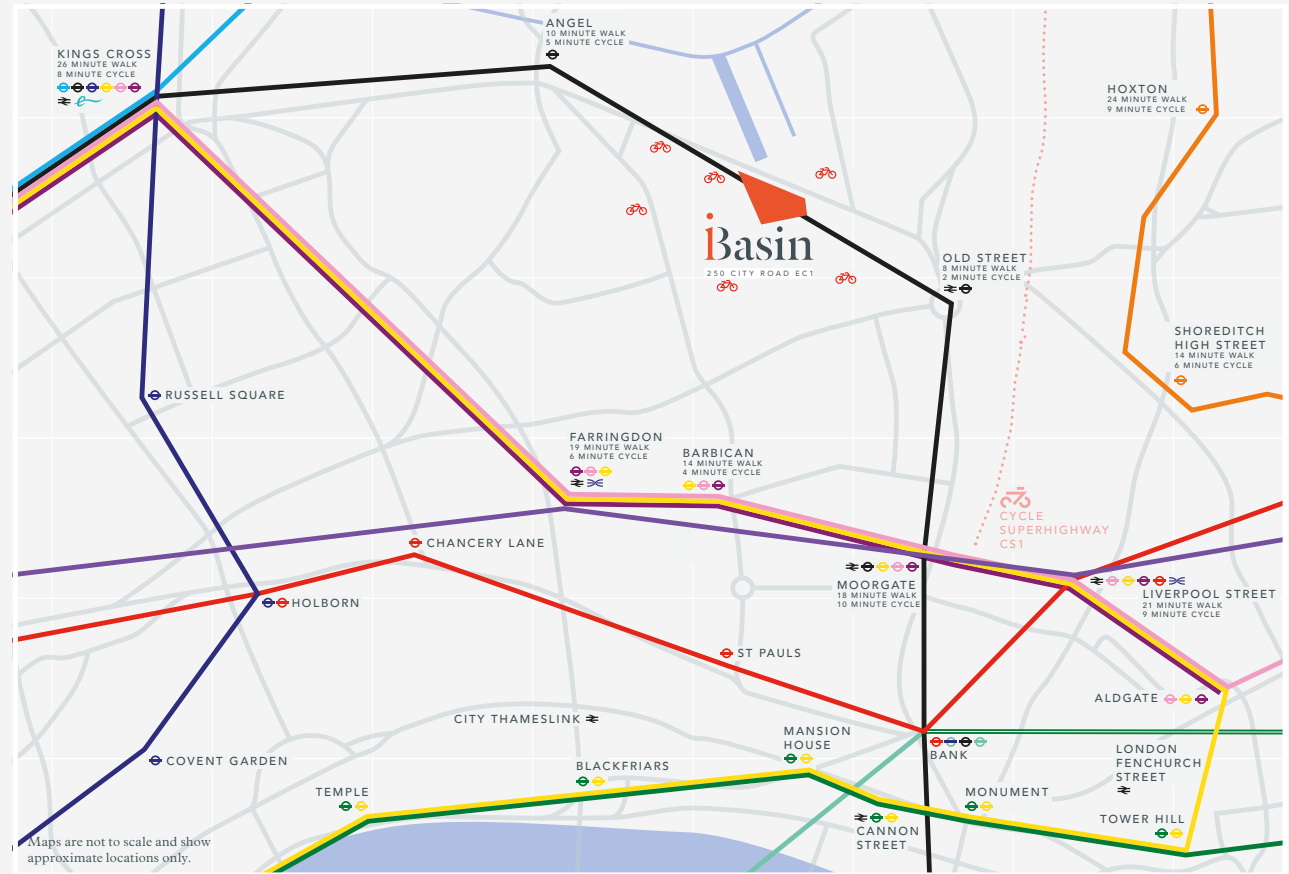
Hotels

- NH OW
- MONTCALM
- Z HOTEL
- SHOREDITCH HOUSE
- ACE HOTEL
- THE CURTAIN HOTEL
- SOUTH PLACE HOTEL
- PAN PACIFIC
- MONTCALM
- THE NED

Maps are not to scale and show approximate locations only.

Connected instantly

Eight-minute walk to Old Street and ten minutes to Angel, iBasin at 250 City Road is ideally located wherever you come from.



Station	Connections	Walking	Cycling
Old Street	⬇️	8 min	2 min
Angel	⬇️	10 min	5 min
Shoreditch	⬇️	14 min	6 min
Moorgate	⬇️	18 min	10 min
Farringdon	⬇️	19 min	6 min
Liverpool St.	⬇️	21 min	9 min
Kings Cross	⬇️	26 min	8 min
St Pancras	⬇️		

Crossrail

A new Crossrail station is opening at Farringdon, just 19 minutes' walk from iBasin at 250 City Road – making this already well-connected location even more convenient. Crossrail (the Elizabeth Line) will whisk travellers from Farringdon to Tottenham Court Road in two minutes, Canary Wharf in eight, and Heathrow T1, 2 and 3 in 32 minutes.

Crossrail from Farringdon

Liverpool St.	2 min
Bond St.	4 min
Canary Wharf	8 min
Paddington	8 min
London Heathrow T1, 2, 3	32 min
London Heathrow T4	39 min

Travel times to airports

Old Street to London City Airport	28 min
Farringdon to Heathrow	34 min
Farringdon to Luton	38 min
Farringdon to Gatwick	52 min
Liverpool St. to Stansted	47 min
Liverpool St. to Southend	59 min

For cyclists, the building entrance is moments from the Old Street entry to the upcoming Cycle Superhighway connecting the City with North London, and close to existing east-west cycleways.

Cycling times to nearest stations

iBasin to Old Street	2 min
iBasin to Farringdon	6 min

iBasin signals the transformation of City Road into one of London’s most dynamic new quarters for living, working, shopping and dining.



NHOW HOTEL

After finding a home in Berlin, Rotterdam and Milan, the nhow hotel finally arrives in the UK. With 190 bedrooms, a restaurant, bar and fitness suite, this 4* hotel will blend international style with local cosmopolitan character.

Computer-generated image depicts indicative concepts of nhow hotel only.



SHOREDITCH GRIND

The original in the popular Grind series of coffee houses, Shoreditch Grind has been serving espresso from Old Street roundabout since 2011 – these days, they can also mix you a cocktail.



250 CITY ROAD



VICTORIA MIRO GALLERY

This former factory features two floors of exhibition space, a garden overlooking Regent’s Canal and an ever-changing programme of innovative installations.

Image courtesy of Victoria Miro, London.

250 CITY ROAD



SADLER'S WELLS THEATRE

Host to international and local dance talent, this venue is built on the site of the original seventeenth-century theatre. From ballet and classical to tango and hip hop, Sadler’s Wells has something for everyone.



SERATA HALL

A cocktail bar & restaurant with coal-fired oven and gin distillery located in the heart of Old Street.



THE BAR WITH NO NAME

A tiny speakeasy specialising in experimental cocktails from master mixologist, hidden in the backstreets of Islington.



ZETTER TOWNHOUSE

A 13-bedroom boutique hotel set in an opulently restored Georgian townhouse, the Zetter is renowned for its eclectic interiors, sumptuous dining room and quirky cocktails.





NIGHTJAR

Old-school glamour rules the night at this fashionable subterranean speakeasy. Expect live jazz and blues, refined revelry and a luscious cocktail list.



BERBER & Q SHAWARMA BAR

Carnivores, rejoice: East London's favourite grillhouse Berber & Q has expanded. Slow-cooked lamb on the spit and rotisserie chicken are the stars of the show at these new Exmouth Market premises.



OLD STREET RECORDS

Based in the bustling heart of Shoreditch's nightlife, this venue thrives on live music and great atmosphere, but the pizzas and cocktails are worth the trip alone.

250 CITY ROAD



TRAMSHED

Famously featuring an installation by Damien Hirst, Tramshed is the creation of celebrated restaurateur Mark Hix: a chicken-and-steak restaurant housed in a Grade II listed former tram-generator building.



CYCLE ROUTES

Travel by bicycle fast, safely and directly with London's new Cycle Superhighways.

Angel	5 mins
King's Cross St Pancras	8 mins
Liverpool Street	9 mins
Bond Street	21 mins
Paddington	30 mins
Canary Wharf	34 mins

LOCAL CYCLE SHOPS

Experience London's friendly cycling community in these local bike shops.

SBC Cycles
41 Cropley Street, N1 7HT
sbccycles.com

East Central Cycles
18 Exmouth Market, EC1R 4QE
eastcentralcycles.co.uk

Tokyobike
87-89 Tabernacle Street, EC2A 4BA
thebicycleman.co.uk

Look Mum No Hands
49 Old Street, EC1V 9HX
lookmumnohands.com

Lift

GYMS

Whether you favour the early-morning workout or lunchtime blitz, City Road residents are spoilt for choice with local gyms.

Gymbox
201A Old St, EC1V 9NP
gymbox.com

Fitness First
361-373 City Rd, EC1V 1LR
fitnessfirst.co.uk

Virgin Active
333 Goswell Rd, EC1V 7DG
www.virginactive.co.uk

RUNNING ROUTES

For those who prefer to plant their feet on terra firma it also marks the ideal point to set out on a run. Whether it's a short circuit or a longer route you're looking for, you'll find interesting routes at every turn.

City Road to...	
King's Cross St Pancras	2.5km
The City	2.8km
Hyde Park	6.7km
Olympic Park	7.2km
West End	8.2km
Greenwich	10km

More running routes around City Road and Islington can be found at mapmyrun.com



Run

Stretch

YOGA & PILATES

Relax and keep fit with classes aimed at beginners and pros alike.

More Yoga
202 City Rd, EC1V 2PH
morefit.co.uk

Stretching the City
24-27 White Lion St, N1 9PD
stretchingthecity.com

Clerkenwellbeing
178 Goswell Rd, EC1V 7DT
clerkenwellbeing.co.uk

Active360
Islington boat club
16-35 Graham St, N1 8JX
active360.co.uk



Built from the City

Contemporary industrial design. 250 City Road is rooted in the rich heritage of the City Road Basin, and equally the modern-day attitude and creativity of the surrounding area. iBasin combines these elements into one design to create a bold new vision for the modern business.



Ground floor Multi-tenanted option

Reception provides multiple areas for tenants to meet and collaborate. Vibrant pops of colour play to the energy of the surrounding neighbourhoods of Shoreditch and Old Street.

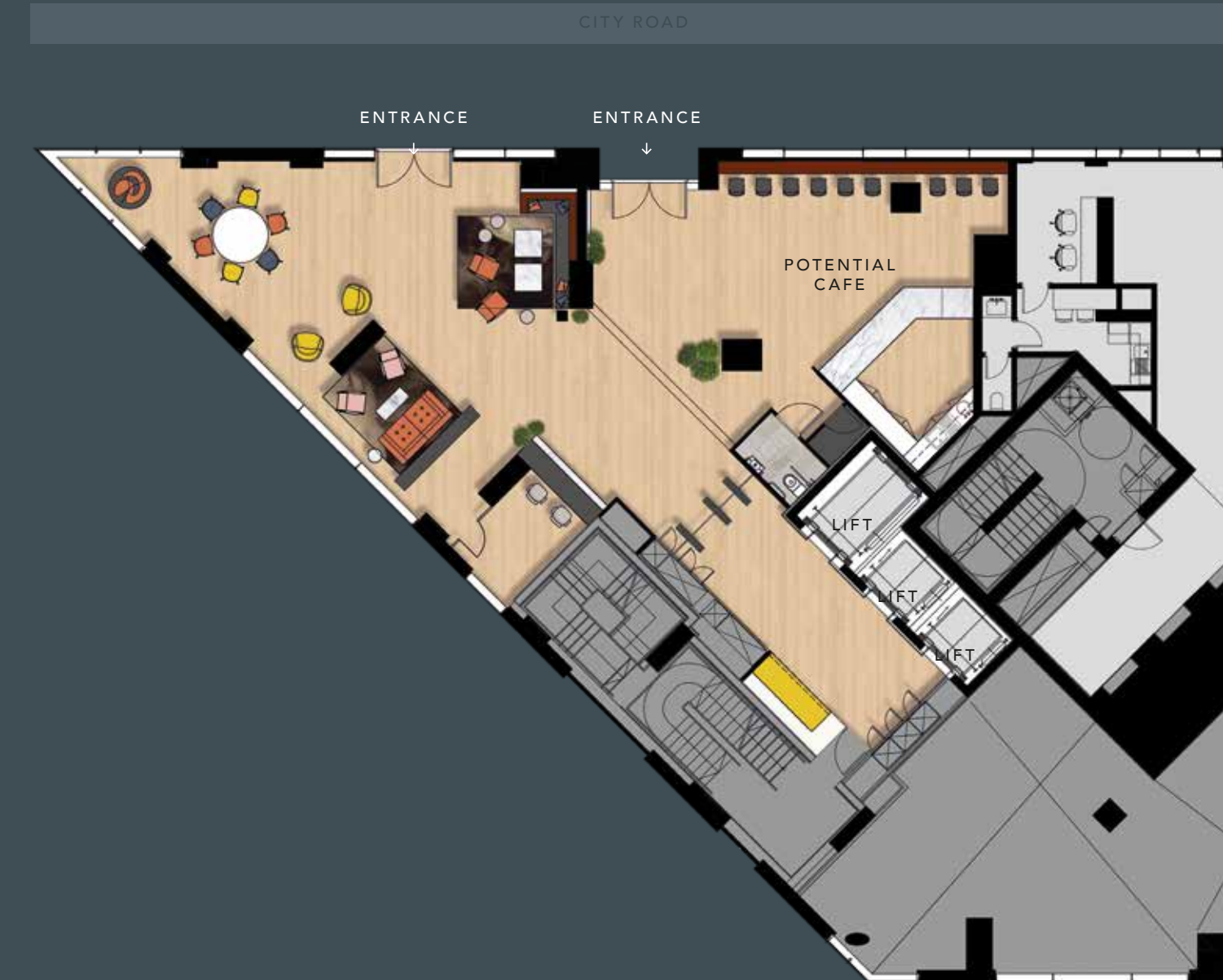


Ground floor Multi-tenanted option

Floor-to-ceiling windows flood the generously sized reception with natural light.

Ground floor Multi-tenanted option

Provides multiple entrances and unparalleled flexibility on how the ground floor is utilised.



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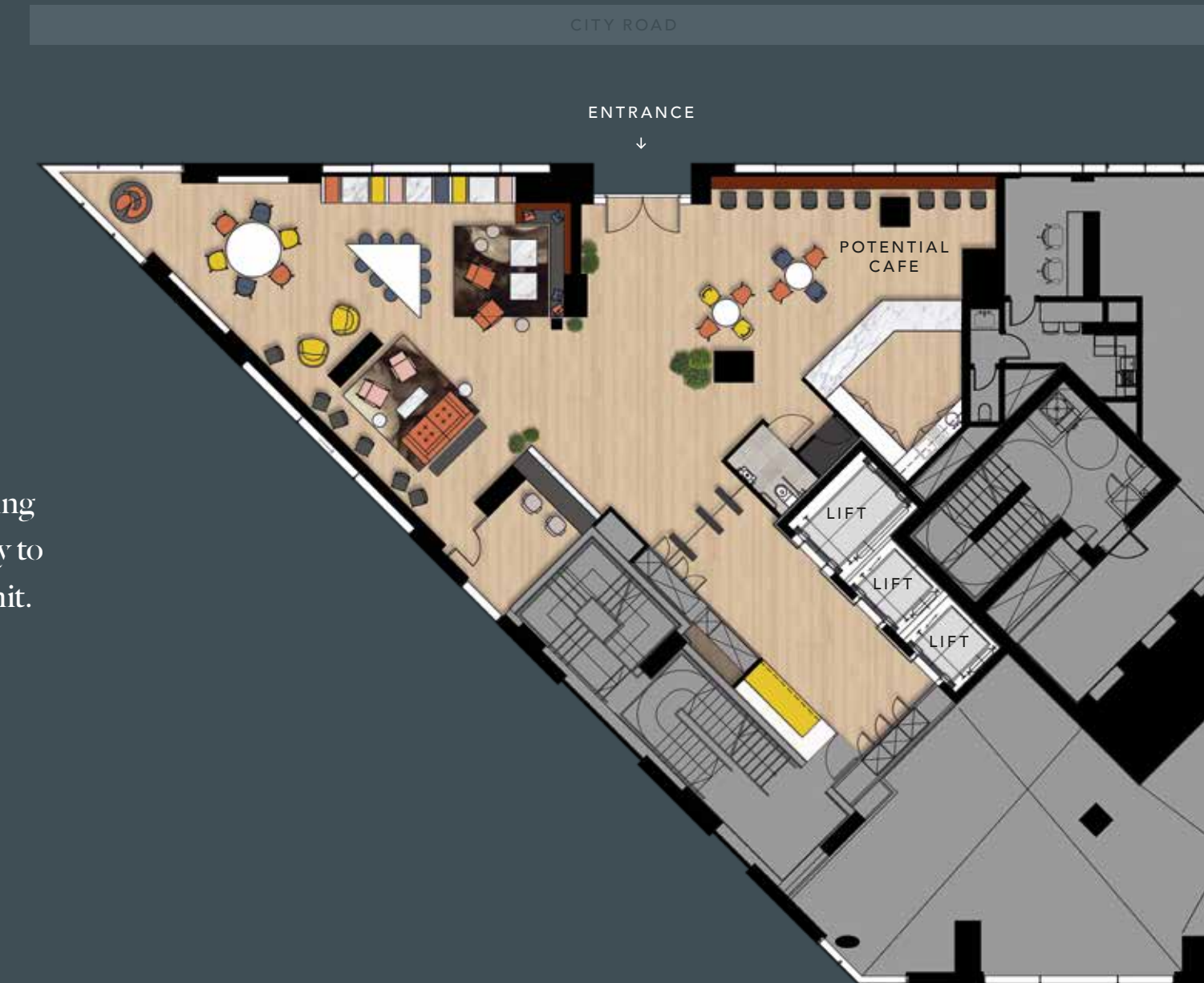


Ground floor

Design features are influenced by the Industrial heritage of the City Road. A detailed iron street scape of the old City Road features along the back wall.

Ground floor Single-tenanted option

Provides a private entrance and working space for tenants, and the opportunity to offer the café as an individual retail unit.



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Reception

Neon light feature over the corten steel clad wall. Features include columns clad in charcoal tiles and timber floors throughout.



Lift lobby

Bespoke Victorian inspired dials, feature lighting and City Road underground inspired wayfinding signage.



Efficient floor plates

Expansive floor plates provide occupiers with the opportunity to design the ideal working environment.



Creative working environment

Exposed ceilings and soffits, concrete columns and linear lighting.



Computer-generated images are indicative only (and subject to planning). Computer-generated image depicts typical office interiors at iBasin, indicative only.



Winter gardens

Glazed winter gardens for use as unique meeting, office, or collaborative work spaces.



Outdoor space

Private terraces overlooking new public gardens.



WiFi-enabled public gardens



iBasin’s design encourages interaction at every point. Spacious floors feature comfortable seating and meeting rooms for collaboration. The central outdoor area offers plenty of space to meet – whether chatting under parasols or basking on the grass. All-round WiFi enables people to be connected as and when they want. Enjoy all year round with our generous number of winter gardens and balconies.



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Plans

	PHASE ONE	PHASE TWO	TOTAL
3	12,969 SQ FT 1,205 SQ M	11,205 SQ FT 1,041 SQ M	24,174 SQ FT 2,246 SQ M
2	12,992 SQ FT 1,207 SQ M	11,205 SQ FT 1,041 SQ M	24,197 SQ FT 2,248 SQ M
1	12,990 SQ FT 1,207 SQ M	8,665 SQ FT 805 SQ M	21,655 SQ FT 2,012 SQ M
G	2,457 SQ FT 228 SQ M	2,551* SQ FT 237* SQ M	5,008 SQ FT 465 SQ M
TOTAL	41,498 SQ FT 3,867 SQ M	33,626 SQ FT 3,124 SQ M	75,034 SQ FT 6,972 SQ M

iBasin provides a large reception and collaborative workspace on the ground floor, with office space on the 1st, 2nd and 3rd floors.

*Potential ground floor space in phase 2.

Phase one

AVAILABLE NOW

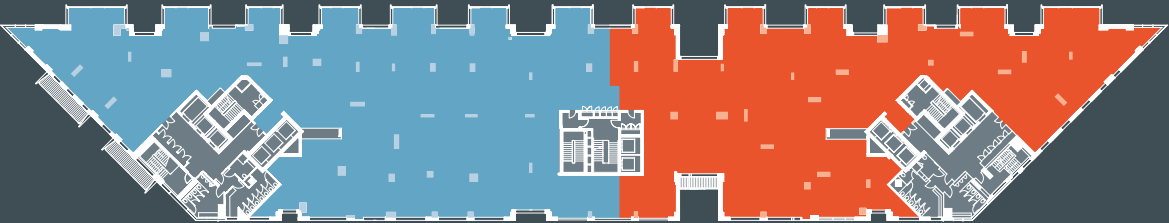
Phase two

AVAILABLE Q4 2022

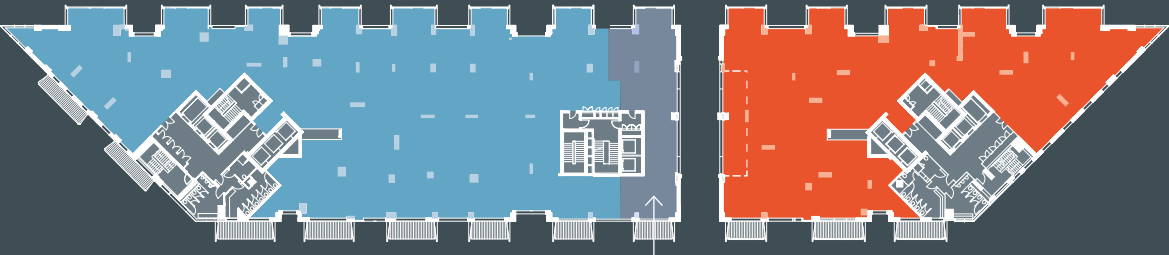
Third floor



Second floor



First floor



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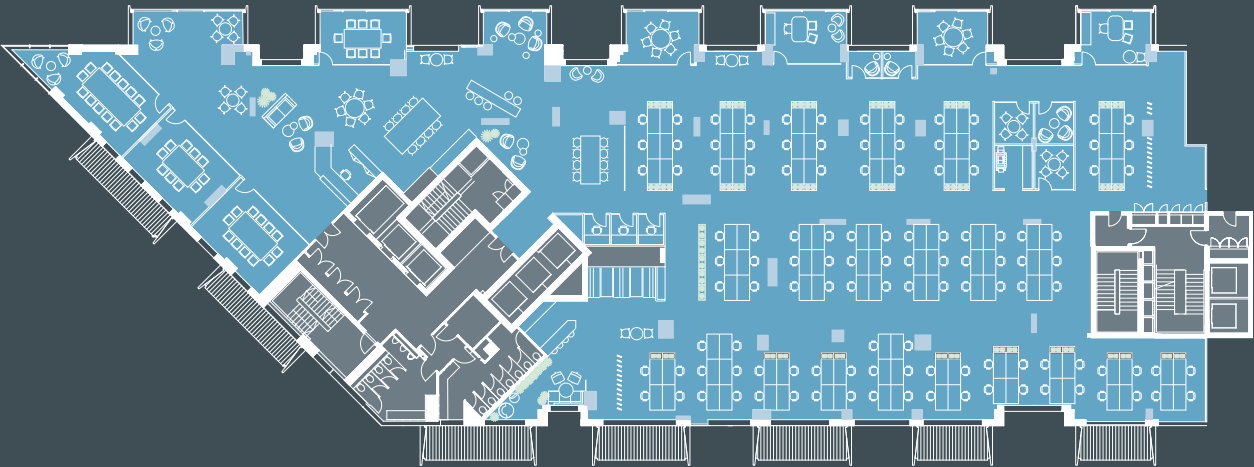
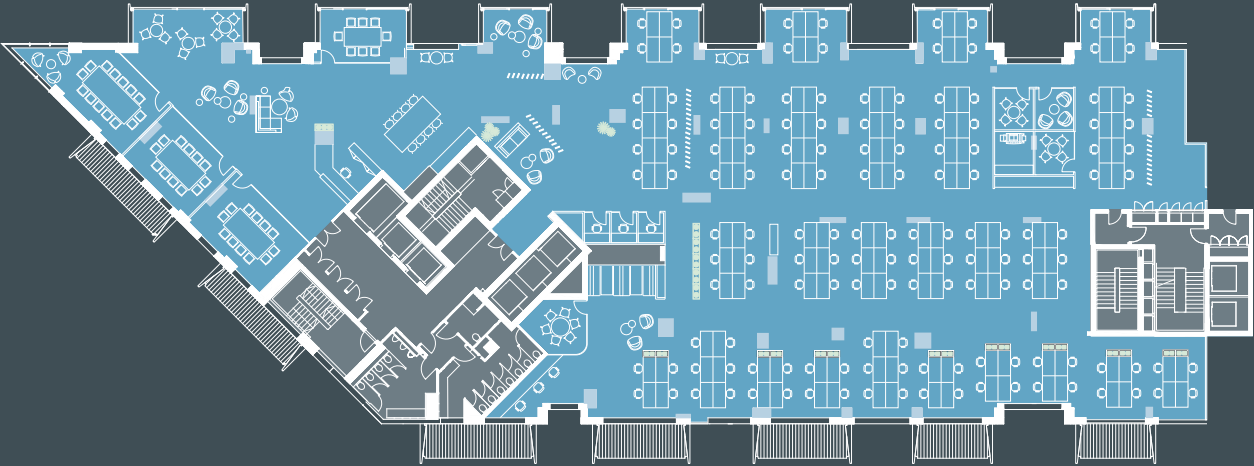
HANDED OVER AS PART OF PHASE 2. CURRENTLY PROGRAMMED FOR 2022.

Typical 1:8 Office plan

WORKSTATIONS	144
MEETING ROOMS;	
14 PERSON	1
12 PERSON	2
8 PERSON	1
6 PERSON	1
4 PERSON	2
3 PERSON	1

Typical 1:10 Office plan

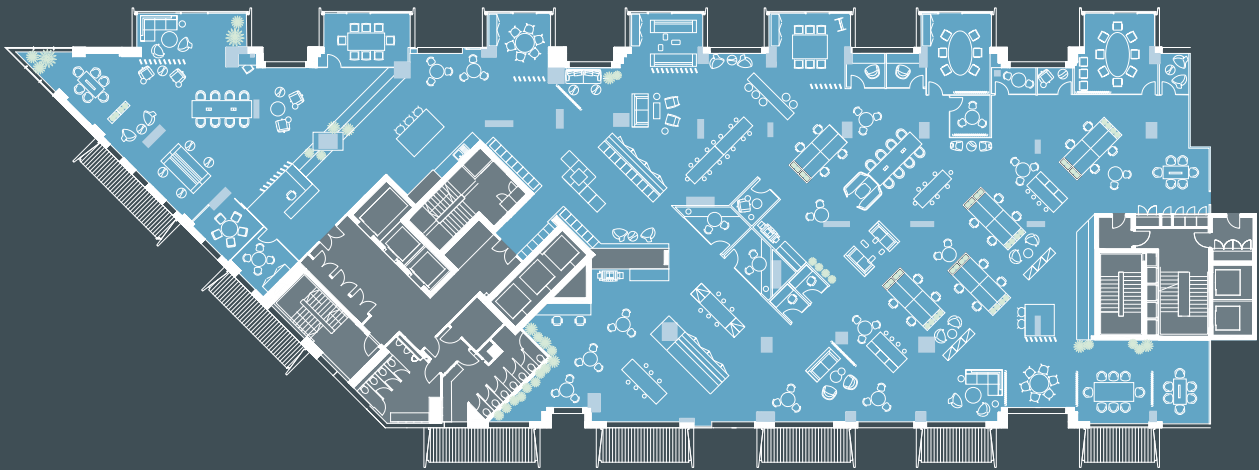
WORKSTATIONS	116
PRIVATE OFFICES	2
MEETING ROOMS;	
14 PERSON	1
12 PERSON	1
10 PERSON	1
8 PERSON	1
6 PERSON	2
4 PERSON	2
3 PERSON	1



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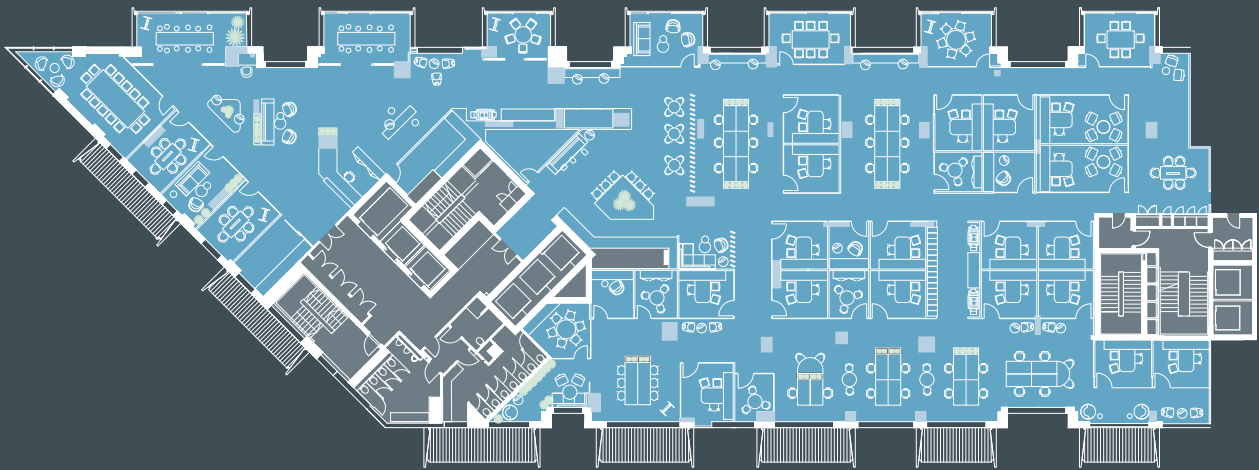
Agile office plan

WORKSTATIONS	136
RATIO 1:9	
MEETING ROOMS;	
8 PERSON	2
6 PERSON	4
5 PERSON	1
4 PERSON	1
3 PERSON	1



Cellular Office plan

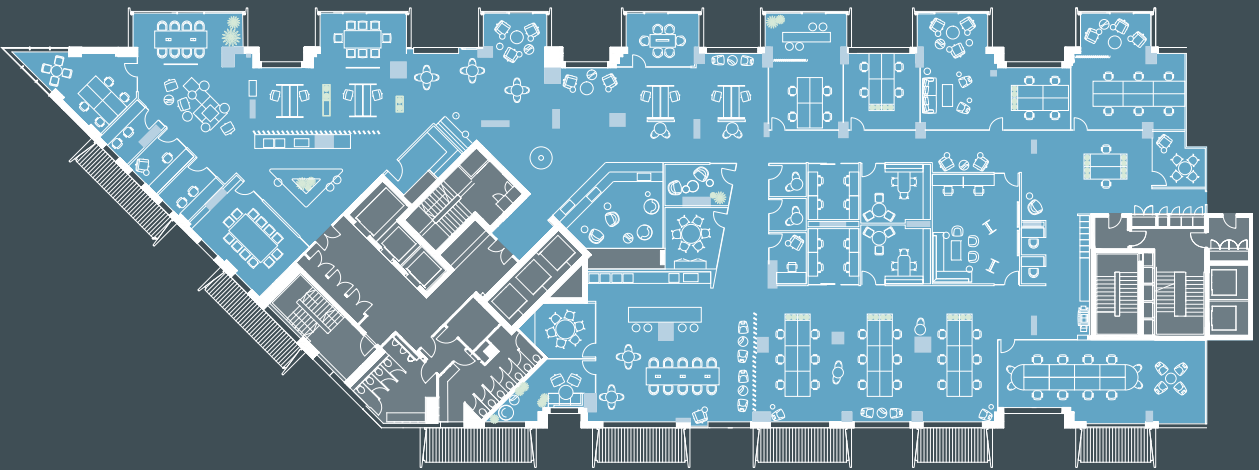
WORKSTATIONS	26
OFFICES	16
EXEC OFFICES	2
MEETING ROOMS;	
14 PERSON	1
12 PERSON	2
8 PERSON	1
6 PERSON	6
3 PERSON	3



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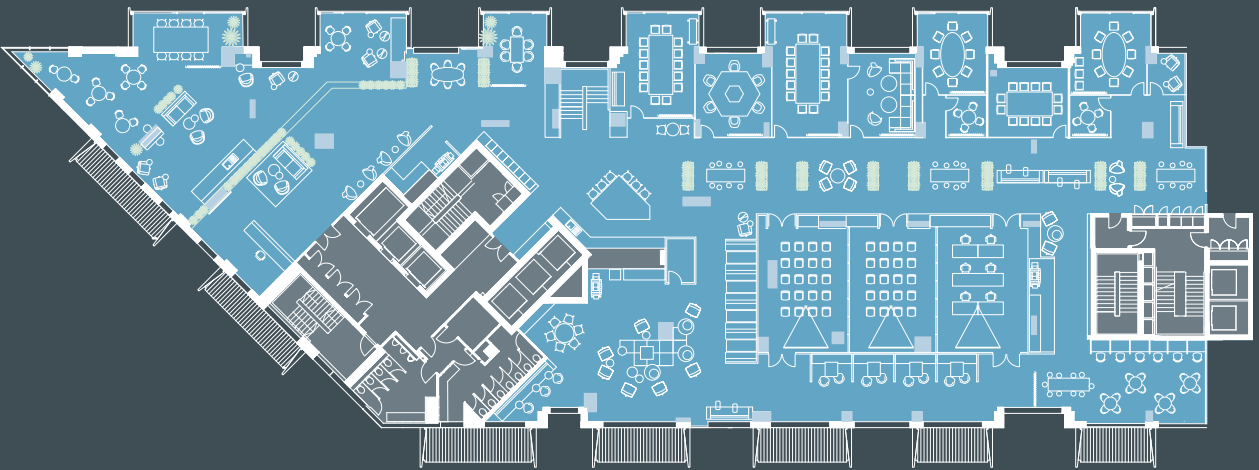
Co-working plan

OPEN WORKSTATIONS	28
PRIVATE OFFICES	12
RANGING FROM 8M2 – 51M2	
EXECUTIVE SUITE OFFICES	2
CAFE AREA / PANTRY	2
ENCLOSED MEETING ROOMS	9
STEPPED SEATING AREA	1
OPEN AUDITORIUM	



Meeting suite plan

MEETING ROOMS;	
14 PERSON	2
12 PERSON	1
8 PERSON	3
6 PERSON	2
4 PERSON	2
TRAINING ROOMS	3
PHONE BOOTHS	4
QUIET STUDY AREA	1
COFFEE POINT / GUEST TOUCHDOWN	



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Specification

- Multiple fibre lines available with speeds in excess of 10 gigabytes
- Occupational base build density 1:8 sq m
- Exceptional natural light
- HVAC system
- Linear LED lighting
- Exposed concrete ceilings
- Raised access floors
- A generous number of winter gardens and balconies on each floor
- Impressive views over the beautifully landscaped 2 acre gardens and Regent's Canal basin
- Male and female changing facilities, including lockers and showers
- 145 bicycle spaces (50 spaces in phase one)
- 17 car parking spaces with electric recharge stations (5 spaces in phase one)
- WiredScore Platinum

Computer-generated images are indicative only (and subject to planning). Computer-generated image depicts lift lobby details and WC at iBasin, indicative only. Computer-generated image depicts reception artwork which is indicative and is intended to act as a guide only as to the finished product.



Vintage details give a historical reference to the development.

Unique features throughout including a spindel sculpture with light feature spanning four floors.



W/C with marble effect wall tiles, Victorian style mirrors, freestanding charcoal black sinks and brass mounted taps.



iBasin is a game-changing arrival on the London cityscape. Its WiFi-enabled public space is open to residents and passer-by alike, making this a unique opportunity for the area. As well as cafés, bars, shops and restaurants, its features include a four-star nhow hotel and 933 new apartments. This development of 1.2 million square feet in central London is a visionary transformation for the area.

40,000 sq ft of cafés, bars, restaurants and retail.



5.5 acre and 1.2m sq ft mixed-use development.

Big picture / Fine details

2 acres of WiFi enabled green space.



A 190-room four-star nhow hotel on site.

nhow
elevate your stay

Computer-generated image depicts indicative concepts of nhow hotel only.

Two luxury residential towers – 933 new apartments.



Computer-generated image of 250 City Road, indicative only.

Berkeley Foster + Partners

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

Foster + Partners is 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 iBasin at 250 City Road has always been one of transformation – regenerating an existing location to fulfil its true potential.



Designed for Life

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home-buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought-after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property locations, sizes and types. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. 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 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.



Proud to be members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life



PROGRAMME – Phase one of offices now available.
Phase two is due Q4 2022.

TENURE – New lease or a term by arrangement direct from the Landlord.

VAT – The property is VAT elected.

Enquire

HK LONDON
020 7100 5555

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07770 721 009
tom@hk-london.com

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Berkeley
Designed for life

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