



SIRA

188 CITY ROAD · EC1

42,000 SQ FT HQ BUILDING
AVAILABLE Q4 2025



DORFIELDS EYE HOS
ING GEORGE V EXTENS

HIGH-END WORKSPACE ON SEVEN FLOORS
ALWAYS FORWARD ▶



Restored and remodelled for enterprising business in London's Tech District

On a prominent corner of City Road, Victorian grandeur meets contemporary design. At SIRA, Native Land and award-winning architectural practice, Stiff + Trevillion, have created a high-specification and highly sustainable workplace environment.

All within your own front door, in an elegant building originally constructed as the Headquarters of Lipton Tea Company.

BUILT ON ENTREPRENEURIAL FOUNDATIONS

In 1896, Lipton Tea Company chose a prime position on City Road to be its prestigious head offices. At number 188, Lipton's enterprising founder expanded a business that has remained a household name today.

City Road has been a popular location for commercial and institutional buildings since the late Victorian and Edwardian periods. Along with 188 City Road, an impressive architectural collection forms the main part of a conservation area characterised by grand stone bases, red brick upper storeys, and ornament decoration. Reborn as SIRA, this statement building has never looked better, inside and out.



Photograph of 188 City Road, circa 1912

OFFICE FLOOR	NIA	
	SQ FT	SQ M
Seventh floor	1,582	147
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



42,000 SQ FT

modern workspace

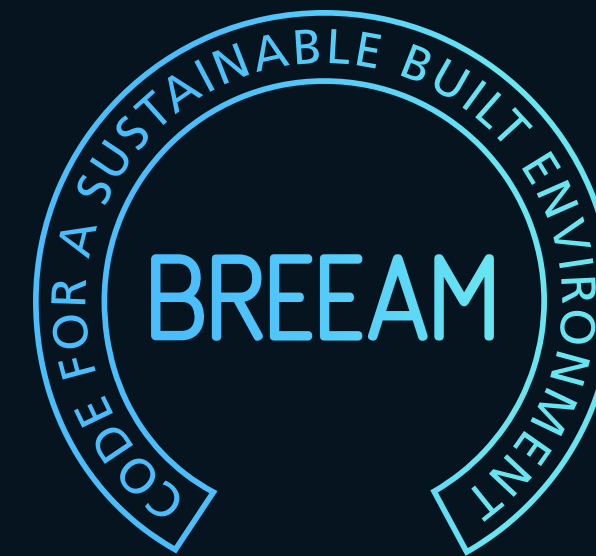
PREMIUM DESIGN

Meticulous attention to detail and exceptional finishes

 NATIVE LAND

Stiff + Trevillion

TARGETING



BREEAM EXCELLENT



EPC A

FLEXIBLE WORKSPACE THROUGHOUT

Bright, open floor plates, ideally suited to a single-occupancy HQ



WELL-EQUIPPED FOR WELLBEING

Industry leading end of trip facilities and a landscaped roof terrace



ALL-ELECTRIC BUILDING

Energy-efficient systems for Net Zero Carbon operations



CENTRAL LOCATION

3 mins from Old Street Station in Tech City surrounded by an array of ever-evolving lifestyle amenities





A HERITAGE BUILDING, TRANSFORMED

The striking 19th-century building is undergoing an ambitious refurbishment programme, delivering 42,000 sq ft of premium workspace.

The light-filled building will preserve its period features, including the extra-large windows - upgraded to leading standards. The top three floors will be replaced with a contemporary addition, complementing the heritage architecture.

A modern rooftop terrace at dusk. The scene is illuminated by warm, ambient lighting from the terrace and the city lights in the background. Several people are engaged in conversation and sitting at tables. The terrace is landscaped with various plants and trees. A large glass-walled structure is visible on the right side of the terrace, providing a view into the interior of the building. The overall atmosphere is relaxed and sophisticated.

**DESIGNED FOR
PRODUCTIVITY
AND WELLBEING**

More than a place to work, SIRA's design unlocks a balanced sense of wellbeing. The landscaped roof terrace enables teams to enjoy the open air just moments from their desk. SIRA also encourages an active lifestyle and eco-friendly commuting, with dedicated cycle storage, showers and luxury changing rooms.

ENGINEERED FOR SUSTAINABILITY FROM DAY ONE

SIRA's sustainability programme will future-proof the building's operations, thanks to energy-efficient heating, cooling and lighting; smart technology; circular waste management; and integrated biodiversity, enriched by the green roofs.

Adaptive reuse of the building's fabric will save 1151t CO₂e of embodied carbon compared with new construction and, once complete, SIRA will be all-electric and fossil-fuel free.

75%

BUILDING REUSE

The refurbishment of SIRA retains nearly three quarters of the building's existing footprint

20%

REDUCTION IN ENERGY EMISSIONS

Compared to the LETI 2030 benchmark



ALL-ELECTRIC BUILDING

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



BREEAM EXCELLENT

The world's leading science-based suite of validation and certification systems for a sustainable built environment



EPC A

The market-leading industry rating for building energy efficiency, with over 30% reduction in regulated energy consumption versus the standard office benchmark (Part L 2021)



CIRCULAR ECONOMY PRINCIPLES

Diverting 90% of construction waste from landfill, while enabling the sustainable management of operational waste



A VIBRANT LOCATION

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.





Camden Passage Islington



Tokyobike



Ely's Yard Shoreditch

Regent's Canal



AT THE HEART OF LONDON'S DIGITAL COMMUNITY

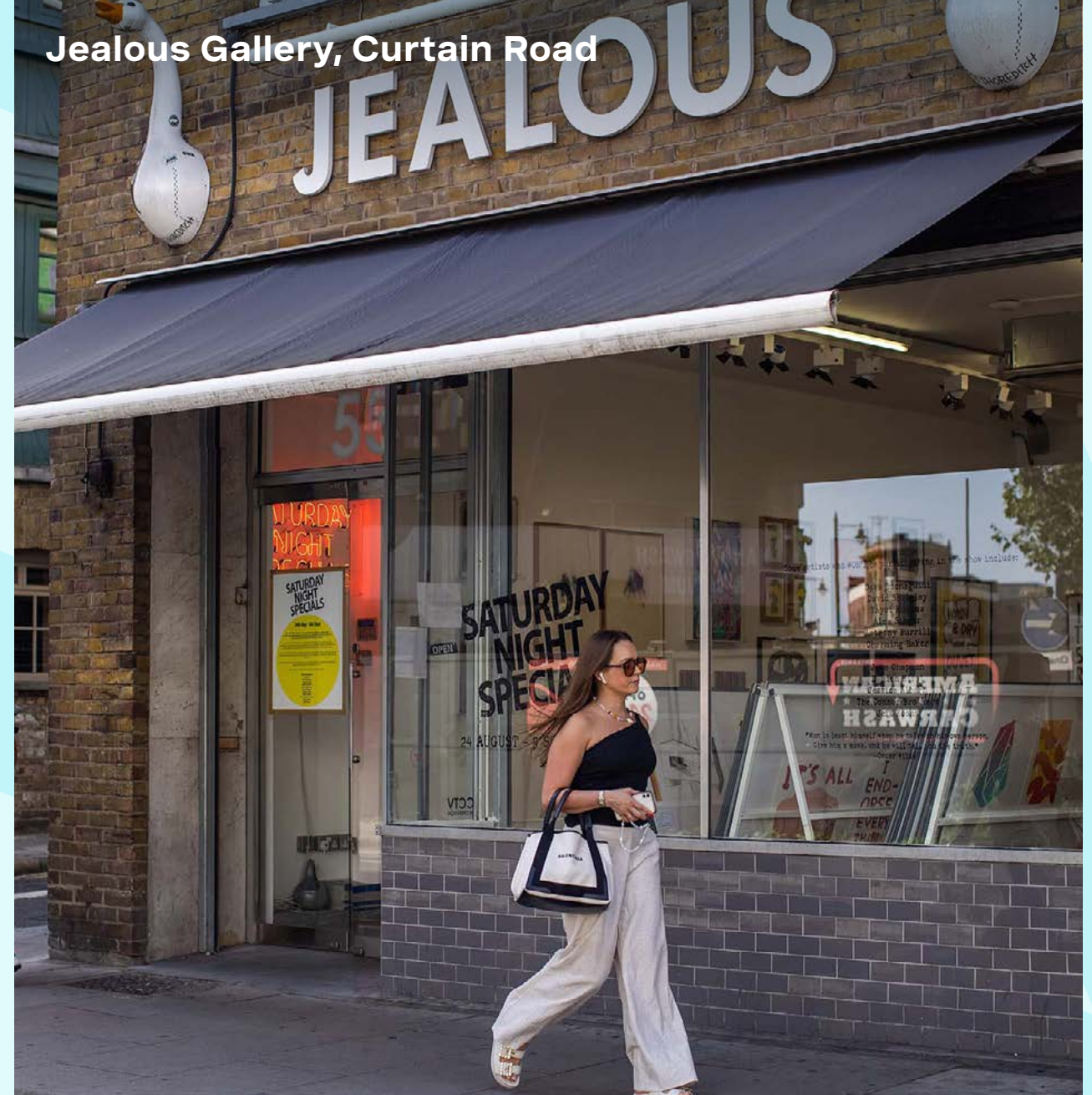
SIRA is at the intersection of four of London's most dynamic neighbourhoods. Here, the City's finance hub, creative Shoreditch, bustling Angel and design-oriented Clerkenwell overlap. At SIRA, you are ideally placed in the capital's Tech City.

Whitecross Street Market





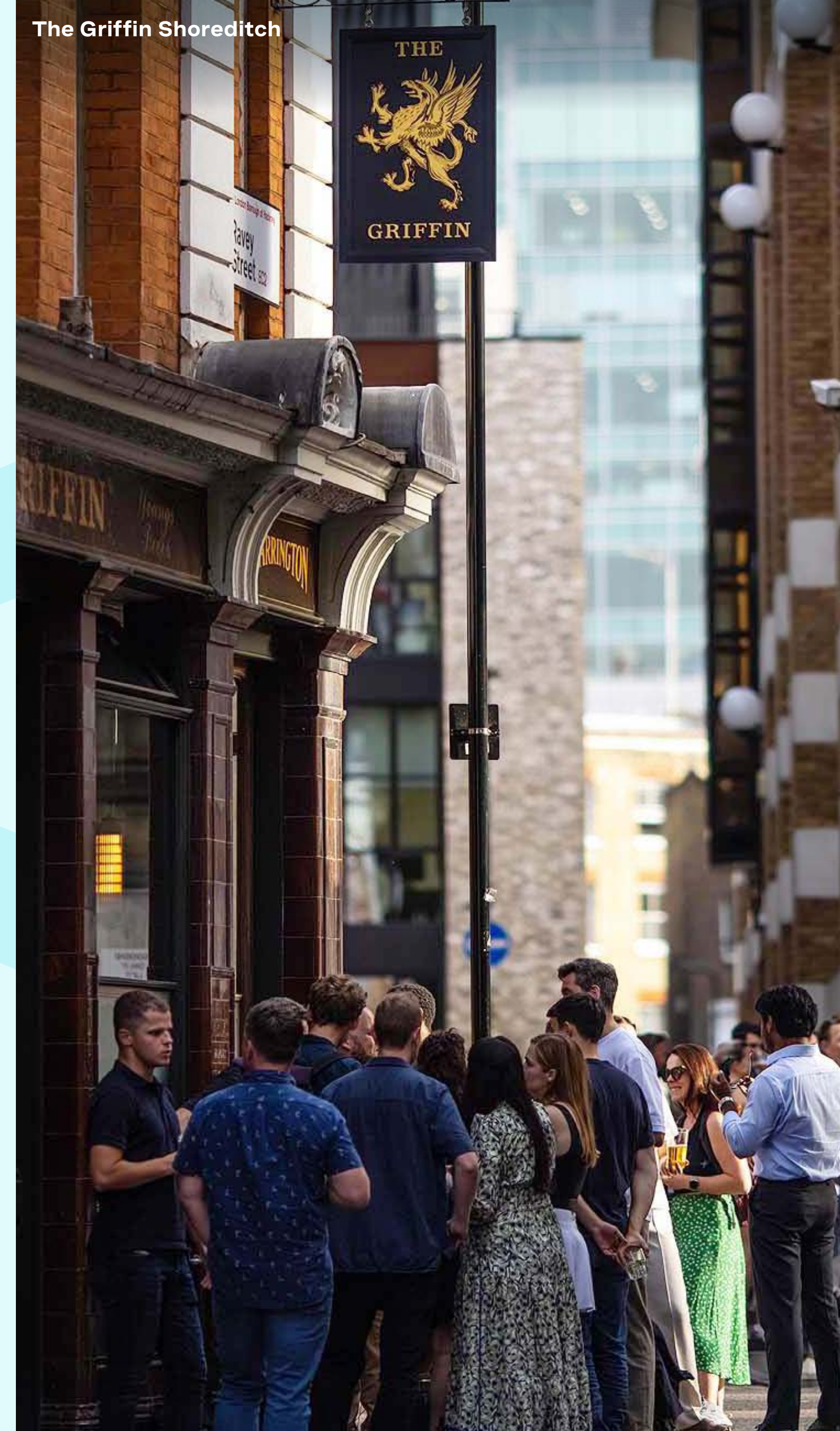
St Luke's Garden, Islington



Jealous Gallery, Curtain Road



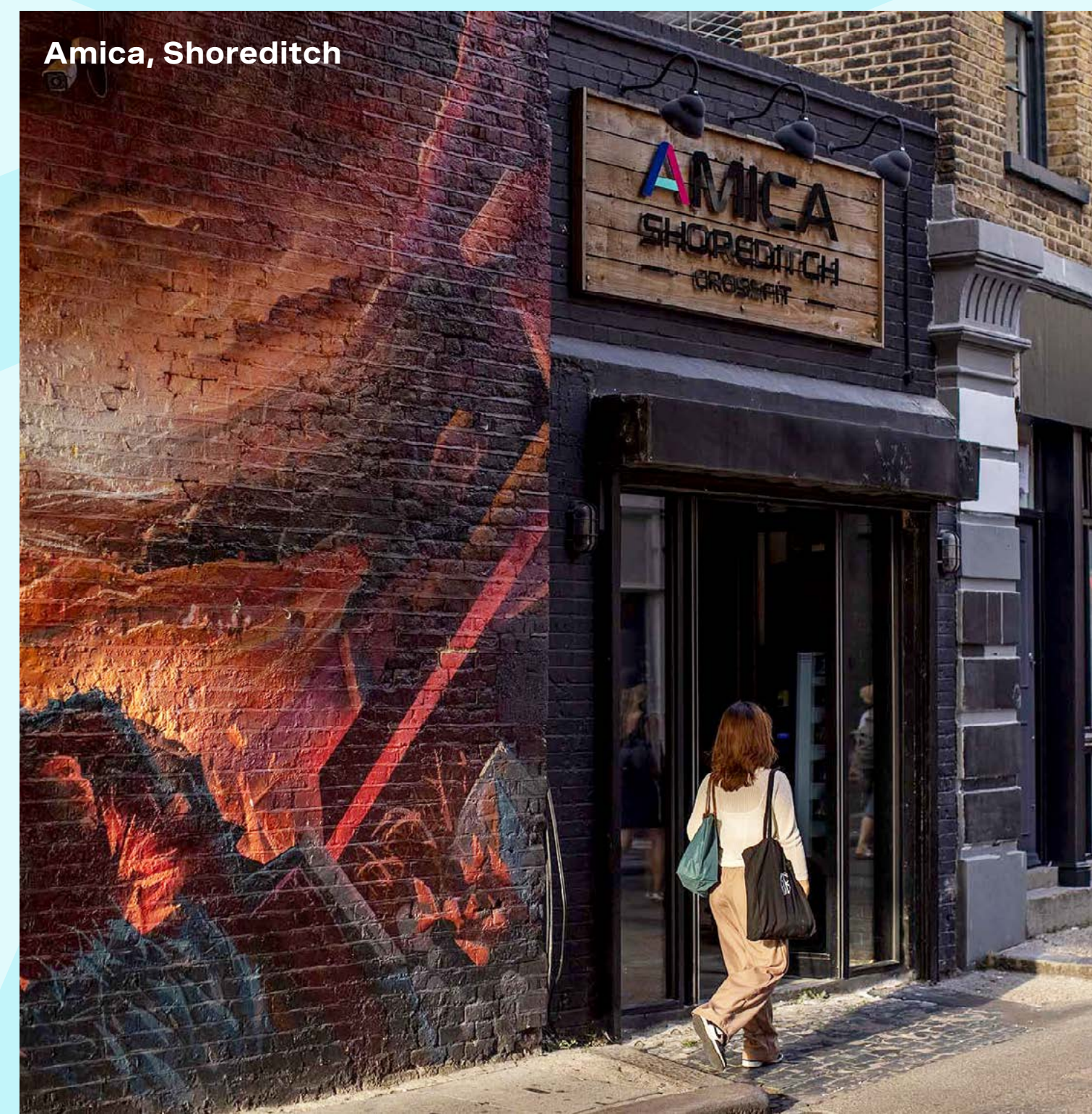
Screen on the Green, Islington



The Griffin Shoreditch



Temper, Shoreditch



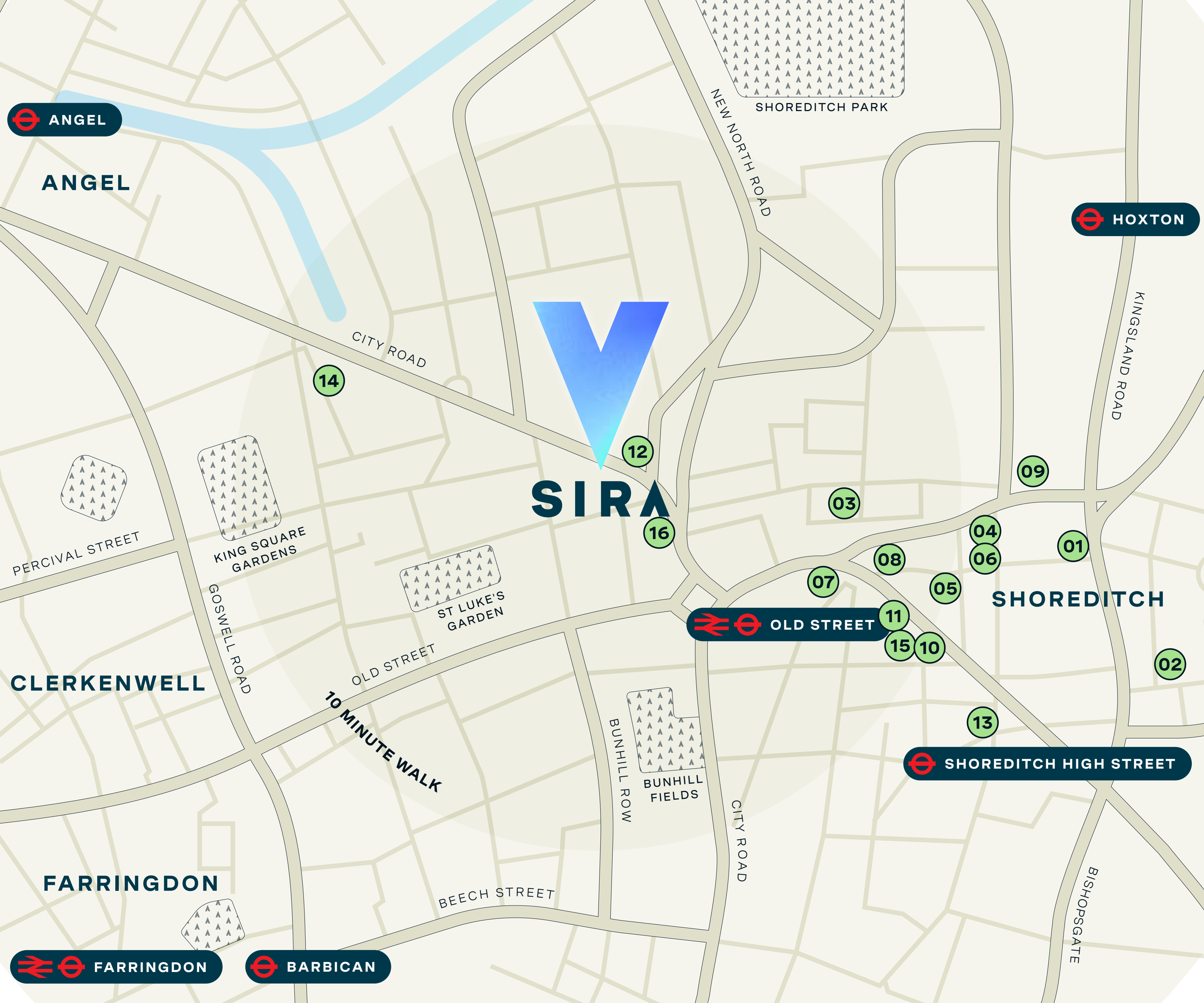
Amica, Shoreditch



STREET FOOD TO FINE CITY DINING

FOOD & DRINK

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



INDEPENDENT BRANDS TO ICONIC HOTELS

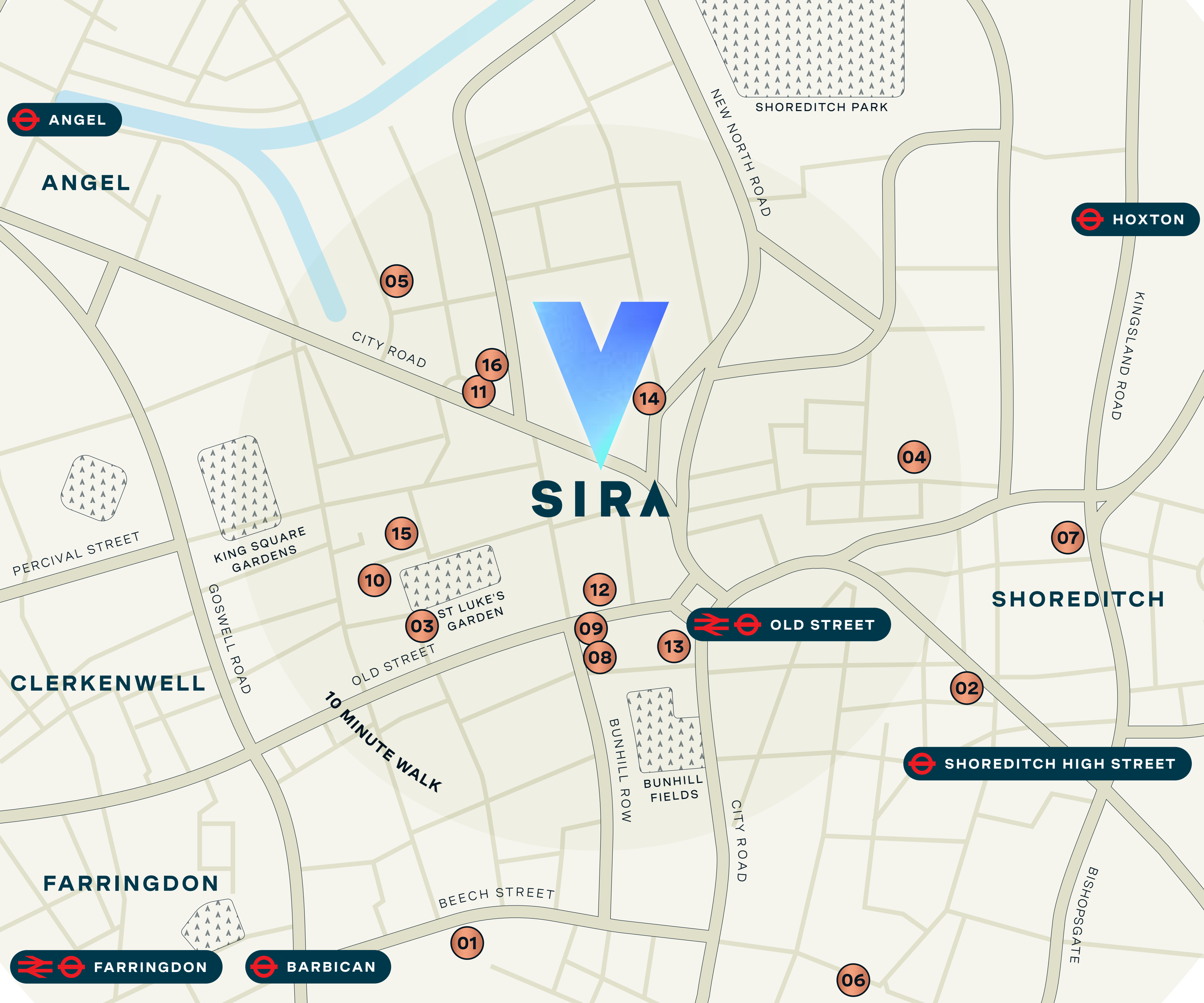
RETAIL & HOTELS

RETAIL

- 01 Aida Shoreditch
- 02 APC
- 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 Mondrian
- 14 NHow
- 15 Nobu Hotel
- 16 The Z Hotel



RIVETING THEATRE TO TUCK JUMPS

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 1 Rebel
- 07 CrossFit
- 08 Energie Fitness
- 09 F45
- 10 Finsbury Leisure Centre
- 11 Foundry Gym
- 12 Gymbox
- 13 House of Fitness
- 14 Hoxton Pilates
- 15 Ironmonger Row Baths
- 16 UFC Gym

**IN GOOD
COMPANY**





HEAD OUT IN ANY DIRECTION

From Old Street Station, SIRA is served by local and regional connections on the Northern Line and National Rail, as well as the Elizabeth Line from nearby Moorgate. There is a bus stop outside the building, and a network of surrounding cycle lanes. You are also within walking distance of Barbican and Shoreditch High Street stations.

All travel times from building



3 MIN
OLD STREET



4 MIN
LIVERPOOL STREET



8 MIN
BANK



5 MIN
HOXTON



13 MIN
MOORGATE



7 MIN
FARRINGDON



12 MIN
KING'S CROSS
ST. PANCRAS



9 MIN
ANGEL



17 MIN
SHOREDITCH
HIGH STREET



10 MIN
BLACKFRIARS



13 MIN
LONDON
BRIDGE

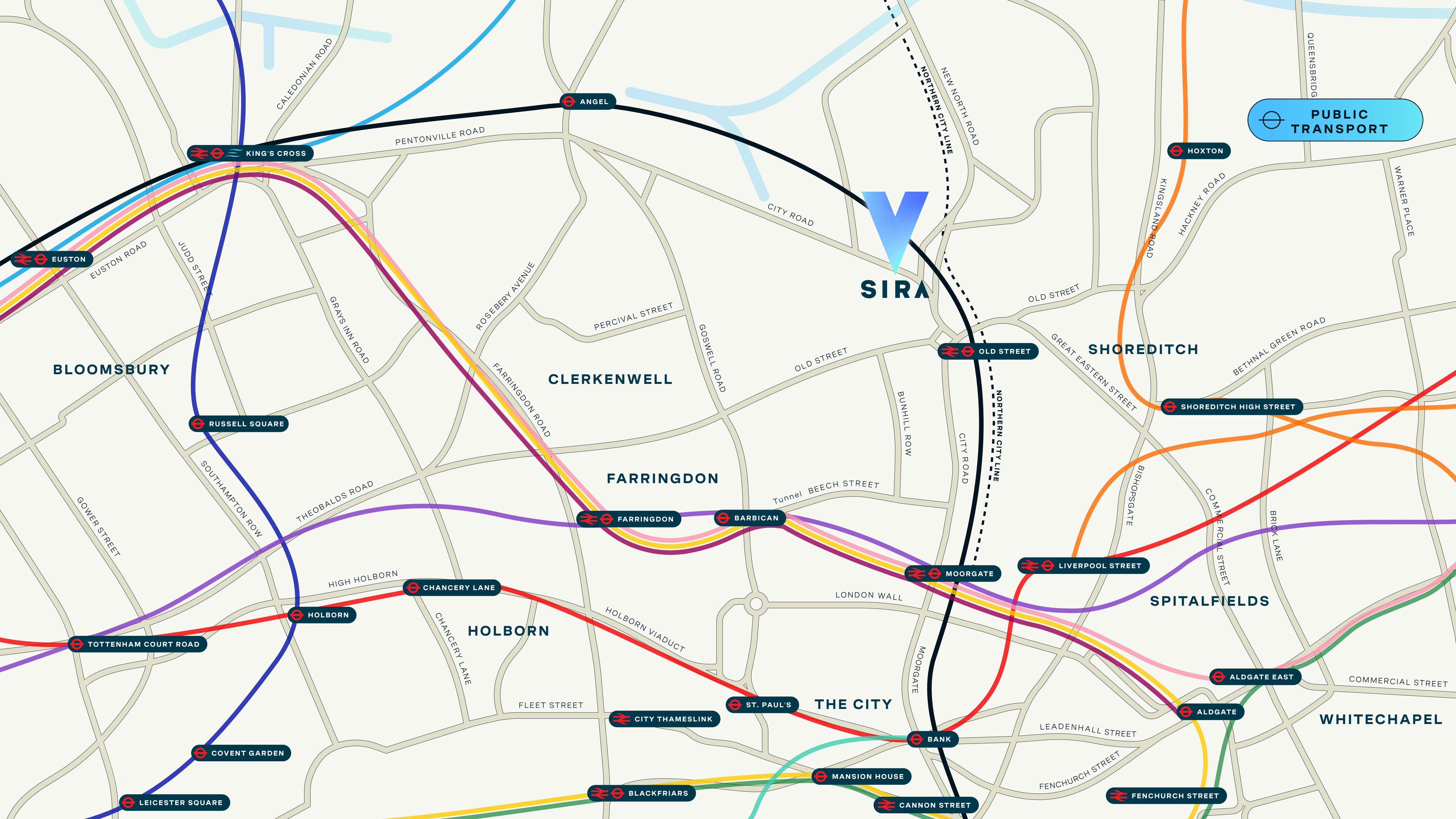



12 MIN
BARBICAN



- Central Line
- Circle Line
- District Line
- Hammersmith & City Line
- Metropolitan Line
- Northern Line
- Piccadilly Line
- Jubilee Line
- Victoria Line
- DLR
- Overground
- Elizabeth Line





 PUBLIC TRANSPORT


SIRA

BLOOMSBURY

CLERKENWELL

FARRINGDON

HOLBORN

THE CITY

SHOREDITCH

SPITALFIELDS

WHITECHAPEL

EUSTON

KING'S CROSS

ANGEL

HOXTON

RUSSELL SQUARE

FARRINGDON

BARBICAN

OLD STREET

SHOREDITCH HIGH STREET

HOLBORN

CHANCERY LANE

MOORGATE

LIVERPOOL STREET

TOTTENHAM COURT ROAD

HOLBORN

CITY THAMESLINK

ST. PAUL'S

ALDGATE EAST

COVENT GARDEN

BLACKFRIARS

MANSION HOUSE

BANK

ALDGATE

LEICESTER SQUARE

CANNON STREET

FENCHURCH STREET

CALEDONIAN ROAD

PENTONVILLE ROAD

ANGEL

CITY ROAD

NORTHERN CITY LINE

NEW NORTH ROAD

HOXTON

QUEENSBRIDGE

KINGSLAND ROAD

HACKNEY ROAD

WARNER PLACE

EUSTON ROAD

JUDD STREET

GRAYS INN ROAD

ROSEBERY AVENUE

PERCIVAL STREET

GOSWELL ROAD

OLD STREET

BUNHILL ROW

OLD STREET

GREAT EASTERN STREET

BETHNAL GREEN ROAD

BLOOMSBURY

RUSSELL SQUARE

CLERKENWELL

FARRINGDON

BARBICAN

OLD STREET

SHOREDITCH HIGH STREET

THEOBALDS ROAD

HIGH HOLBORN

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PERCIVAL STREET

GOSWELL ROAD

OLD STREET

BUNHILL ROW

OLD STREET

GREAT EASTERN STREET

BETHNAL GREEN ROAD

BLOOMSBURY

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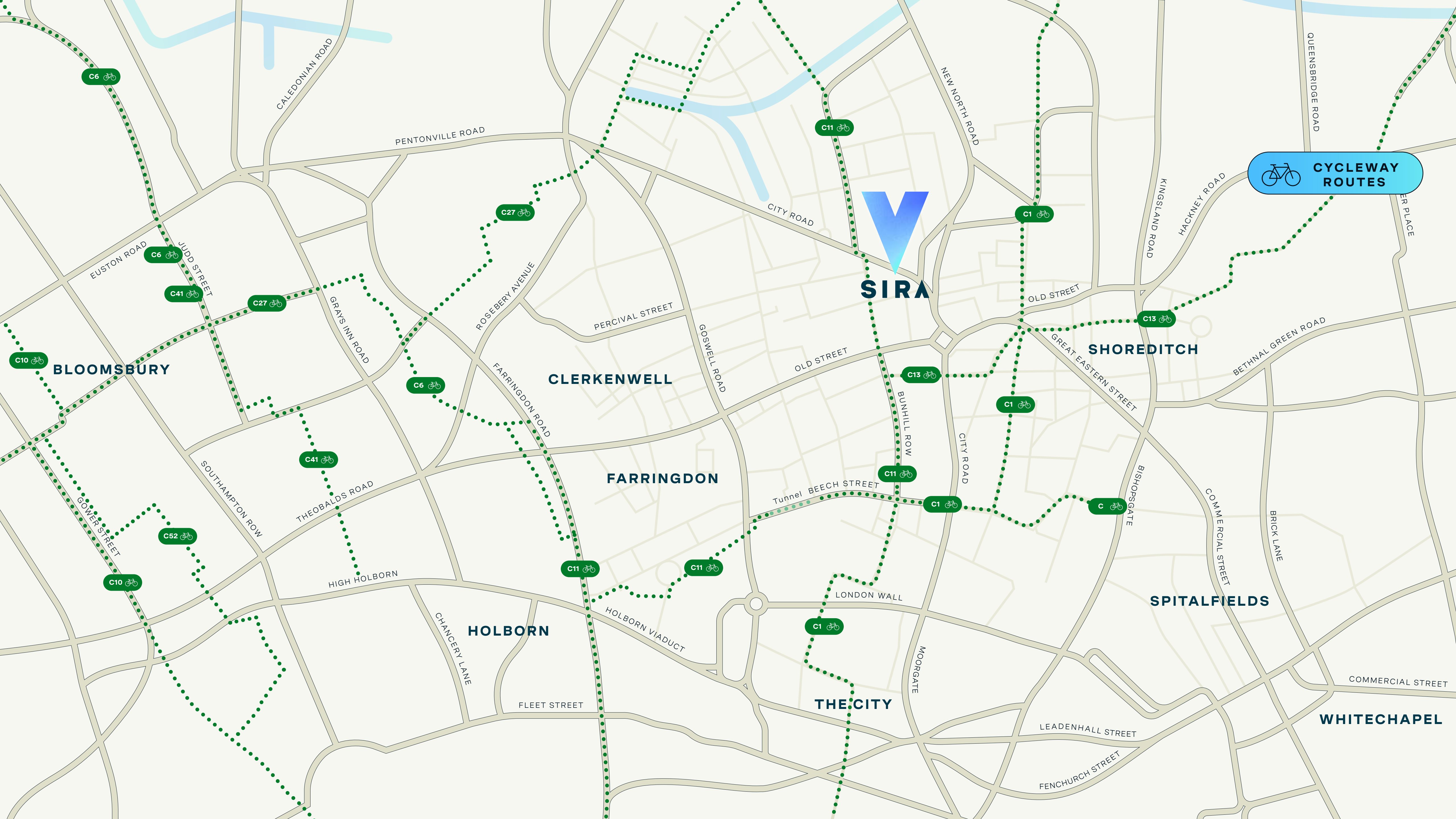
BANK

ALDGATE

LEICESTER SQUARE

CANNON STREET

FENCHURCH STREET



 **CYCLEWAY ROUTES**



BLOOMSBURY

CLERKENWELL

FARRINGDON

HOLBORN

THE CITY

SHOREDITCH

SPITALFIELDS

WHITECHAPEL

C6 

C11 

C1 

C10 

C6 

C41 

C27 

C27 

C6 

C13 

C13 

C41 

C1 

C52 

C10 

C11 

C11 

C11 

C1 

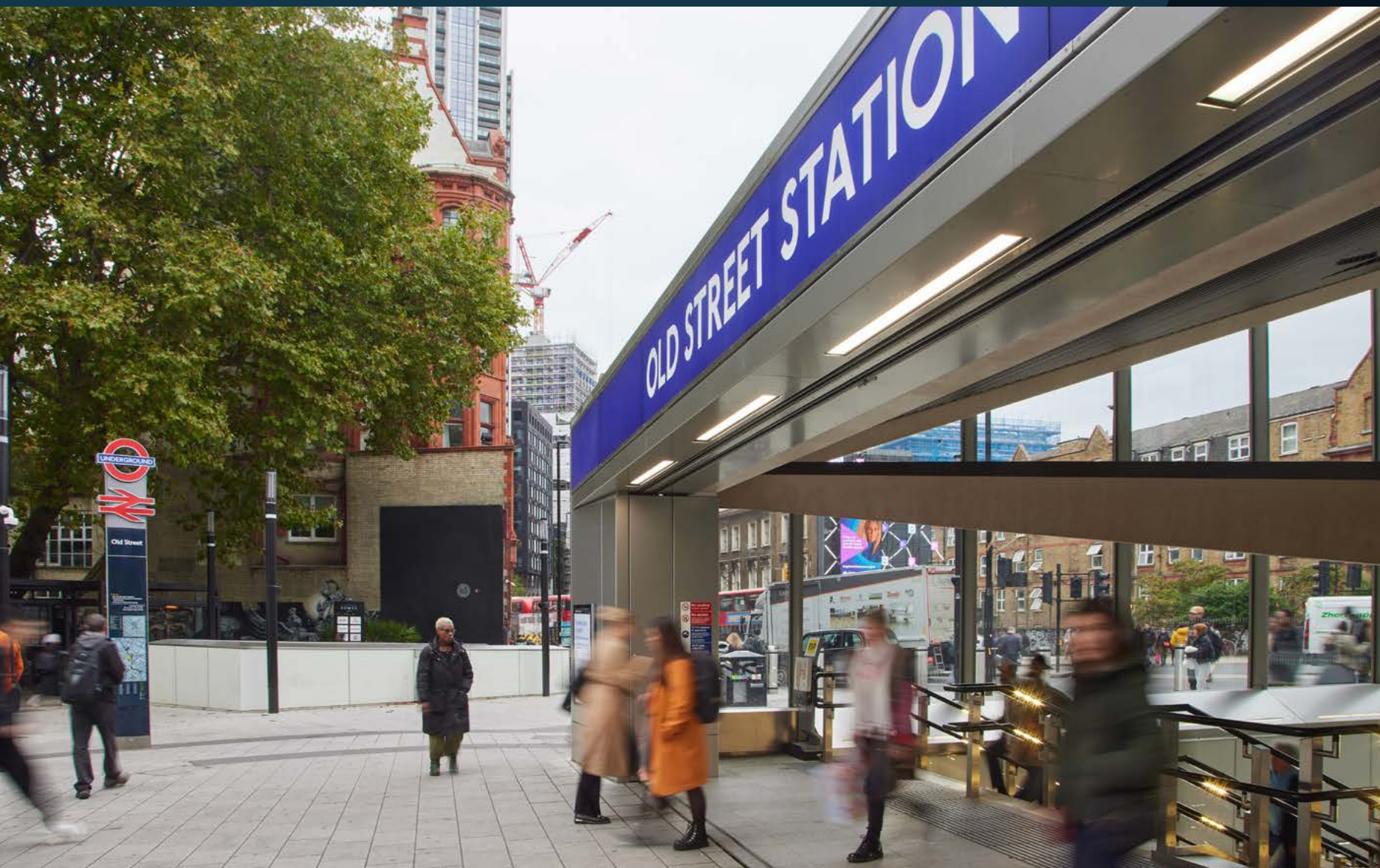
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C1 

OLD STREET'S NEW FACE

Transport for London has regenerated the area around Old Street Station.

The major modernising project includes a stunning green roof to the station, and two new passenger entrances, served by stairs and lifts to improve access. You'll find new public realm, pedestrian crossings and bike lanes, ensuring the local environment is walking and cycle friendly.

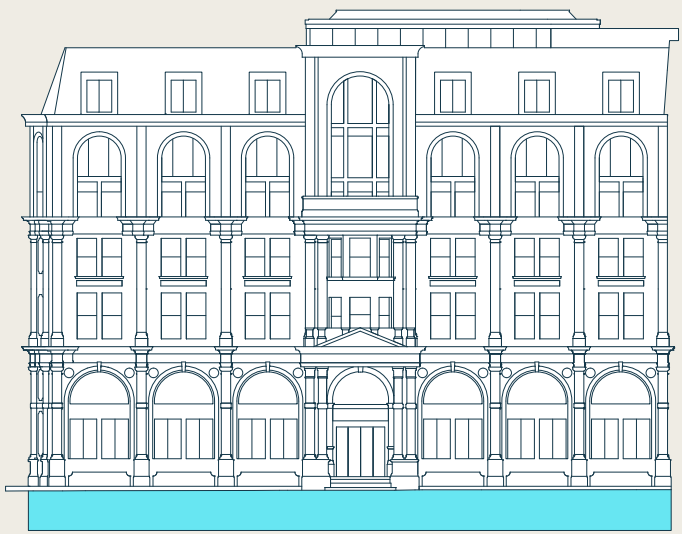


LOWER GROUND FLOOR

3,202 sq ft / 297.5 sq m



- Core
- Bike store
- Office
- External space



GROUND FLOOR

3,632 SQ FT / 337.4 SQ M



○ Core

○ Office & Reception



FLOOR PLAN

GROUND FLOOR

3,632 SQ FT / 337.4 SQ M



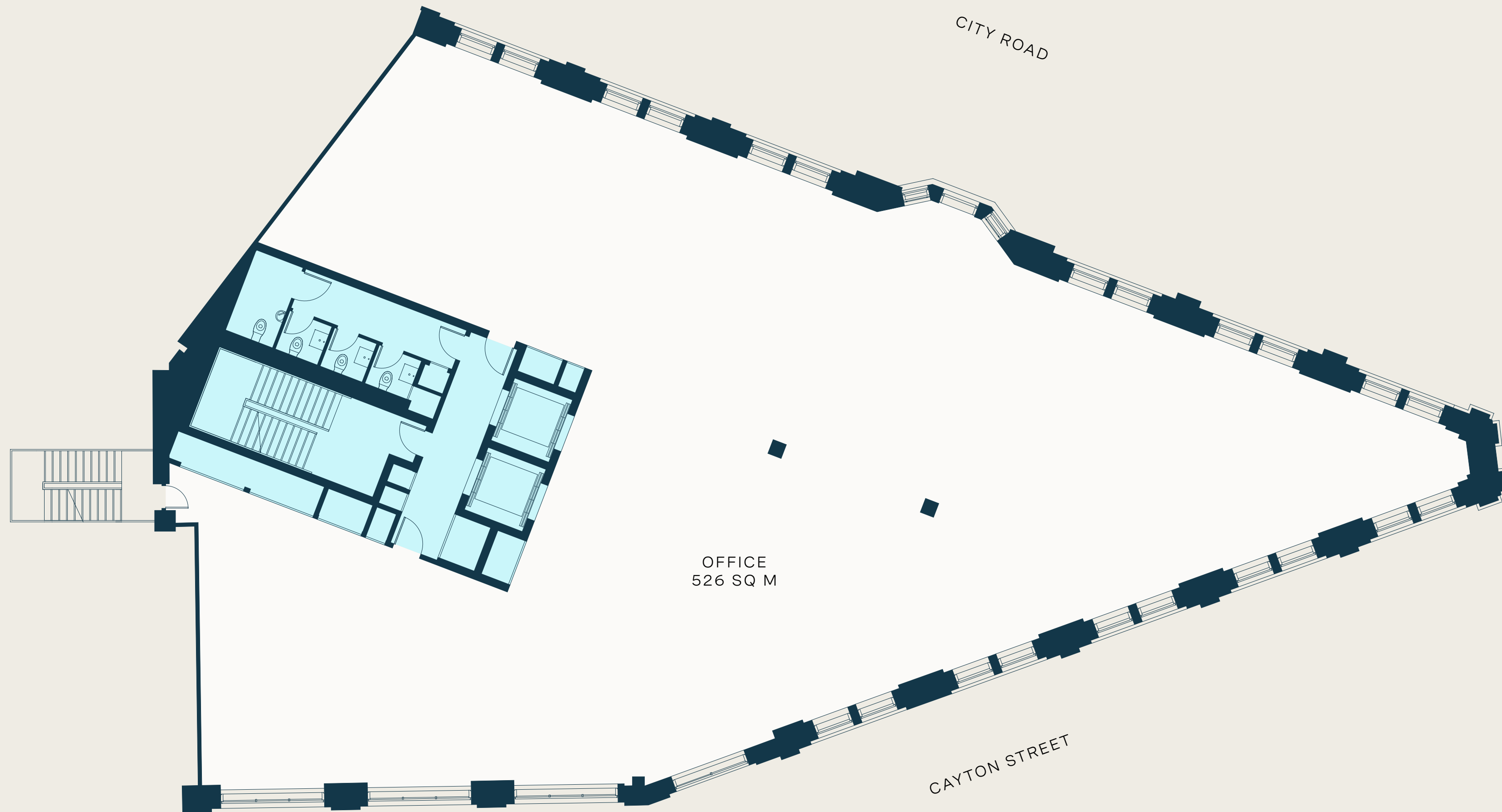
○ Core ○ Office



SPACE PLAN

THIRD FLOOR

5,700 SQ FT / 529.5 SQ M



○ Core ○ Office

FLOOR PLAN

THIRD FLOOR

5,700 sq ft / 529.5 sq m



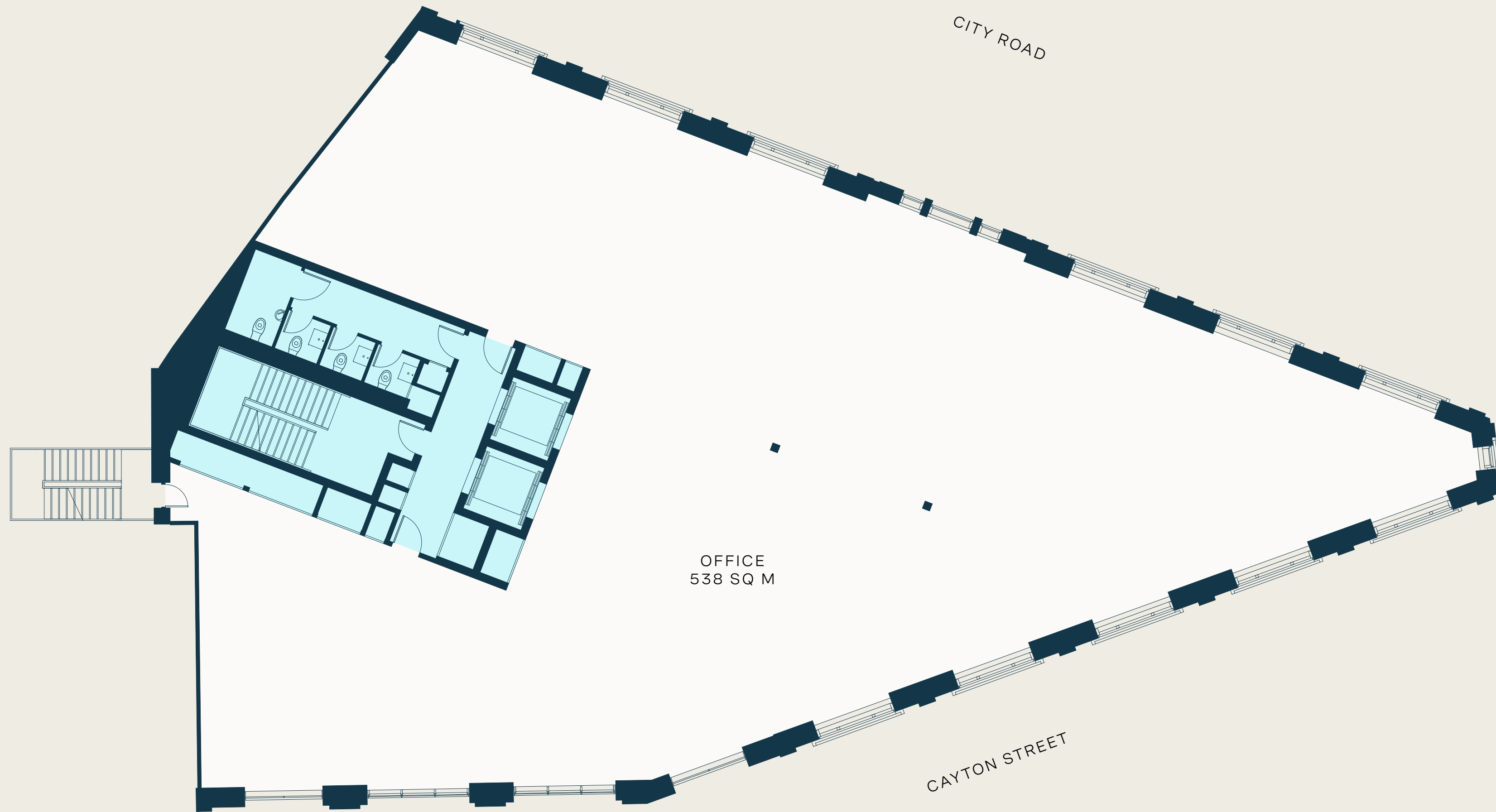
○ Core

○ Office

SPACE PLAN

FIFTH FLOOR

5,799 SQ FT / 538.7 SQ M



○ Core ○ Office



SEVENTH FLOOR

1,566 SQ FT / 145.5 SQ M



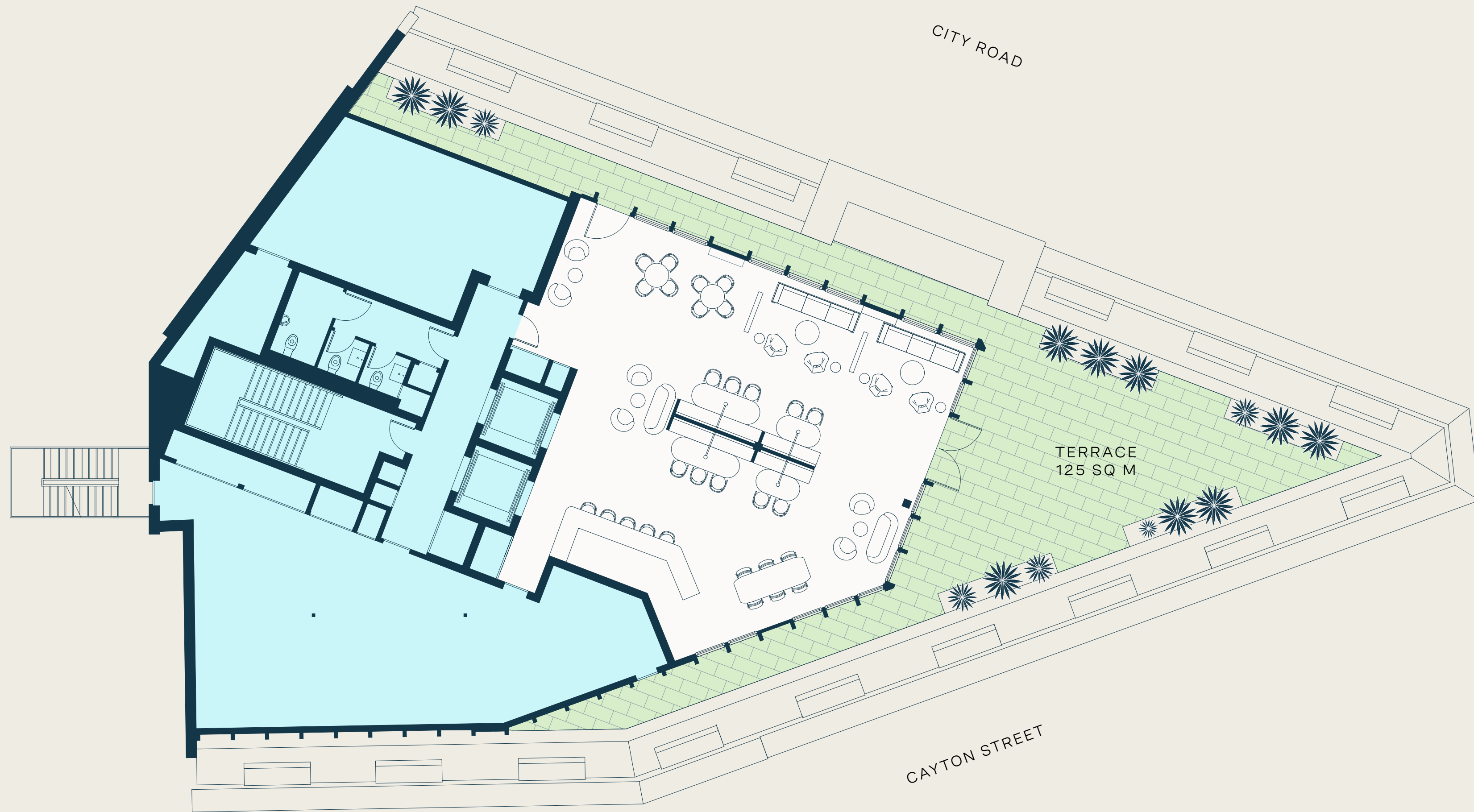
○ Core

○ Office

FLOOR PLAN

SEVENTH FLOOR

1,566 SQ FT / 145.5 SQ M



○ Core

○ Office



SPACE PLAN

TECHNICAL SPECIFICATION

OFFICE ACCOMODATION

Planning Grid: None / Existing building setting out

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

Ceiling / lighting / services void: 0.50m

OCCUPANCY

Workplace density (NIA per workspace) 10m²

Means of escape (NIA per person) 6m²

On floor services (NIA per person) 10m²

LIFTS

2 no. 13 person passenger lifts (one doubling as fire fighting lift)

Car Loading 80%

Waiting Time (up-peak) <25 seconds

Handling Capacity (up-peak) 12% (85% up, 10% down, 5% inter-floor traffic)

Waiting Time (two-way lunch time) <40 seconds

Handling Capacity (two-way lunch time) 13% (45% up, 45% down, 10% inter-floor traffic)

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

VENTILATION SYSTEMS

Office (fresh air):

14 L/s/person @ 10m²/person (BCO 2023 fresh air provisions and active CO₂ control)

WCs: extract rate 10 air changes per hour

Shower and changing areas: 10 air changes per hour

SERVICES DESIGN

External temperature: Winter: -4°C

External temperature: Summer: +31°C dB, +21°C wb

Internal design conditions: Winter (offices): Heating: 20°C ±2°C

Internal design conditions: Summer (offices): Cooling: 24°C ±2°C

Internal design conditions (WCs): 20°C minimum

Reception - Summer: 24°C ±2°C

Reception - Winter: Heating: 20°C ±2°C

HEATING, COOLING AND VENTILATION

Air conditioning: three pipe (heating and cooling) fan coil air conditioning systems

OFFICE INTERIOR FINISHES

Walls: Painted plasterboard / plaster

Ceilings: Sprayed composite deck soffit / exposed services

Floors: Raised access metal floor panels

Blinds: Integrated blind boxes / spaces for blinds allowed for tenant installation

TECHNICAL SPECIFICATION

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

Two tier racks - 48 Spaces

Wall hung racks - 8 Spaces

Sheffield stands - 6 spaces

Accessible stands - 3 spaces

Foldable cycle lockers - 8 spaces

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

An Integrated Communications Network (ICN) as backbone of a Smart Building to serve the various Landlord systems

New CCTV, access control and intruder detection to Landlord areas only

Wireless Access Points (WAP) to common areas only

Two new comms intake locations

Main Equipment Room (MER) for Landlord server

Fire alarm: fire detection alarm system to Category L1/M provided throughout

24-hour security provided on site

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

DELIVERED BY A WORLD-CLASS TEAM



SHOREA
CAPITAL

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

Native Land is the internationally recognised property development and 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.



▲ L W A Y S F O R W A R D S

GET IN TOUCH TO MAKE
YOUR NEXT MOVE TO SIRA

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