

# SILBURY + EAST

SILBURY STREET  
LONDON N1 6AH

ARCHITECTURE – ANOMALY LONDON  
DEVELOPMENT – KINRISE



# AN OASIS OFF OLD STREET. DESIGNED FOR YOU TO WORK WONDERS.

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@SILBURYANDEAST  
SILBURYANDEAST.COM

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INTRODUCTION

# THE PERFECT CANVAS FOR YOUR BRAND AND CULTURE.

WITH THE FACILITIES YOU'D EXPECT FROM A WORLD  
CLASS WORKSPACE... AND SOME THINGS YOU  
WOULDN'T.

2 MINUTE WALK FROM OLD STREET.

BREEAM ® OUTSTANDING.

ZERO CARBON OPERATION.

EXTERNAL TERRACES.

OVER 90 SECURE CYCLE PARKING SPACES.

10 SHOWERS AND CHANGING SPACES.

HEATED AND VENTILATED LOCKERS.

RAISED ACCESS FLOORS TO OFFICES.







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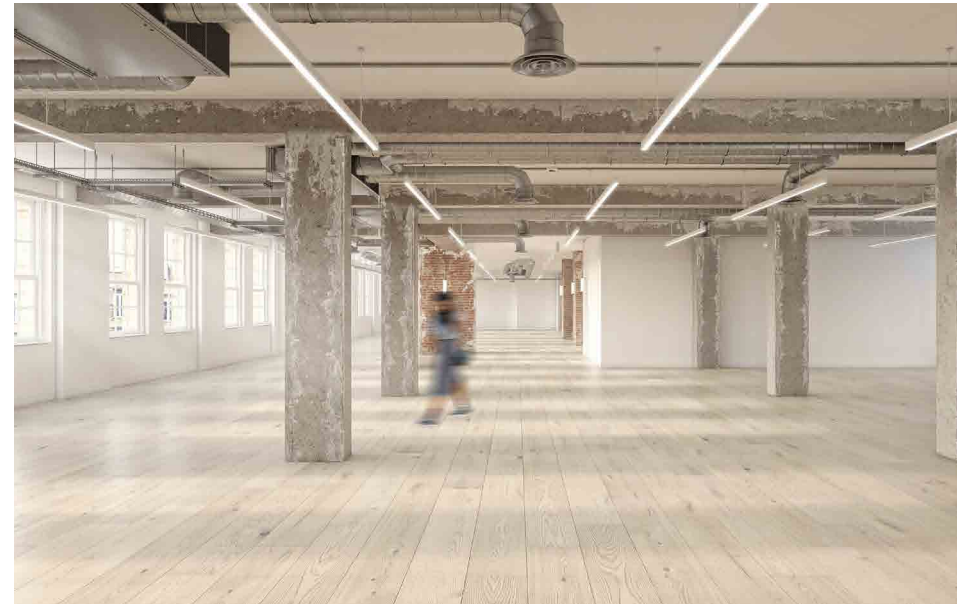
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THE OFFICE SPACE

# A CONSIDERED APPROACH TO THE OFFICE.

OUR 'RENOVATE OVER REBUILD' APPROACH MODERNISES A HISTORIC SITE TO A STATE-OF-THE-ART FINISH. OPEN INTERIOR SPACE AND UNOBTRUSIVE VISUAL ELEMENTS ARE DESIGNED TO HELP YOU THINK FREELY.



- FLEXIBLE, MODULAR SIZING OPTIONS.
- UP TO 3.5M CEILING HEIGHT
- LED SMART LIGHTING THROUGHOUT.
- RAISED ACCESS FLOORS TO OFFICES.
- FIBER BACKBONE.
- THREE NEW LIFTS.



# RETROFIT OVER REBUILD. 100% GREEN ENERGY. CARBON NEUTRAL OPERATION.

WORKING WITH SILBURY + EAST'S EXISTING ARCHITECTURE REDUCED THE BUILDING'S CARBON FOOTPRINT BY 71% COMPARED TO REPLACING IT WITH A NEW BUILD. SAVING 1,426 TONNES OF CO<sub>2</sub>.

**BREEAM @ OUTSTANDING**

COMPLETE AIR CONDITIONING TO HIGH PERFORMING AND ENVIRONMENTALLY FOCUSED SPECIFICATION.

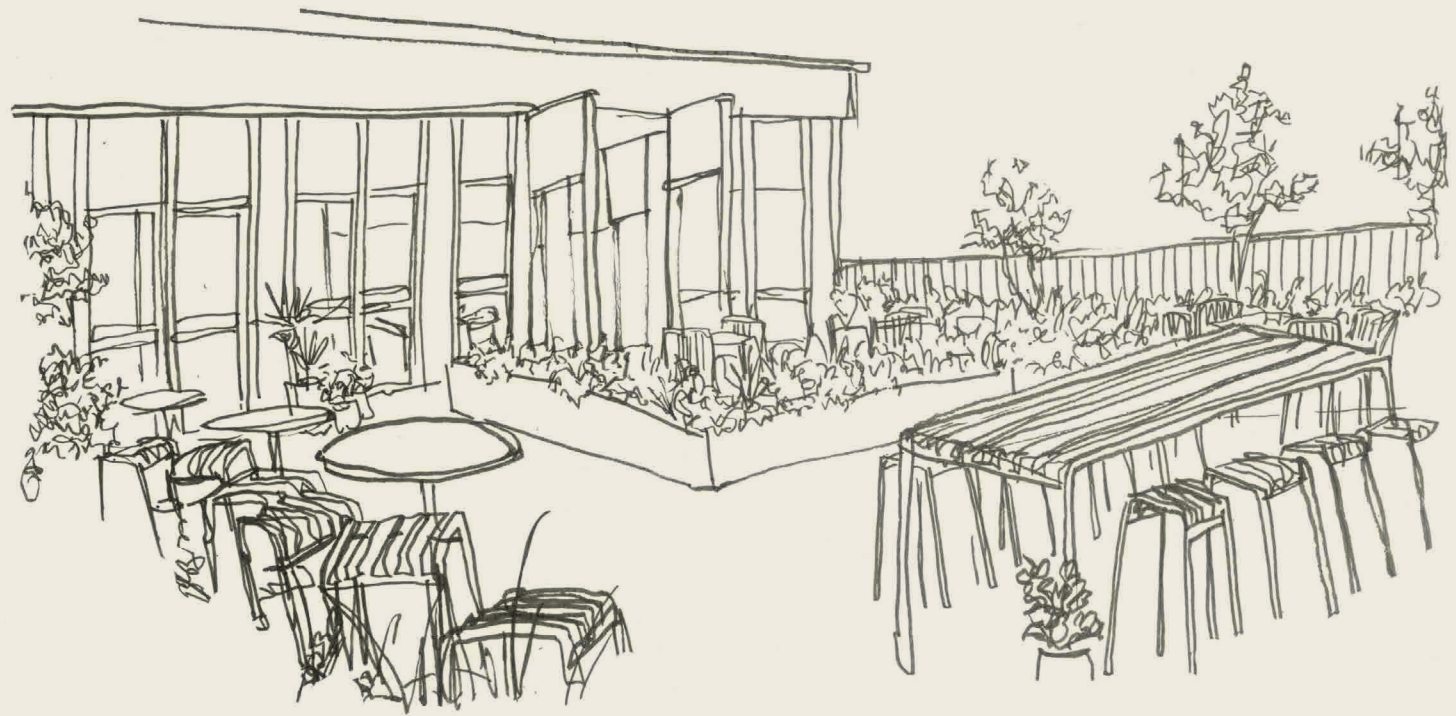
OPENABLE WINDOWS FOR NATURAL VENTILATION THROUGHOUT THE BUILDING.

NATURAL LIGHT CELEBRATED THROUGHOUT.

EXTERNAL TERRACES.

BLUE ROOF INTEGRATION FOR WATER ATTENUATION ON SITE.

NATURAL, RECYCLED AND RECLAIMED MATERIALS AND FABRICS USED THROUGHOUT.





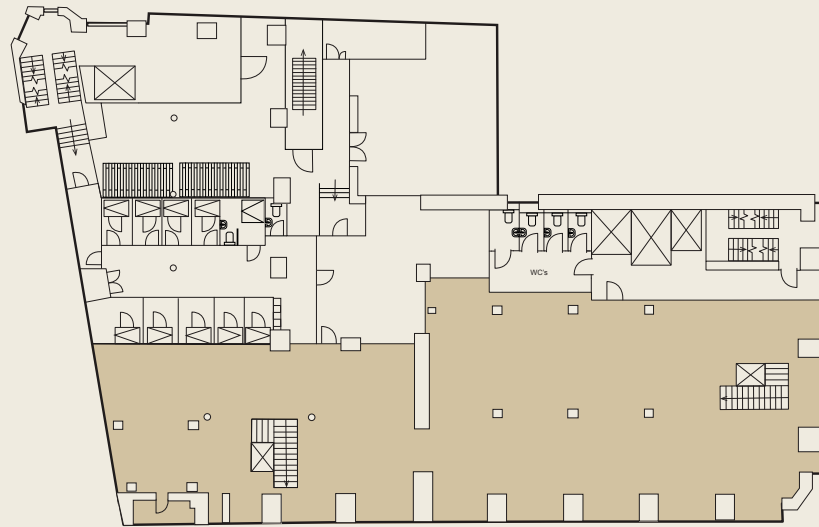
# FIND YOUR FUTURE SPACE.

SPACE		AREA	TERRACES
SIXTH FLOOR	6-01	3,251 SQF	1,098 SQF
FIFTH FLOOR	5-01	5,845 SQF	205 SQF
FOURTH FLOOR	4-01	6,200 SQF	129 SQF
THIRD FLOOR	3-01	7,223 SQF	
SECOND FLOOR	2-01	7,190 SQF	248 SQF
FIRST FLOOR	1-01	7,384 SQF	
GROUND FLOOR	G-01	5,748 SQF	
LOWER GROUND	LG-01	4,521SQF	
<b>TOTAL</b>		<b>47,362 SQF</b>	<b>1,776 SQF</b>



# A FLOOR FOR YOUR PLANS.

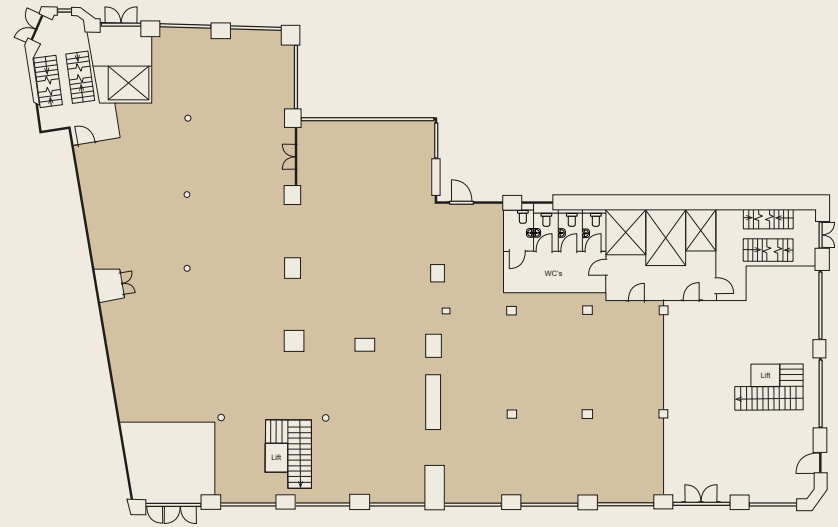
LOWER GROUND



LG-01 – OFFICE

4,521 SQF

GROUND FLOOR



G-00 – RECEPTION

5,748 SQF

LET AS ONE









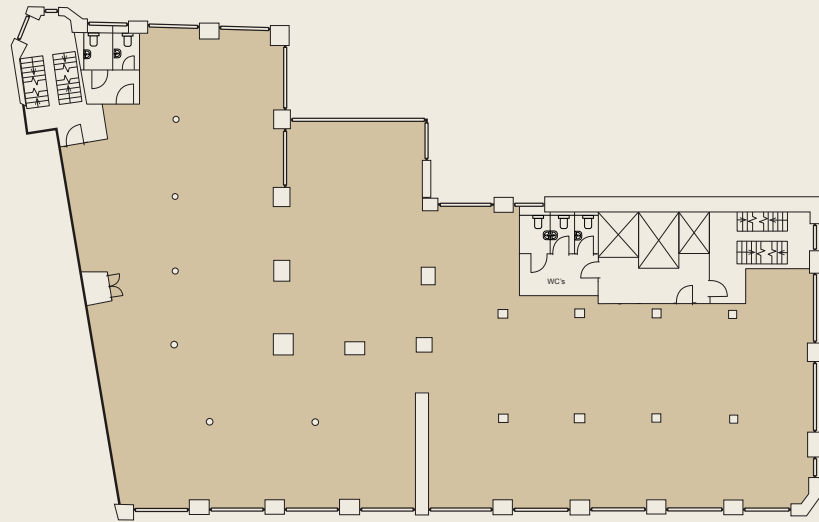






# A FLOOR FOR YOUR PLANS.

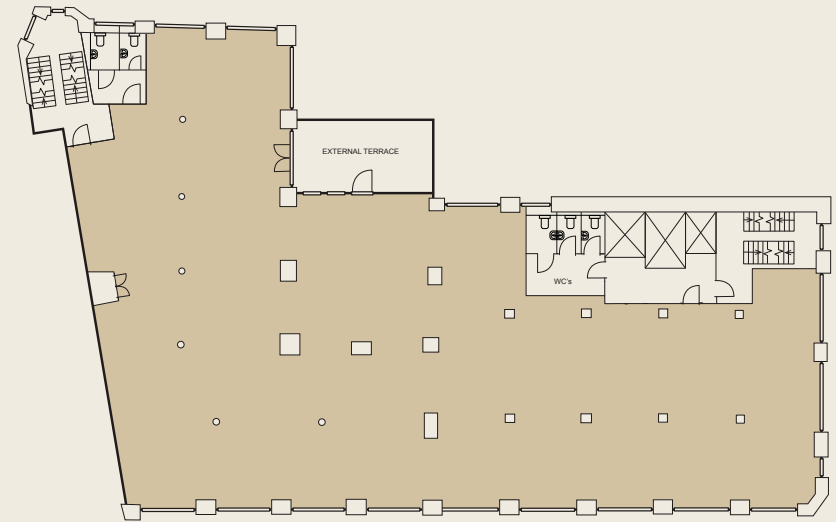
## FIRST FLOOR



1-01 – OFFICE

7,384 SQF

## SECOND FLOOR



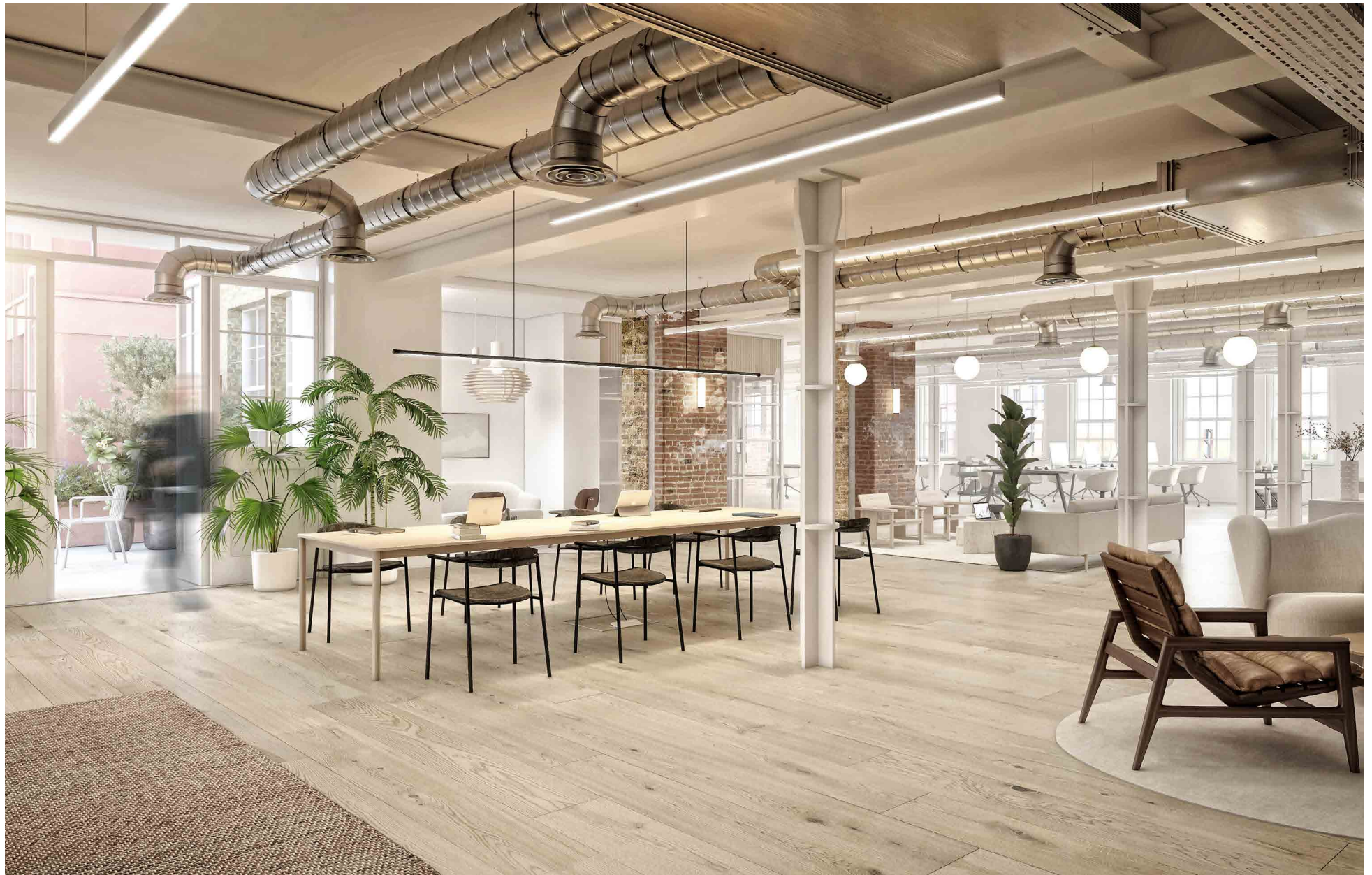
2-01 – OFFICE

7,190 SQF

TERRACE

248 SQF

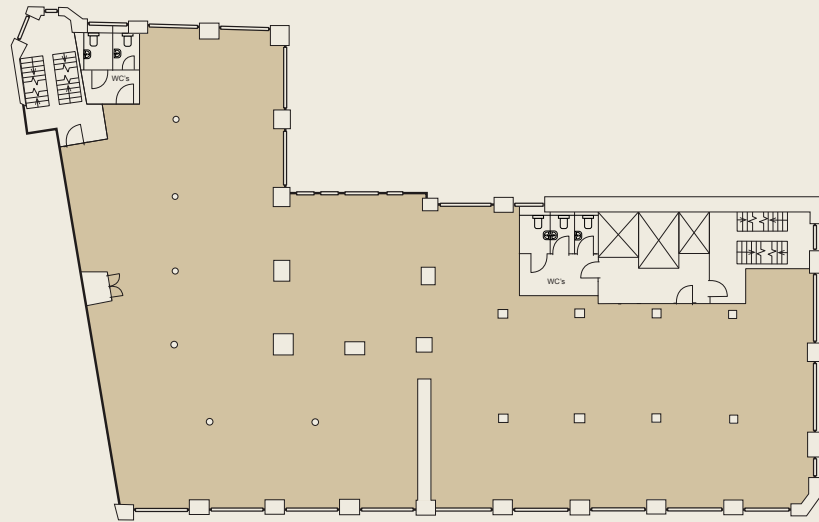






# A FLOOR FOR YOUR PLANS.

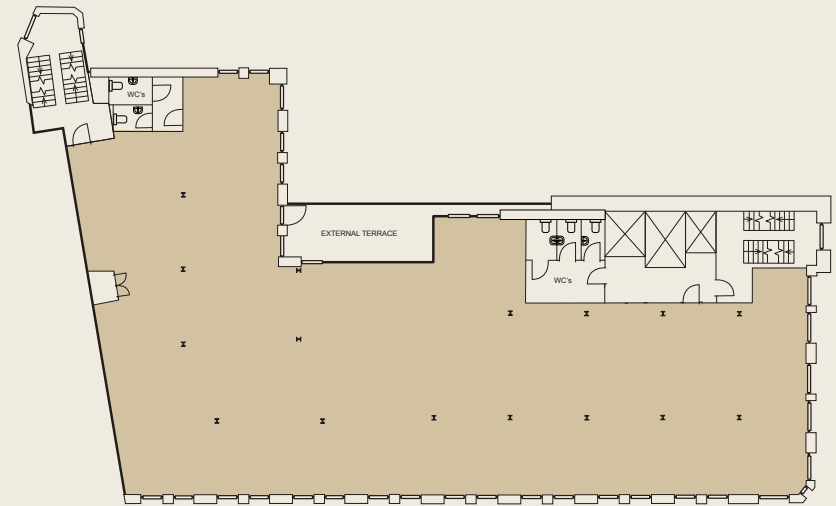
THIRD FLOOR



3-01 – OFFICE

7,223 SQF

FOURTH FLOOR



4-01 – OFFICE

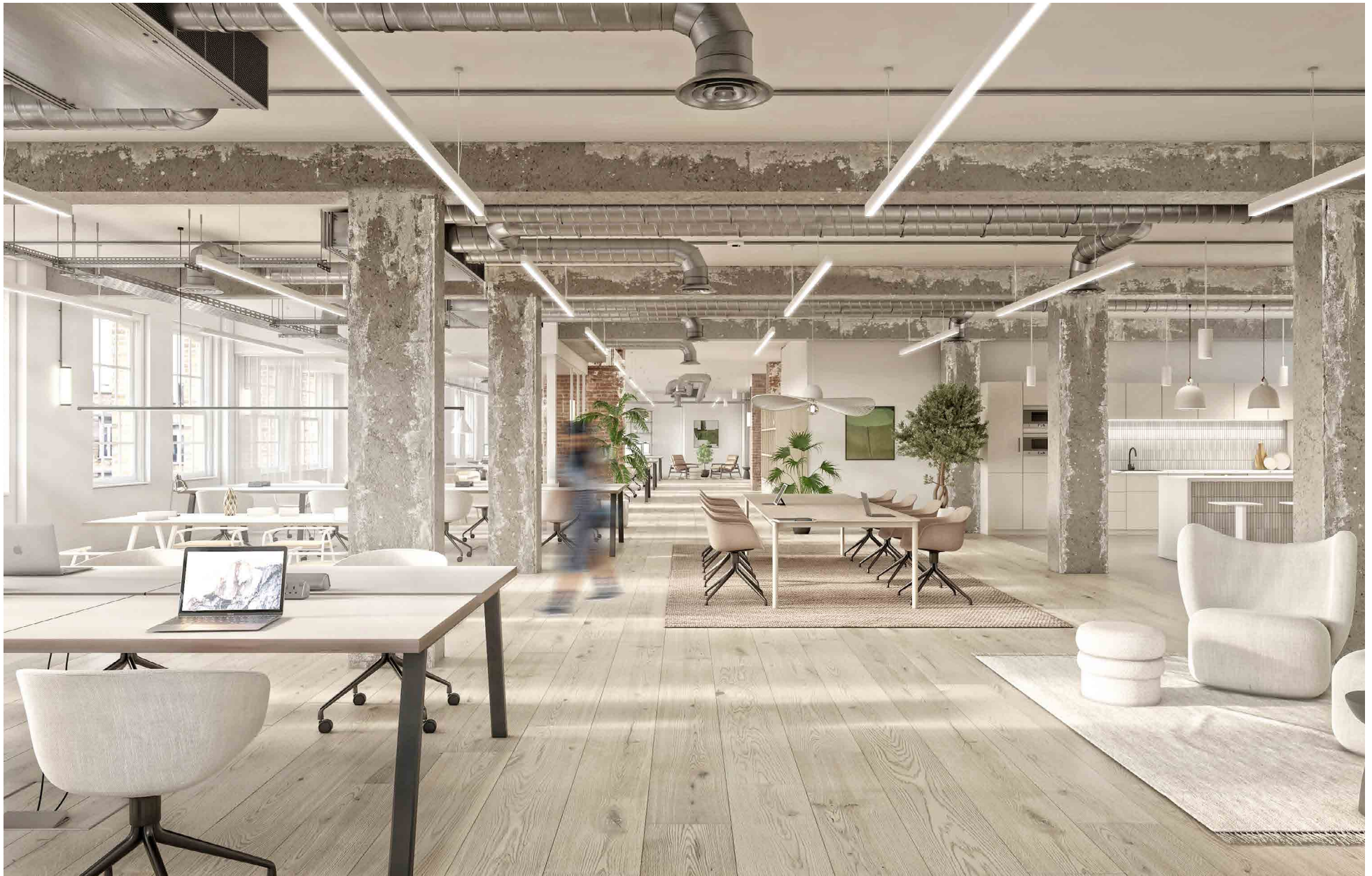
6,200

TERRACE

129 SQF

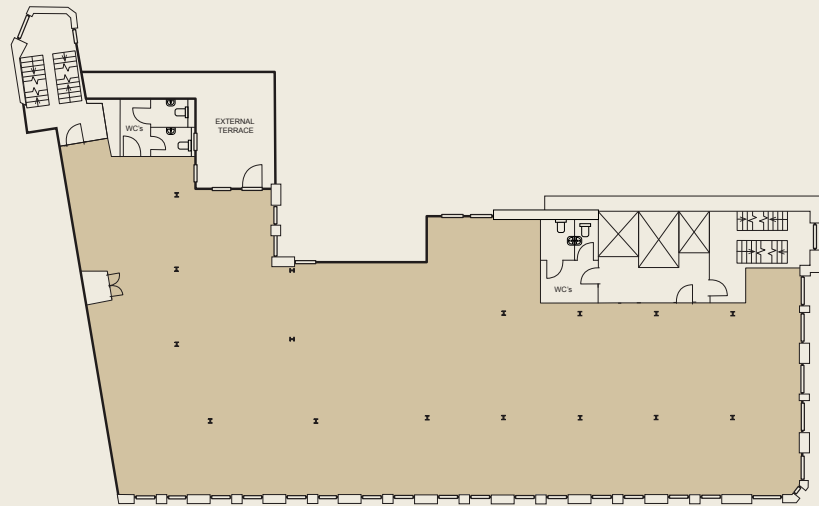






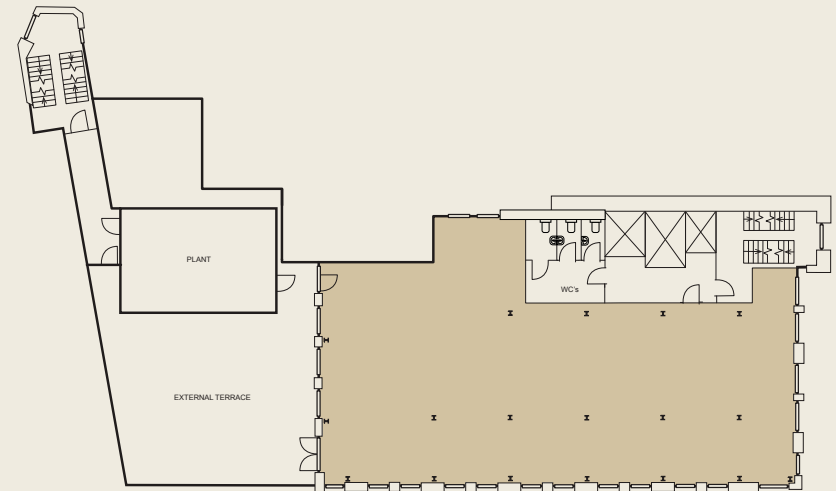
# A FLOOR FOR YOUR PLANS.

## FIFTH FLOOR



5-01 – OFFICE                      5,845 SQF  
TERRACE                              205 SQF

## SIXTH FLOOR

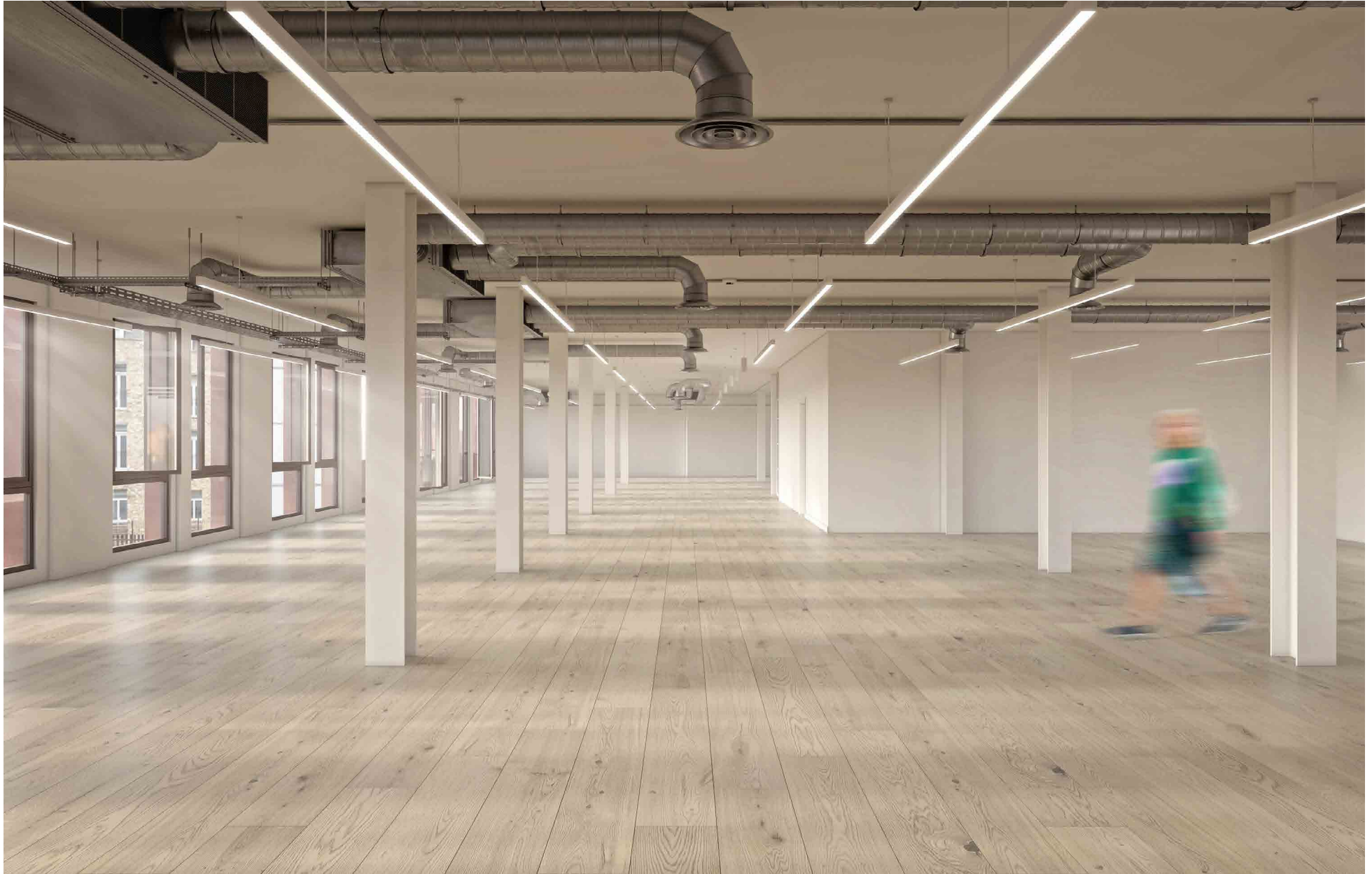


6-01 – OFFICE                      3,251 SQF  
TERRACE                              1,098 SQF

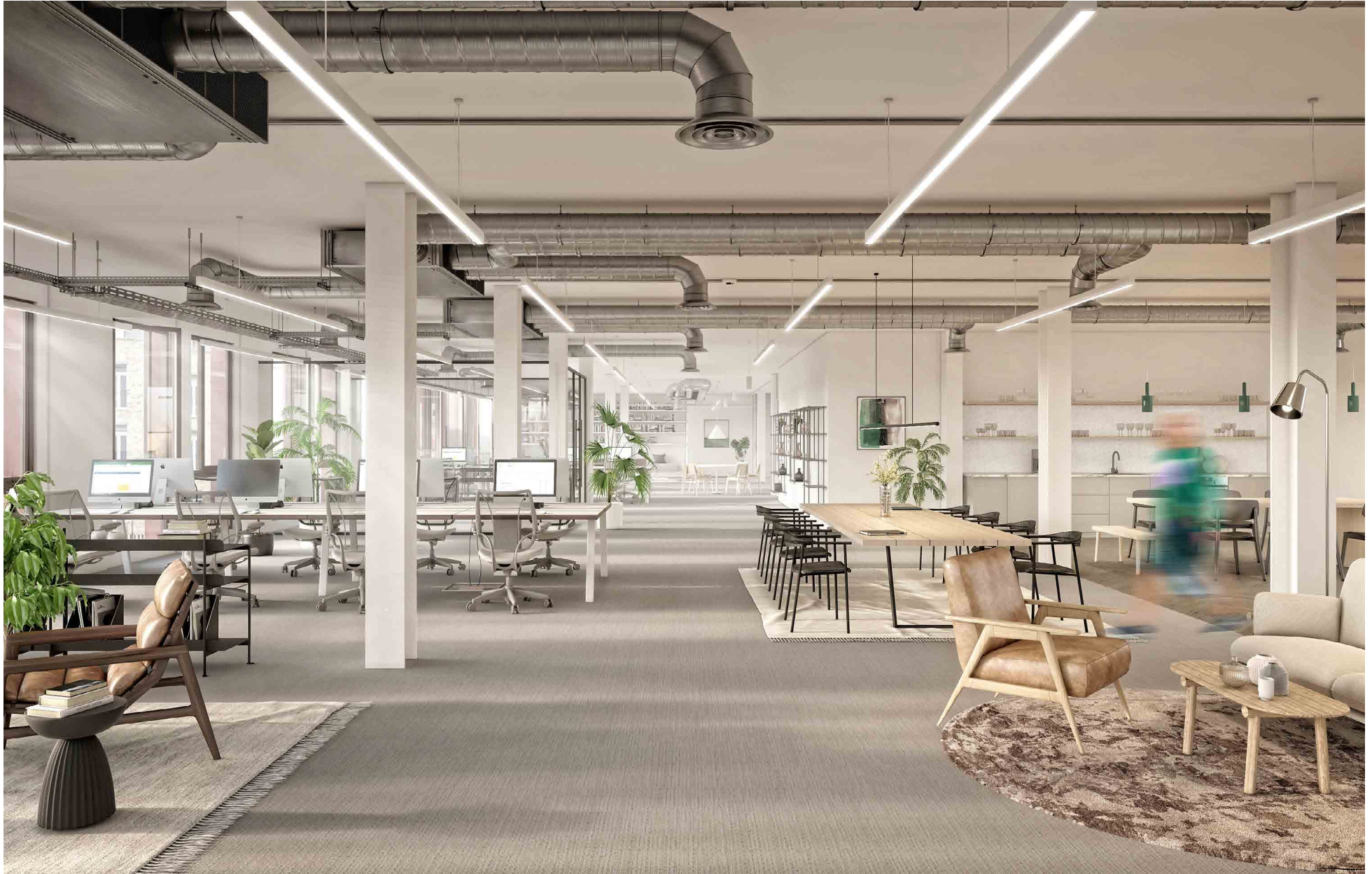






















# A WHOLE NEW OLD STREET IS OPENING IN 2024.



TFL HAVE SPENT £112M TO TRANSFORM OLD STREET ROUNDABOUT INTO A CYCLE AND PEDESTRIAN FRIENDLY DESTINATION. THE AREA UPGRADE INCLUDES TWO NEW ENTRANCES TO THE STATION, A NEW PIAZZA, NUMEROUS NEW F&B OFFERINGS AMONGST HUNDREDS OF NEW TREES.

SAFER, SPACIOUS CYCLE AND WALKING ROUTES

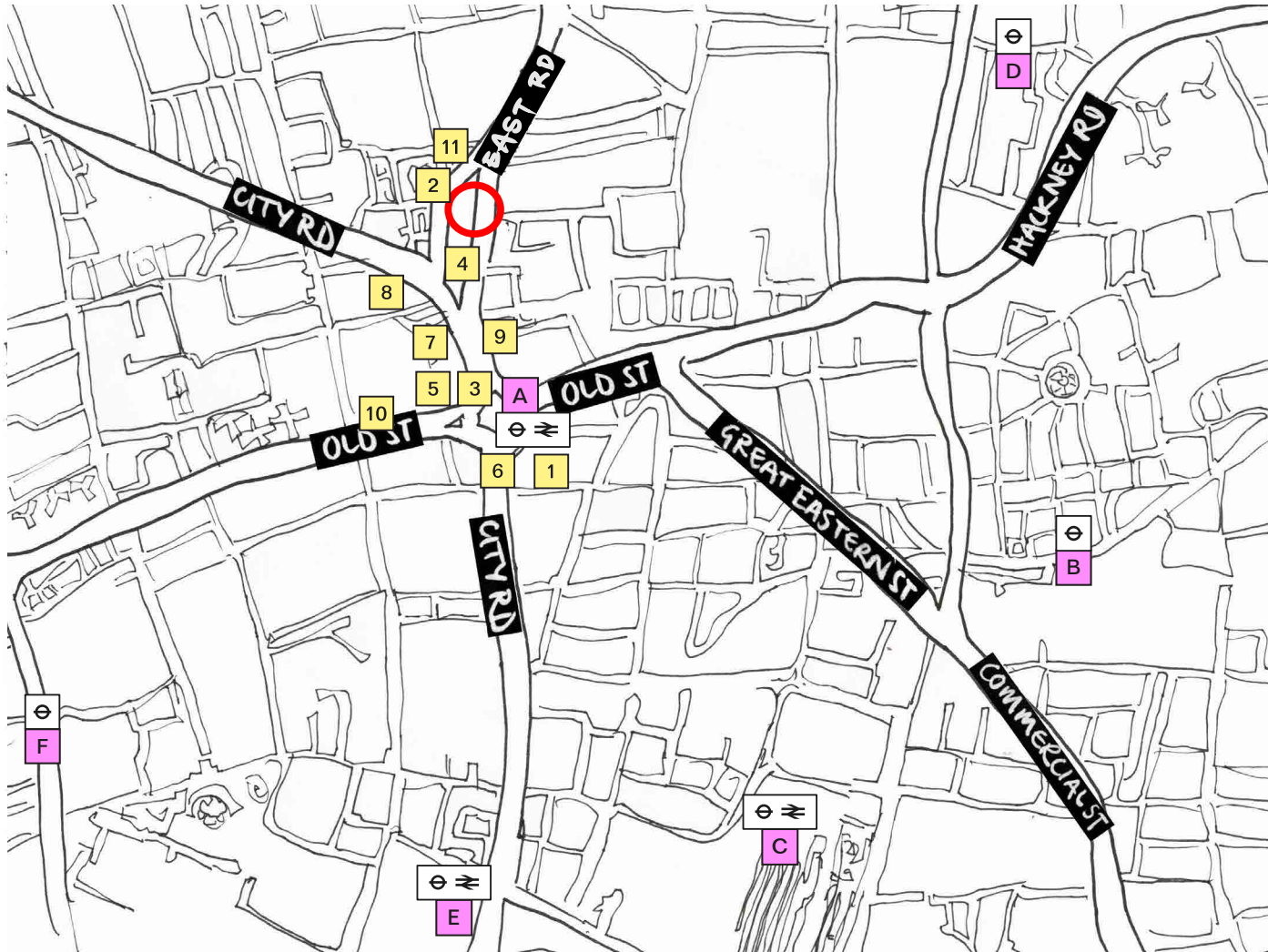
CLEANER AIR

F&B OFFERING





# QUIETLY NESTLED INTO LONDON'S MOST EXCITING NEIGHBOURHOOD.



- SILBURY + EAST
  
- A OLD STREET ☺ ➡ 2 MIN WALK, 1 MIN CYCLE
- B SHOREDITCH HIGH STREET ☺ 15 MIN WALK, 3 MIN CYCLE
- C LIVERPOOL STREET ☺ ➡ ☹ 15 MIN WALK, 3 MIN CYCLE
- D HOXTON ☺ 15 MIN WALK, 3 MIN CYCLE
- E MOORGATE ☺ ➡ ☹ 15 MIN WALK, 3 MIN CYCLE
- F BARBICAN ☺ 20 MIN WALK, 4 MIN CYCLE
  
- 1 OZONE ☺
- 2 COFFEE JUNCTION ☺
- 3 GRIND ☺
- 4 KISS THE HIPPO ☺
- 5 SERATA HALL ☹
- 6 DAFFODIL MULLIGAN ☹
- 7 BONE DADDIES ☹
- 8 THE ALCHEMIST ☹
- 9 NIGHTJAR ☹
- 10 GYMBOX OLD STREET ➡
- 11 ANGEL GYMS ➡



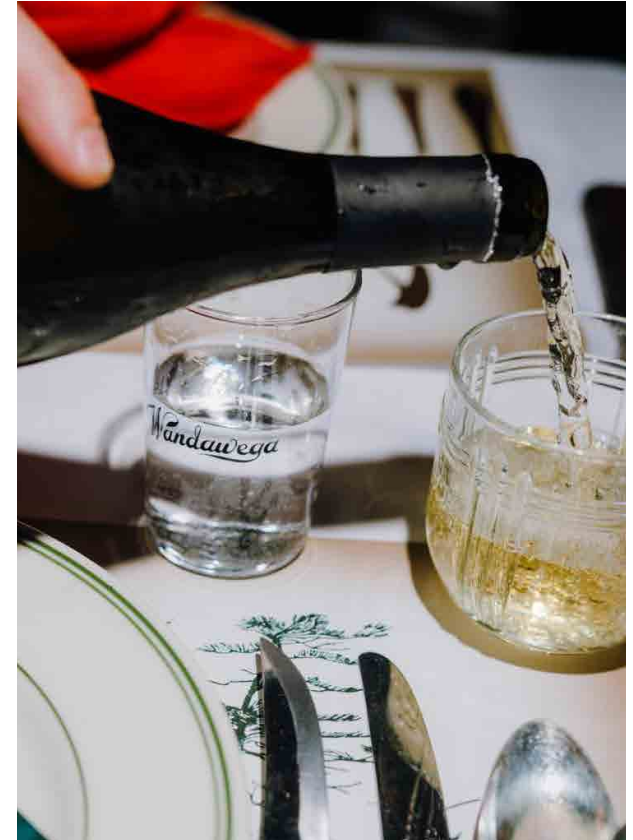
# QUIETLY NESTLED INTO LONDON'S MOST EXCITING NEIGHBOUHOOD.



GYMBOX OLD STREET



DAFFODIL MULLIGAN



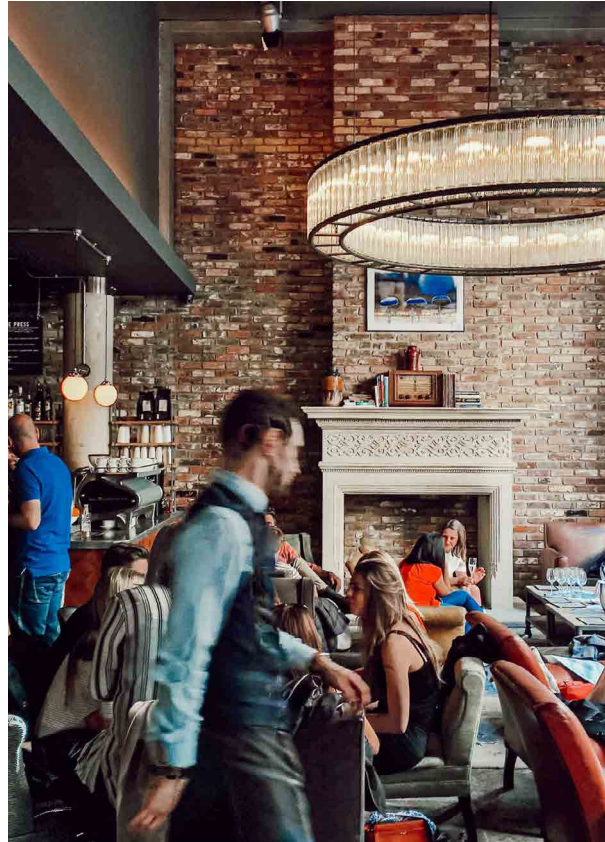
BONE DADDIES



GRIND COFFEE

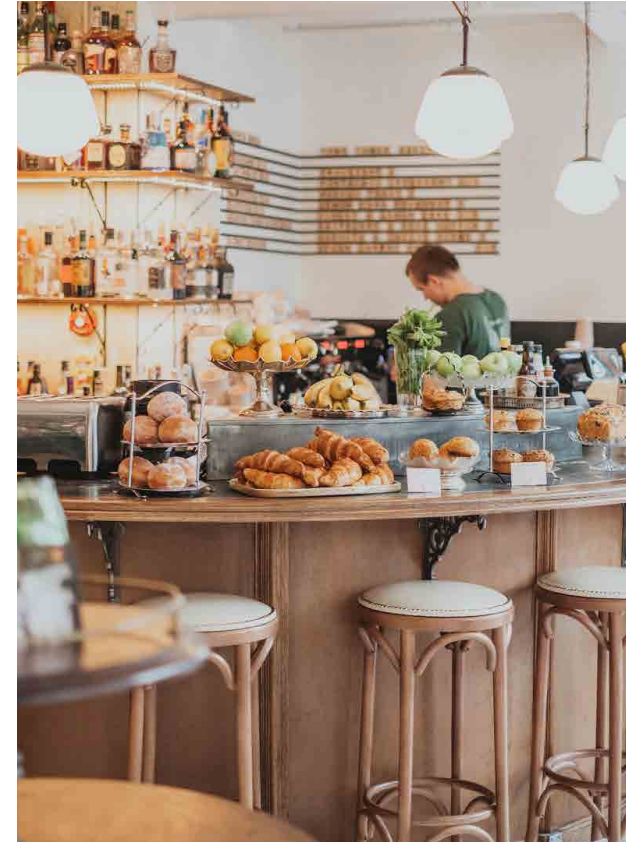
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THE HOXTON

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SERATA HALL



# SILBURY + EAST



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