

49 EAST ROAD

LONDON N1

THE
CALICO
SHOREDITCH

COMPREHENSIVELY REFURBISHED OLD STREET HQ
27,825 SQ FT • AVAILABLE Q1 2027

ORIGINAL HERITAGE, MODERN PURPOSE.

Blending 20th-century industrial character with contemporary design, The Calico is a comprehensively refurbished Shoreditch warehouse conversion in the heart of Old Street.

The building delivers 27,825 sq ft of premium HQ space with retained brickwork and steel columns reinvigorated by a striking new reception, end-of-trip facilities, private courtyard and roof terrace – ready for occupation Q1 2027.



CGI - View of Silbury Street



CGI - Exterior view from East Road



CGI - Exterior view from East Road

THE SPACE



FLOOR	USE	SQ FT (NIA)	SQ M (NIA)
FOURTH	TERRACE	1,474*	137*
THIRD	OFFICE	6,372	592
SECOND	OFFICE	6,308	586
FIRST	OFFICE	6,168	573
GROUND	OFFICE	4,553	423
	RECEPTION	1,388	129
LOWER GROUND	OFFICE	3,034	282
	COURTYARD**	431	40
	END-OF-TRIP**	1,873	174
TOTAL		27,823	2,585

*Roof terrace shown as GIA and not included in office total.

**Not included in NIA total

KEY FEATURES



FULLY REFURBISHED WORKSPACE

HVRF heating & cooling system

1 person per 10 sq m occupational density

2.8-5.0m floor to ceiling

Raised floors

Split cores

2 x 12 person passenger lifts



BUILDING AMENITY

Roof terrace (with lift to end-of-trip)

Private courtyard

Reception

Dedicated end-of-trip



END OF TRIP

Dedicated entrance

38 x cycle spaces & lockers

6 x self-contained shower/toilets

Towel station



RETAINED FEATURES

Characterful warehouse features & finishes

New openable windows

Impressive amounts of natural light



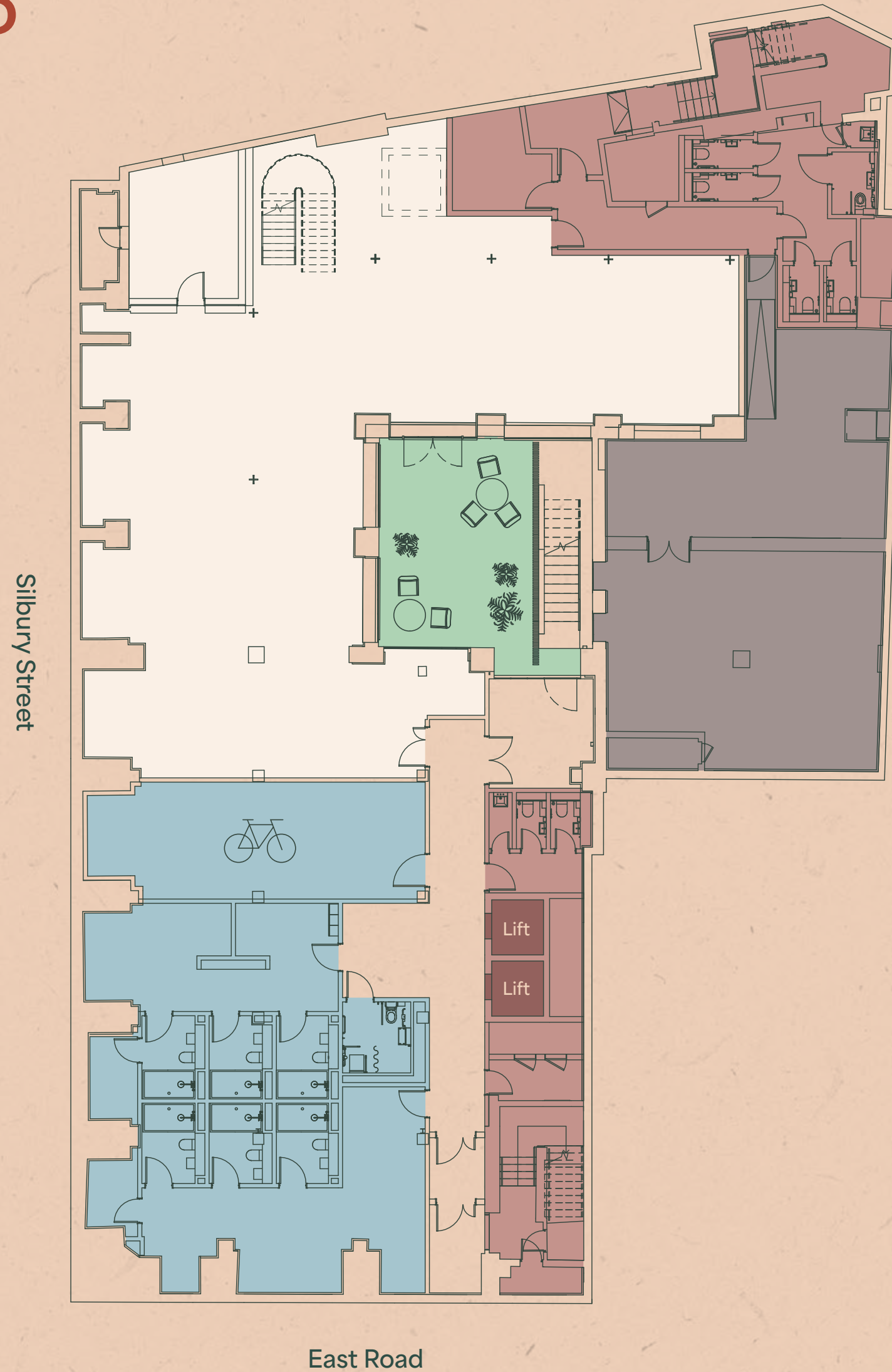
SUSTAINABILITY

Target BREEAM Excellent

Target EPC A

LOWER GROUND

3,034 sq ft
282 sq m



KEY

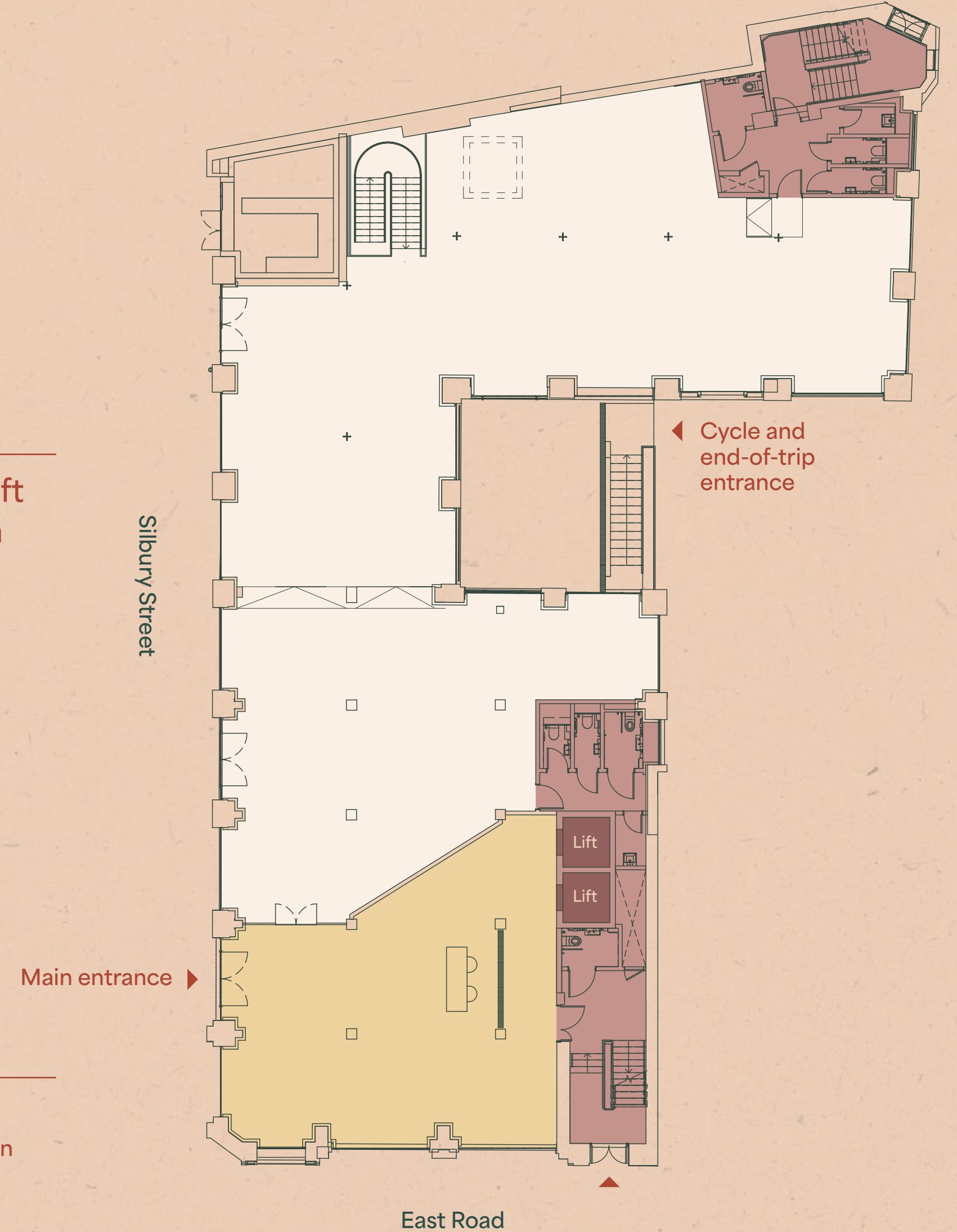
- End-of-trip
- Private courtyard
- Office
- Core
- Lifts
- Plant

Floor plans not to scale. For indicative purposes only.



GROUND

4,553 sq ft
423 sq m



KEY

- Reception
- Office
- Core
- Lift

Floor plans not to scale. For indicative purposes only.

FIRST/ SECOND

FIRST

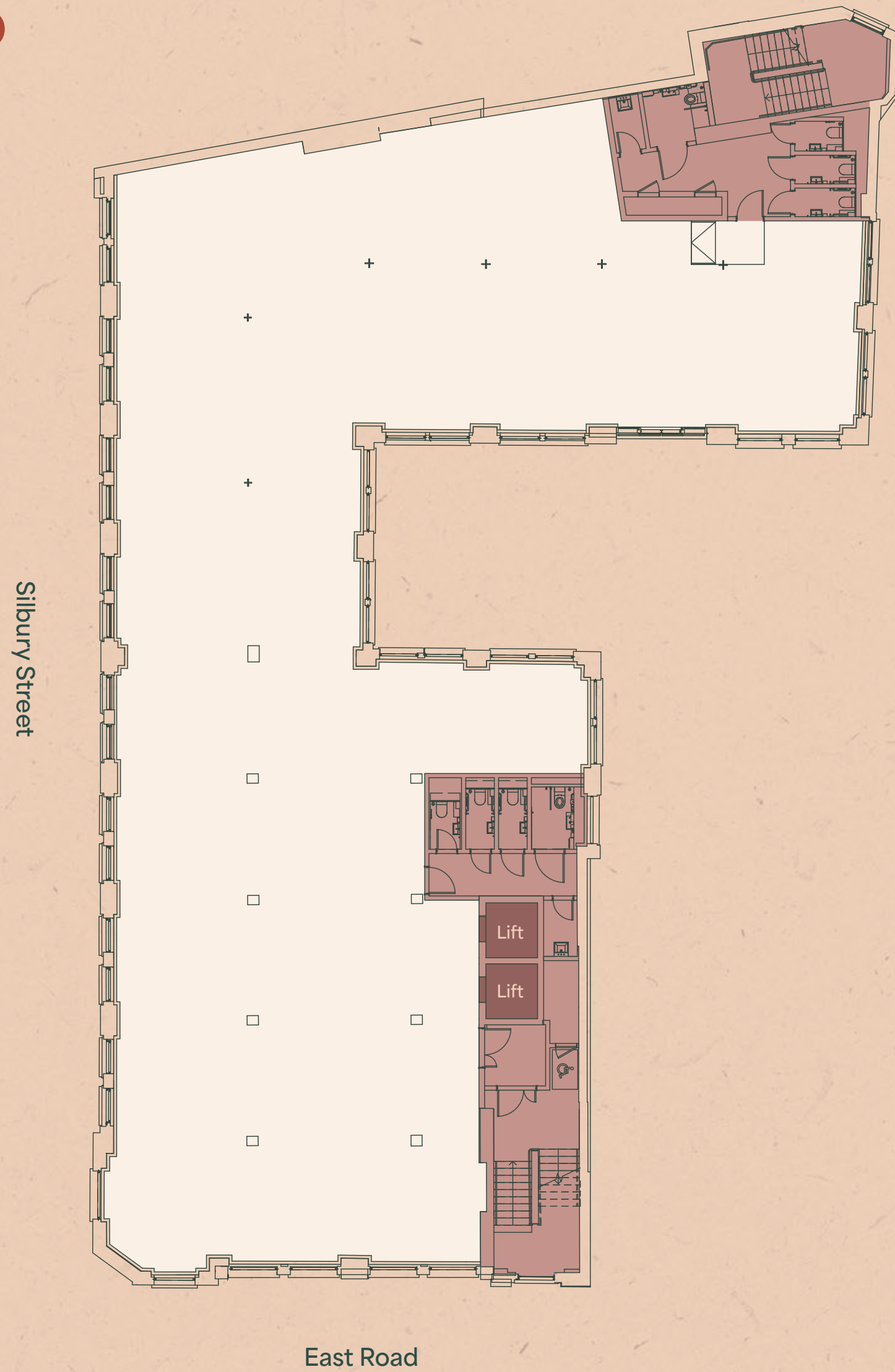
6,168 sq ft
573 sq m

SECOND

6,308 sq ft
586 sq m

KEY

- Office
- Core
- Lift

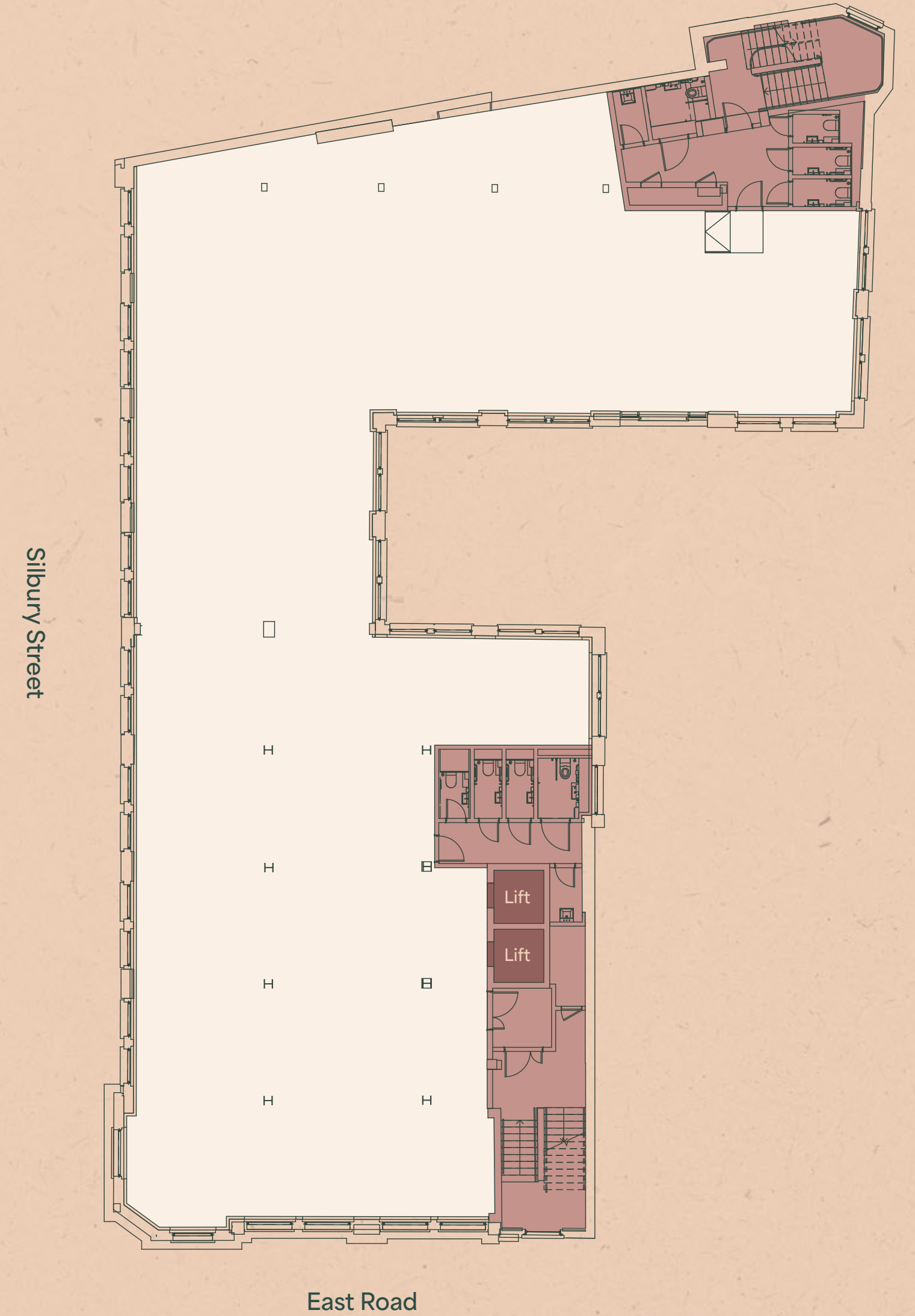


THIRD

6,372 sq ft
592 sq m

KEY

- Office
- Core
- Lift



TECHNICAL SPECIFICATION

OFFICE ACCOMMODATION

PLANNING GRID:	None/ Existing building setting out
FLOOR TO CEILING HEIGHTS:	
Basement: circa 3.0m	
Ground: circa 3.5m	
First: circa 3.1m	
Second: circa 2.8m	
Third: circa 3.0m - 5.0m (apex)	
RAISED FLOOR VOID:	Micro Raised Floor

OCCUPANCY

GENERAL OCCUPANCY DENSITY:	1:10m ² on NIA (BCO)
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OFFICE INTERIOR FINISHES

WALLS:	Painted plasterboard / plaster / existing building features
CEILINGS:	Painted board type / plaster
FLOORS:	Raised access metal floor panels

EXTERNAL FINISHES

WALLS:	Brick with white stone detailing
ROOF:	Slate
WINDOWS:	Traditional style double glazed
TERRACE:	Tiles on pedestal

SUSTAINABILITY

BREEAM:	Excellent (target)
EPC:	A (target)

RECEPTION INTERIOR FINISHES

FLOORS:	Tiles
WALLS:	Painted plasterboard / feature panelling/ existing building features
RECEPTION DESK:	Exemplary finishes specification.
LIGHTING:	Linear and feature luminaires
CEILINGS:	Painted plasterboard / feature ceiling panels

SHOWER BIKE AND CHANGING FACILITES

OFFICE CYCLE SPACES:	25 (extend to 38)
LOCKERS:	25 (extend to 38) + 1x accessible locker
CYCLE STANDS:	Semi-vertical / vertical / foldable cycle lockers
EXTERNAL/VISITOR SPACES	Cycle spaces on Silbury street. 4no Sheffield type stands in rear courtyard.

SHOWERS/CHANGING:

6x fully enclosed self-contained toilet / shower with drop down changing bench

1x unisex wheelchair accessible wc/shower

Towel station

'Z' lockers

Styling station with mirrors and integral hair drier / straighteners

Airing station and clothes steaming locker

Mobility scooter charging point

LIFTS

2 no. 12 person passenger lifts serving all floors LGF to 3rd

BCO compliant performance (At a speed of 1.0 m/s)

1 no. lift extends to roof terrace

POWER

SMALL LOAD POWER:	25W/m ²
LIGHTNING LOAD:	5.5W/m ² (including an allowance of 1.5W/m ² for Cat B)

LIGHTING

OFFICES:	400 lux at working plane
RECEPTION:	300 lux at desk level
WCs:	200 lux

VENTILATION

OFFICES:	14 L/s/person @ 10m ² /person (BCO 2023 fresh air provisions and active CO ₂ control)
WCs:	6AC/Hr.
SHOWER:	6AC/Hr.

SERVICES DESIGN

EXTERNAL TEMPERATURE:

Winter: -4°C

Summer: +29°C dB, 50%RH

INTERNAL DESIGN CONDITIONS:

Winter (offices): Heating: 21°C ±2°C

Summer (offices): Cooling: 22°C ±2°C

WCs: 19°C minimum

RECEPTION:

Summer: 22°C ±2°C

Winter: Heating: 21°C ±2°C

BUZZING LOCATION



The Bower



Whitecross Street Market



The Hoxton



Gloria

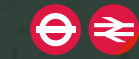


Grind

WALKING TIMES

4 MINS

Old Street



12 MINS

Shoreditch High Street



14 MINS

Moorgate



16 MINS

Liverpool Street



CYCLING TIMES

4 MINS

Moorgate



5 MINS

Bank



9 MINS

Farringdon



12 MINS

London Bridge



LOCAL AMENITIES

RESTAURANTS

1. Blacklock
2. The Clove Club
3. Flat Iron
4. Lantana
5. Bone Daddies

COFFEE

1. Shoreditch Grind
2. Kiss the Hippo
3. Commons
4. Ozone Coffee
5. Trade

HOTELS

1. The Hoxton
2. Hart Shoreditch Hotel London
3. Hampton by Hilton
4. Montcalm East
5. Hotel nhow

BARS & CLUBS

1. Nightjar
2. Swift
3. The Eagle
4. Soho House
5. Flight Club

FITNESS

1. Gymbox
2. Foundry
3. F45 Training
4. Virgin Active
5. SET LDN



CGI - Roof terrace

THE CALICO.LONDON



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