

3

OLD

STREET

YARD

FURNISHED * FLEXIBLE *

OLD STREET EC1



WELCOME TO OLD STREET YARD



A breeding ground for innovation, collaboration and creativity.

Positioned right next to the roundabout, Old Street Yard is a network of low-rise, old and new warehouse-style buildings surrounding the iconic White Collar Factory and creating a vibrant and thriving urban campus. It offers flexible workspace, enabling businesses of any size to establish themselves in London's technology hub, giving them the space to develop and grow.

Old Street is at the centre of London's innovation economy. Its influence is unrivalled. So much of what makes east London the most exciting place to be right now is either based in Old Street or began within a stone's throw of here.

Now it is the most eclectic creative hub in the capital. Building a like-minded community of ambitious young businesses and established players.

AN URBAN CAMPUS



Left: Courtyard from above

Above: Daffodil Mulligan

The thriving urban campus offers a vibrant social, wellbeing and food scene and a central courtyard with seating and public art.

Richard Corrigan's Daffodil Mulligan embodies the heart, soul and mischief of the Irish with international food influences, together with Gibney's sports bar on the lower ground floor.

For exercise enthusiasts, House of Fitness offers a range of classes and personal training with state-of-the-art equipment.

AN URBAN CAMPUS



Reception

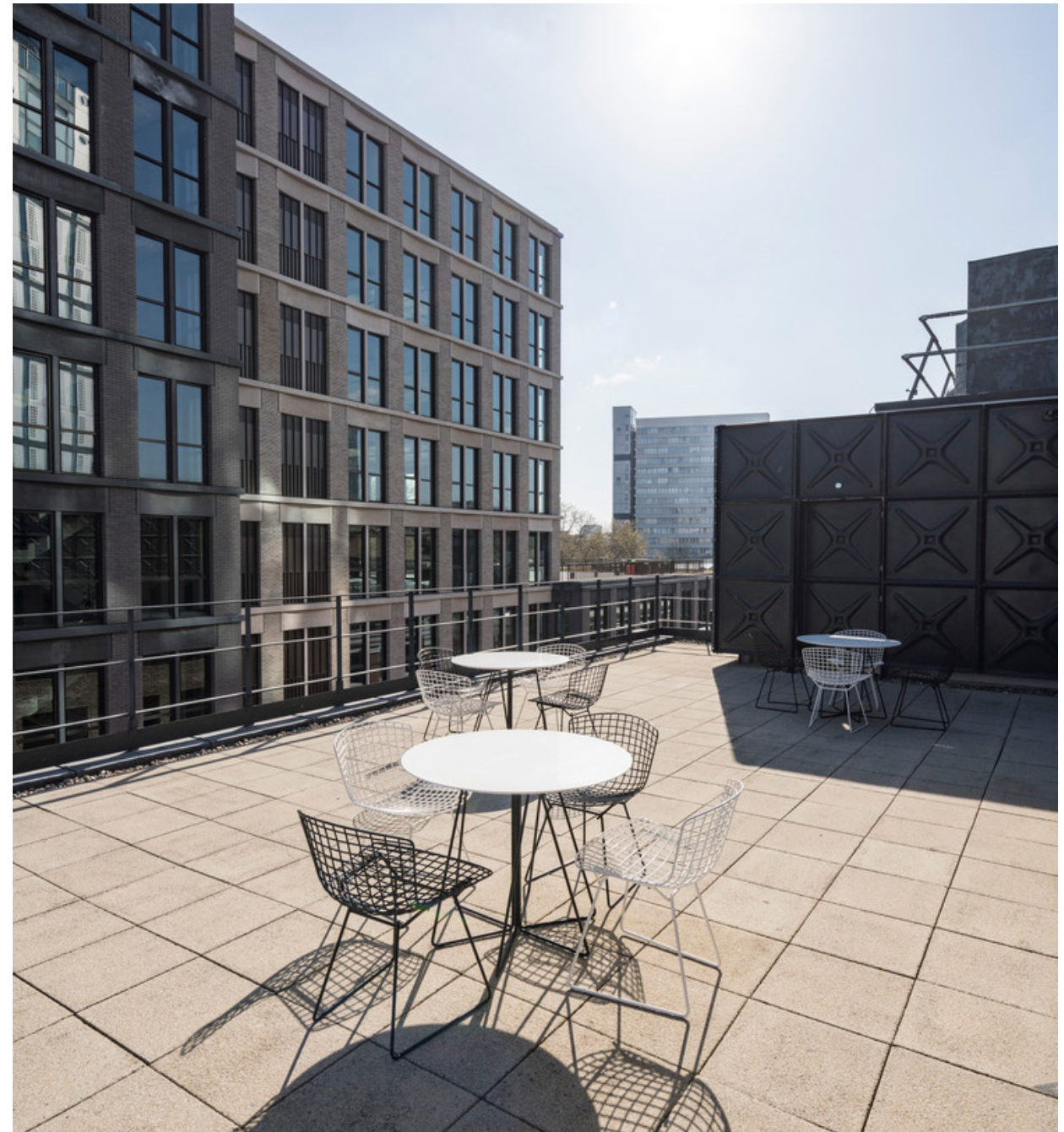


Campus courtyard

AN URBAN CAMPUS



Campus courtyard



Communal roof terrace

YOUR INSPIRING WORKSPACE

Furnished + Flexible office space ready for occupation.

- ✕ Warehouse style low rise building
- ✕ Bright and creative open plan workspace
- ✕ Shower facilities and communal bike storage in the basement of 1 Old Street Yard
- ✕ Campus courtyard
- ✕ Communal roof terrace for 3 Old Street Yard occupiers
- ✕ Dedicated reception
- ✕ Access to new DL/ Lounge, DL/28, opening directly opposite 3 Old Street Yard at The Featherstone Building from autumn 2023
- ✕ 24-hour access
- ✕ EPC Rating 'B'

Schedule of Areas

| Floor | sq ft | sq m |
|--------------|--------------|------------|
| 5th | 1,775 | 165 |
| 4th | 1,899 | 176 |
| Total | 3,674 | 341 |

FURNISHED *
FLEXIBLE *

YOUR INSPIRING WORKSPACE



5th floor workspace

5TH FLOOR

SIZE

1,775 sq ft / 165 sq m






YOUR SIMPLE CONTRACT

ALL-IN RENT £16,900 pcm inclusive
of service charge, business rates
and building insurance

FLEXIBLE lease term

SIMPLE short form contract

WHAT'S INCLUDED

-  20 x fitted desks
-  1 x 8-person private meeting room
-  1 x private phone booth
-  3 x seating areas / breakout spaces
-  Kitchenette



4TH FLOOR

SIZE

1,899 sq ft / 176 sq m







YOUR SIMPLE CONTRACT

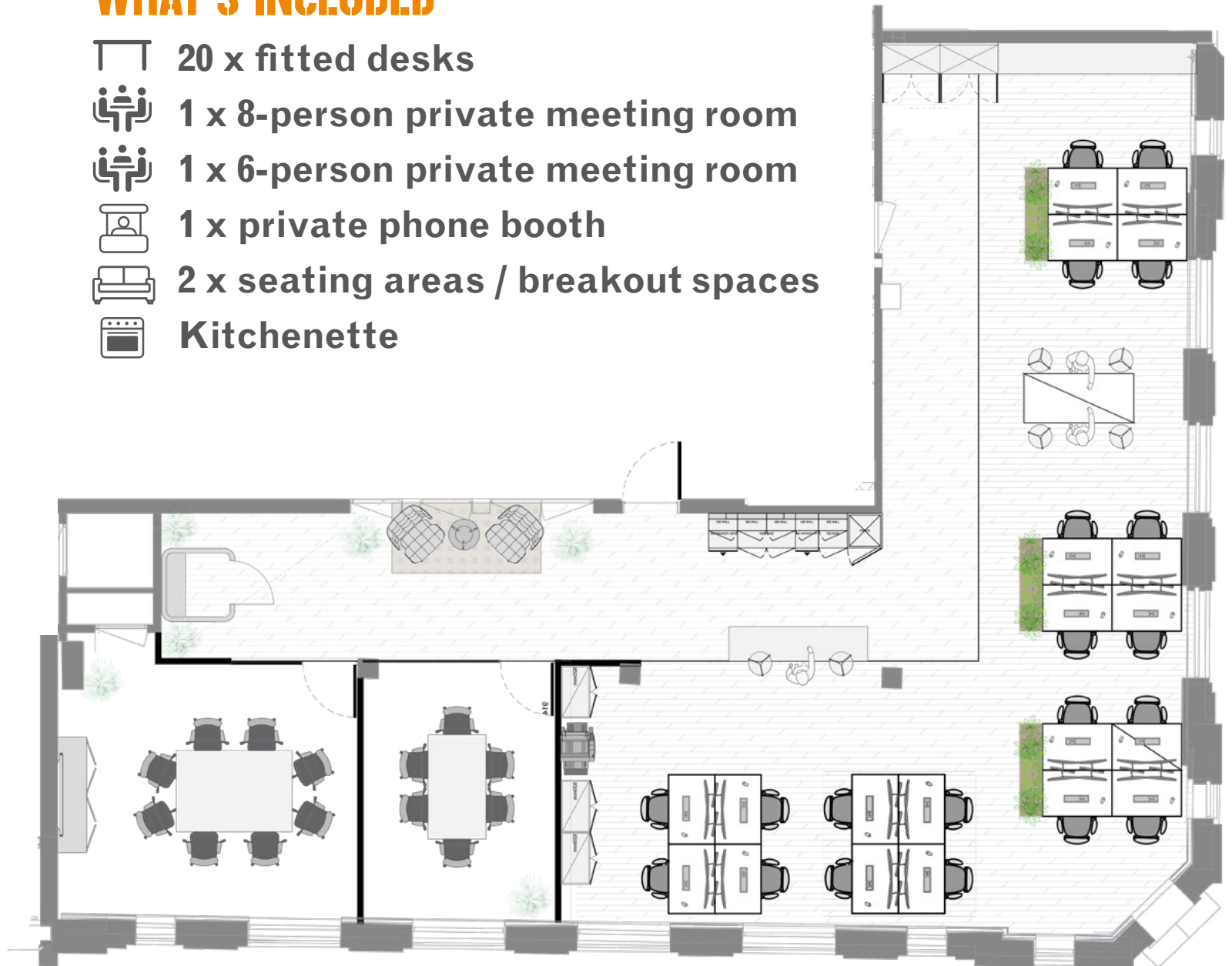
ALL-IN RENT £17,600 pcm inclusive of service charge, business rates and building insurance

FLEXIBLE lease term

SIMPLE short form contract

WHAT'S INCLUDED

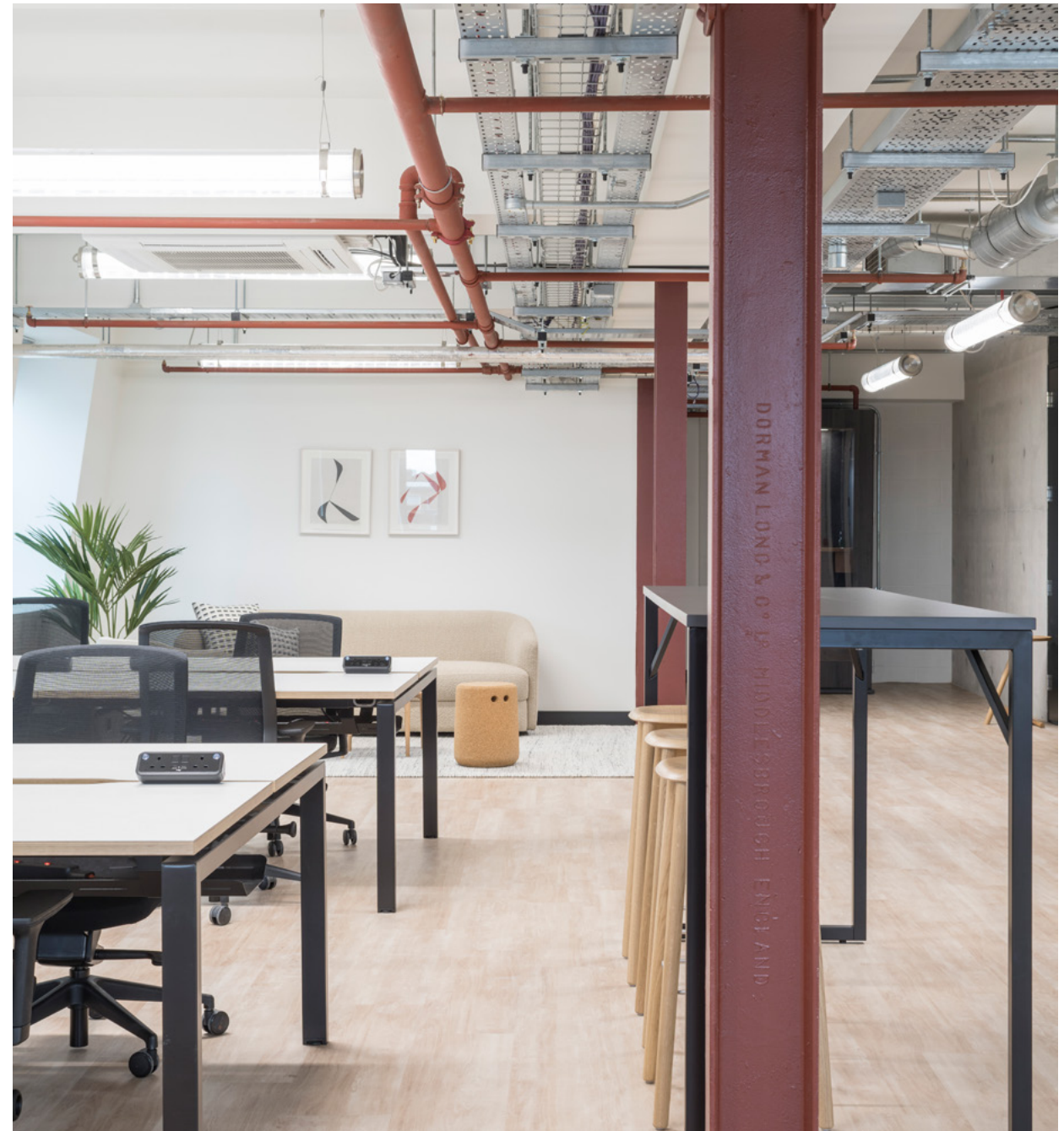
-  20 x fitted desks
-  1 x 8-person private meeting room
-  1 x 6-person private meeting room
-  1 x private phone booth
-  2 x seating areas / breakout spaces
-  Kitchenette



YOUR INSPIRING WORKSPACE



5th floor breakout space



5th floor workspace

YOUR INSPIRING WORKSPACE



5th floor workspace



5th floor breakout space

OLD STREET IS A PLACE LIKE NO OTHER

**A magnet for like-minded creatives,
innovators and trendsetters.**

Old Street, with its diverse mix of people and businesses, is constantly evolving. As a result, there is always something new and exciting to experience in this vibrant corner of London, no matter the time of day.

Nowhere has a more exciting or eclectic mix than Old Street, which boasts an unparalleled selection of independent coffee houses, many of the best restaurants in London and a broad array of fitness centres, offering employees a range of opportunities in which to enhance their well-being. After dark there are live music venues, DJ bars, boutique cinemas and private member's clubs, including the internationally renowned Shoreditch House.



Scan to view the
Derwent London
Old Street guide
on Instagram



Old Street Records
350-354 Old Street EC1



Gloria
54-56 Great Eastern Street EC2



BRAT
4 Redchurch Street E1



Lantana
Oliver's Yard, 55 City Road EC1

TRANSPORT

Less than a minute's walk away is Old Street underground station, where you can access the Northern Line and National Rail. The Elizabeth line is accessible from Liverpool Street station via Moorgate station, just two minutes away on the Northern line or an eight minute walk.

Twelve bus routes, including two night buses, stop at or near Old Street station, providing another quick and easy means to reach key parts of town.

The future is bright for Old Street

By spring 2023, Transport for London will have built a new main entrance to Old Street station and made the area more pedestrian and cycle friendly. As part of the scheme they are:

- Building a new public space with improved lighting, paving and street furniture
- Adding signal-controlled pedestrian crossings and segregated cycle lanes
- Building a new lift from street level into the St Agnes Well mall retail concourse



DERWENT LONDON

Design-led and innovative office specialist.

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to our local communities.



Tea Building E1
Size: 272,000 sq ft
Completed: 2003
Architects: AHMM
Tenants include: Buckley Gray Yeoman, Jones Knowles Ritchie, Loop Up, Monkey Kingdom, Mother, New Wave Capital, Soho House, WiredScore and Wise



White Collar Factory EC1
Size: 237,000 sq ft
Completed: 2017
Architects: AHMM
Tenants include: Adobe, Accenture, AHMM, AKT II, Box.com, Capital One, Comparethemarket, The Office Group



The Featherstone Building EC1
Size: 126,500 sq ft
Completed: 2022
Architects: Morris+Company
Tenants include: Buro Happold, DEPT Agency and Marshmallow



One Oliver's Yard EC1
Size: 186,600 sq ft
Completed: 2003
Architects: Orms
Tenants include: BusinessLDN, Morningstar, Orms, SAGE Publications



Morelands EC1
Size: 88,900 sq ft
Architects: AHMM
Completed: 2003
Tenants include: AHMM, BD Network, Jackson Coles, Next Model Management and Stink London

YOUR CONNECTED COMMUNITY

Created for connection and collaboration, our DL/ Lounges are inspiring hybrid spaces where Members can come to work, meet, eat, socialise and be inspired.

Following the launch of DL/78 in Fitzrovia, we are creating our second DL/ Lounge, DL/28, over ground and lower ground floors at The Featherstone Building, directly opposite 3 Old Street Yard.

We designed these spaces for our community to gather, learn and share meaningful and productive experiences.

With a targeted opening from autumn 2023, DL/28 will include:

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- One and two person phone booths
- Library for quiet working
- Event space with self-contained entrance
- On-site café
- Curated events programme
- All connected via the DL/ App

28 Featherstone Street, Old Street EC1

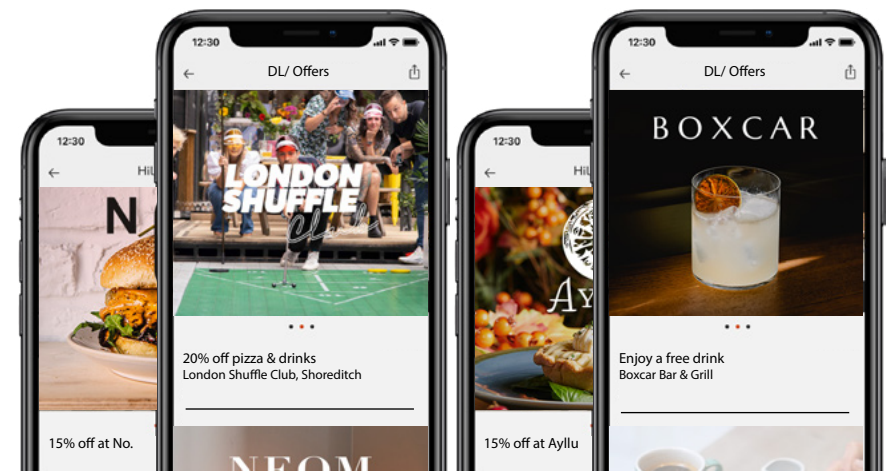


Club Lounge at DL/78

The Derwent London App offers a curated collection of features and benefits.

Get discounted rates on DL/78 meeting rooms, select and configure your space, book food and drink with a click. Browse our calendar of cultural events, lectures and screenings and secure a place for yourself and colleagues.

Access discounts on products and services, the best of local businesses and global brands. Delve into thought-provoking articles on our blog and browse our available Furnished + Flexible workspace available across central London.



DL/ App offers and discounts

AGENTS

Compton 020 7101 2020

Shaun Simons
ss@compton.london
07788 423 131

Sarah Hill
sh@compton.london
07936 338 774

Sonia Oberoi
so@compton.london
07483 882 598

Pilcher London 020 7399 8600

David Jackson
davidjackson@pilcher.london
07801 415 957

Julian Wogman
julianwogman@pilcher.london
07834 789 346

James Faustino
jamesfaustino@pilcher.london
07881 298 780

oldstyard.london

Misrepresentation Act

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Compton and Pilcher London. All figures are exclusive of rates, service charge, VAT and all other outgoings. All floor areas are approximate. The agents have not tested the services. Date of preparation April 2023.

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. We have recently set a target to achieve net zero carbon by 2030.

OUR JOURNEY TO
NET ZERO
2030



DERWENT
LONDON