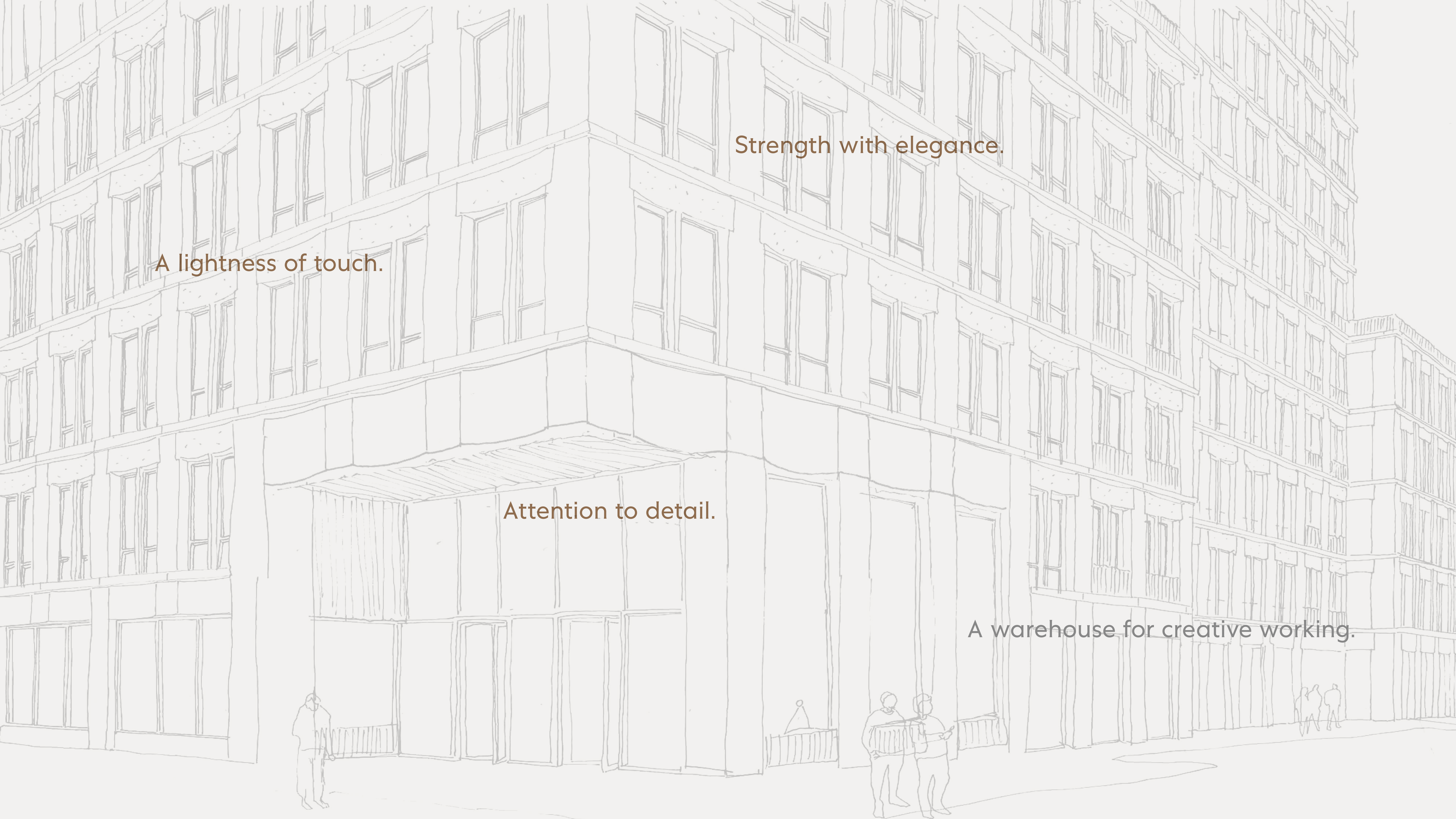


# THE FEATHERSTONE BUILDING

Sixty Six City Road, Old Street EC1



A lightness of touch.

Strength with elegance.

Attention to detail.

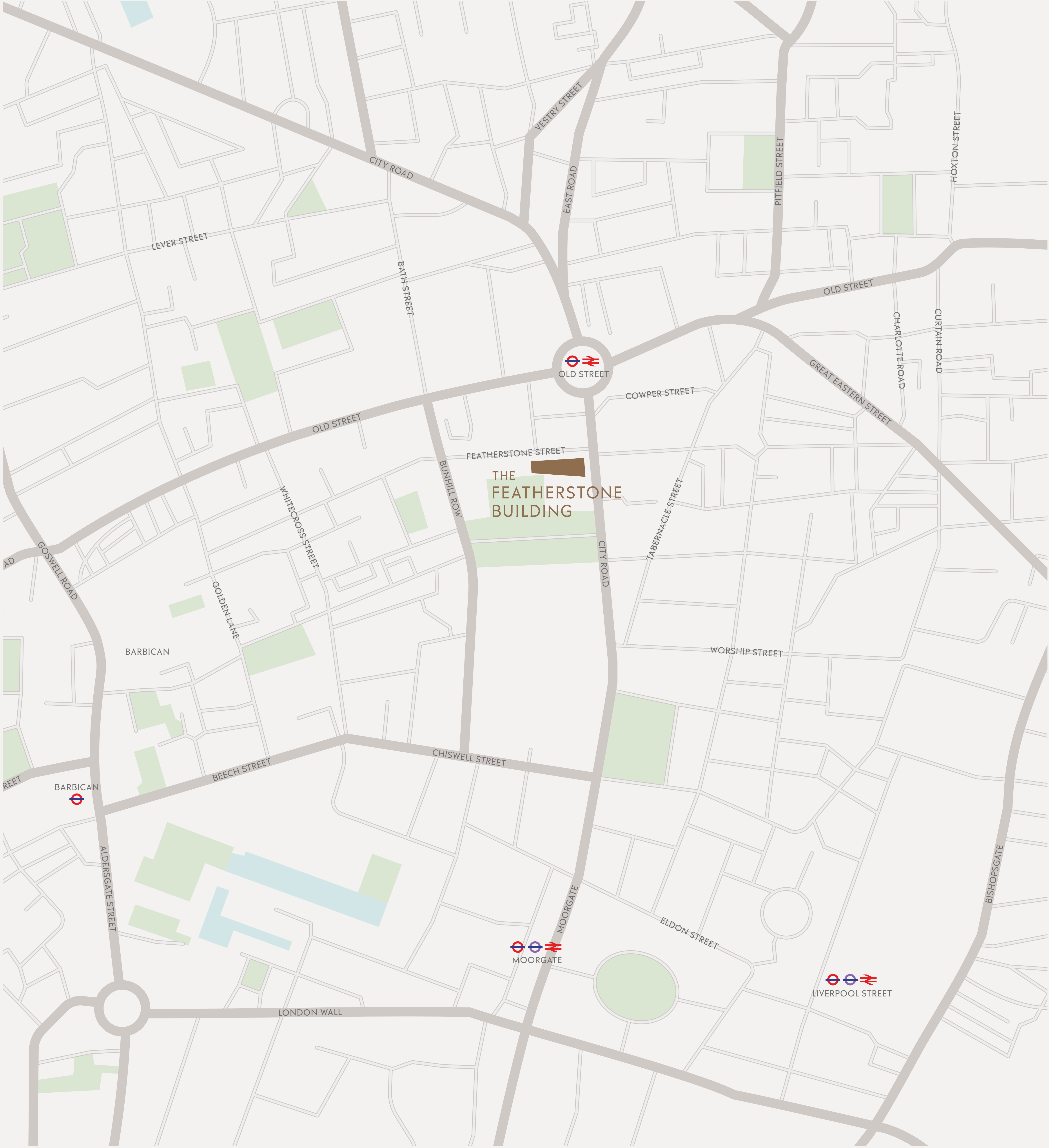
A warehouse for creative working.



The Featherstone Building is a 126,500 sq ft industrial-inspired workspace with a contemporary finish, located in the heart of the Old Street district, offering 110,000 sq ft of offices, 13,400 sq ft of shared amenity space, DL/28, and 2,350 sq ft of retail.



The Featherstone Building entrance





## Key features



Reception

- Situated next to Old Street Underground and close to the Elizabeth line, accessed via Moorgate
- An Intelligent Building that delivers for the digital future
- Beautifully designed double-height reception with 7.5m floor to ceiling height
- In-house café facility offering informal collaborative space
- 3.125m floor to ceiling height on all floors
- Duplex space over ground and lower ground floors of 13,400 sq ft with Derwent London shared amenity, DL/28 (targeted opening from autumn 2023)
- Efficient floor plates of c.17,000 sq ft on the lower floors (1st - 4th) with soft spots for connectivity between floors, c.7,800 sq ft on the upper floors (5th - 9th) and c.3,700 sq ft on the 10th floor
- Openable windows throughout and exposed concrete ceilings
- Private terraces on ground, 4th, 5th and 10th floors
- Communal roof terrace and pavilion on the 10th floor
- Elegant external architecture using a natural brick palette
- 1 person per 8 sq m occupational density
- Concrete core cooling system allows an industrial aesthetic
- Lower ground cycle store for 202 cycle spaces and 84 folding cycles
- 222 lockers and 21 showers
- Achieved net zero carbon construction on completion
- Achieved EPC Rating 'A'
- Achieved WiredScore Platinum
- Achieved AirScore Design & Operation Gold
- Achieved BREEAM Outstanding
- Targeting LEED Platinum

## Schedule of areas



View from Featherstone Street

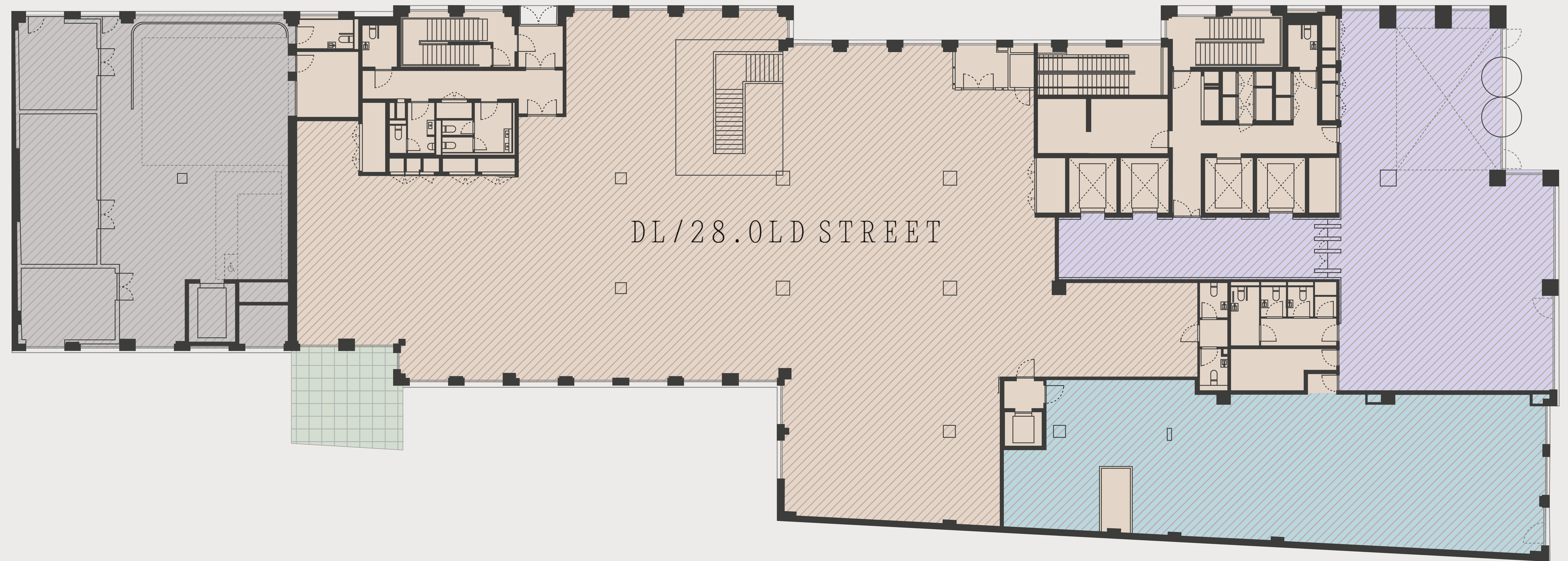
Floor	Office (NIA)		Terrace (NIA)	
	sq ft*	sq m*	sq ft*	sq m*
Tenth	Let to DEPT Agency		Communal 2,996	278
Ninth	Let to DEPT Agency		–	–
Eighth	Let to Buro Happold		–	–
Seventh	Let to Buro Happold		–	–
Sixth	Let to Buro Happold		–	–
Fifth	Let to Buro Happold		–	–
Fourth	16,912	1,571	183	17
Third	17,221	1,600	–	–
Second	17,204	1,598	–	–
First	Let to Marshmallow		–	–
<b>Sub-total</b>	<b>51,377</b>	<b>4,769</b>	<b>3,179</b>	<b>295</b>
Ground duplex - DL/28	7,891	733	377	35
Lower ground duplex - DL/28	5,546	515	–	–
Ground reception & café	2,950	274	–	–
<b>Total</b>	<b>67,724</b>	<b>6,291</b>	<b>3,556</b>	<b>330</b>

\* IPMS measurements on request

Ground floor: 7,891 sq ft / 733 sq m

-  Double-height reception & café 2,950 sq ft / 274 sq m
-  Retail
-  Derwent London shared amenity, DL/28
-  Loading bay
-  Common parts
-  Private terrace

FEATHERSTONE STREET





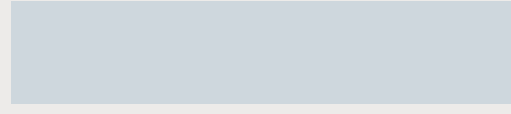

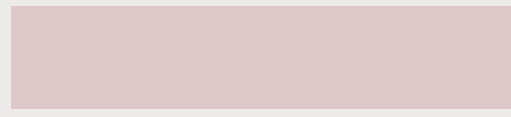
CITY ROAD



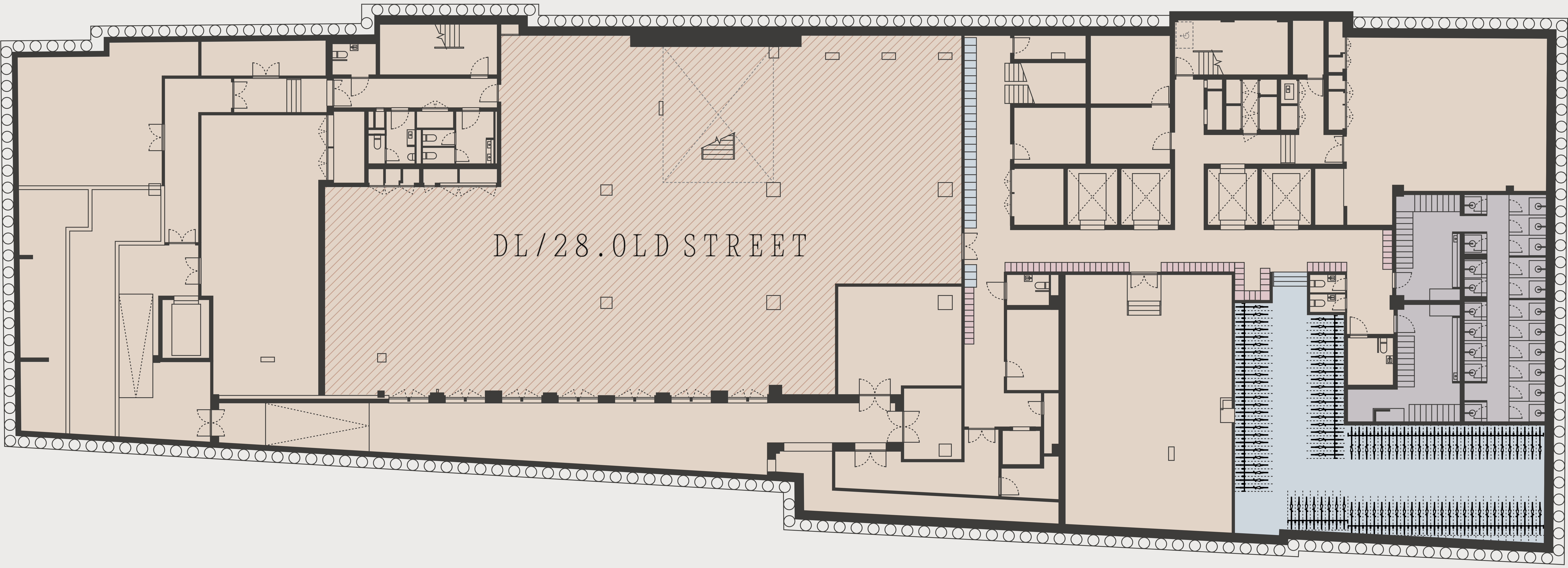
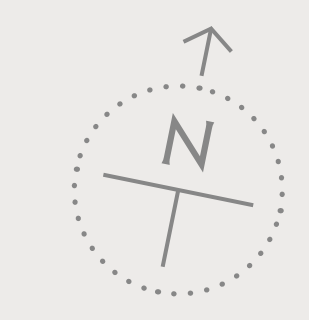


Ground floor café facility

Lower ground floor: 5,546 sq ft / 515 sq m

-  Derwent London shared amenity, DL/28
-  Common parts
-  Cycle store
-  Showers
-  Lockers

FEATHERSTONE STREET

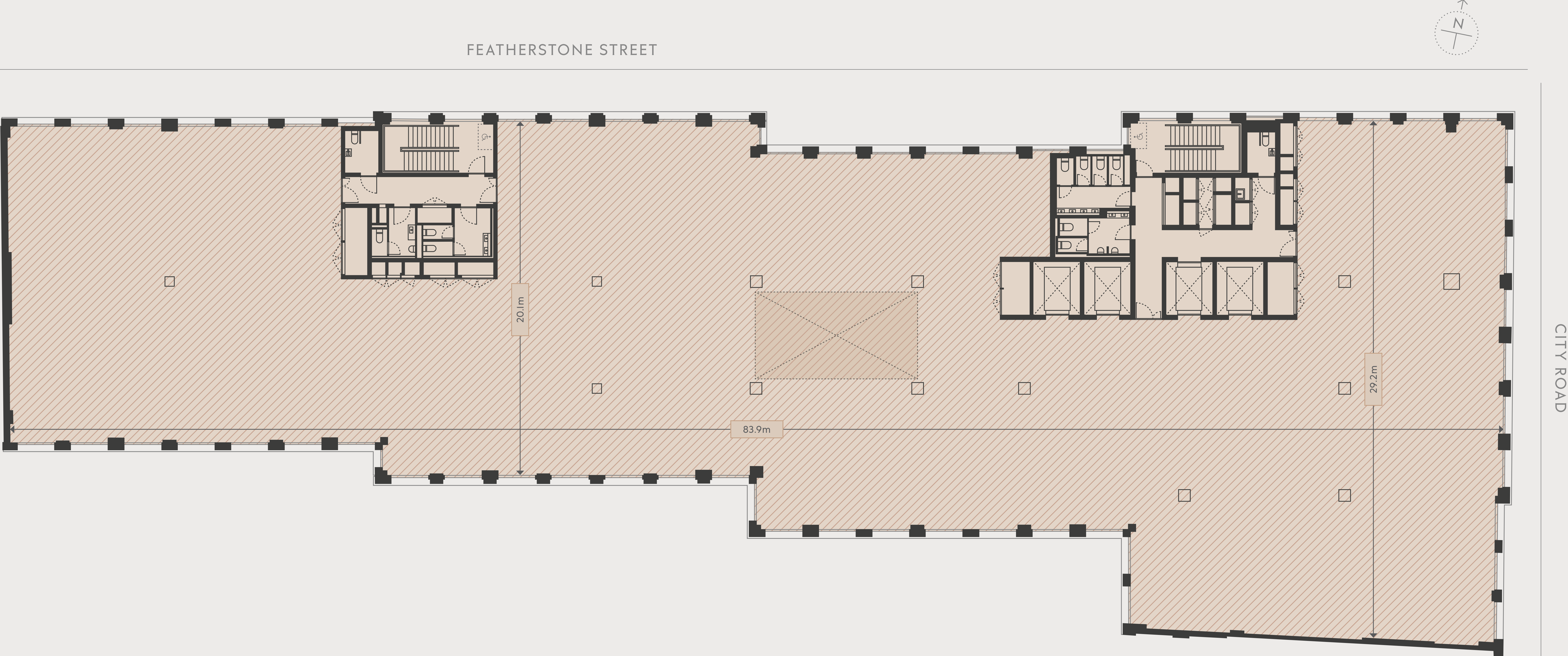


DL/28. OLD STREET

CITY ROAD

Typical lower floor: second – fourth c.17,000 sq ft / 1,579 sq m

- Office
- Soft spot for interconnecting stair
- Common parts





Typical lower floor



Indicative look and feel

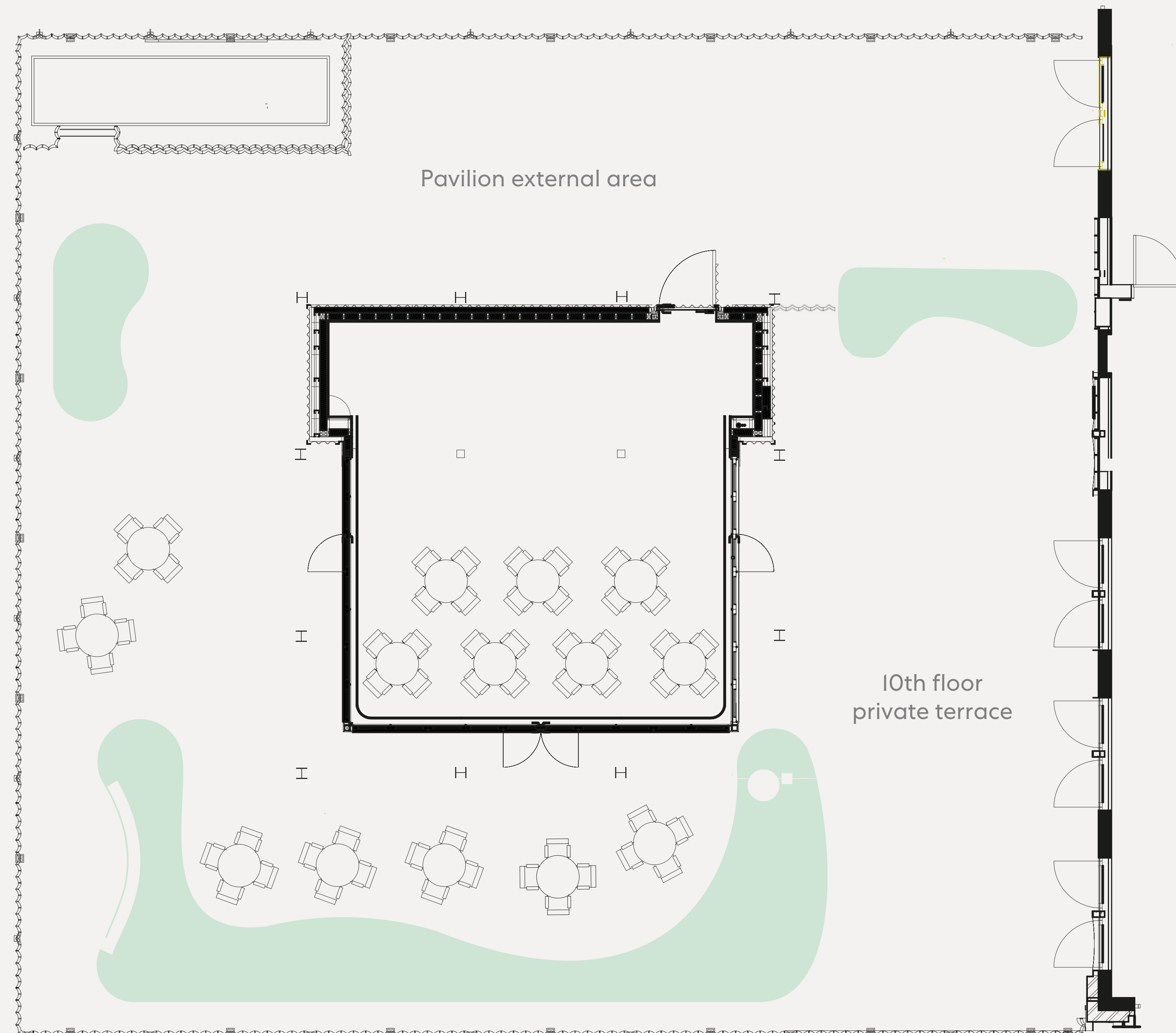


Indicative look and feel

## 10th floor rooftop pavilion

The 10th floor pavilion will create a vibrant biophilic space above the treescape of Bunhill Fields.

It will be a sanctuary for connection and collaboration for the sole use of the office tenants, providing a calming space for informal working and also available for private hire.



Indicative CGIs

# DL/28. OLD STREET

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. 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
- Multifunctional event and fitness space with self-contained entrance
- On-site café
- Curated events programme
- All connected via the DL/ App

28 Featherstone Street, Old Street EC1



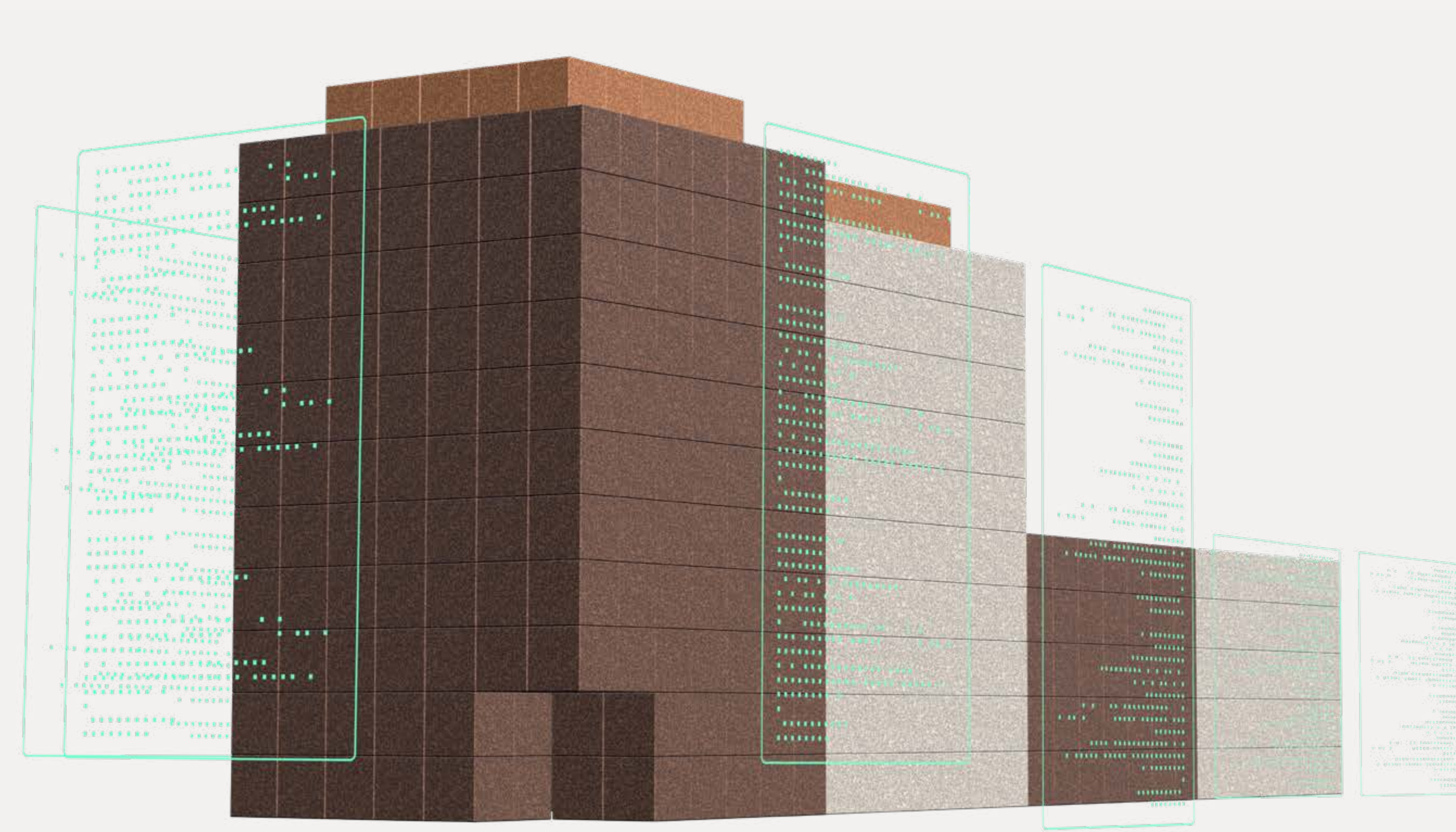
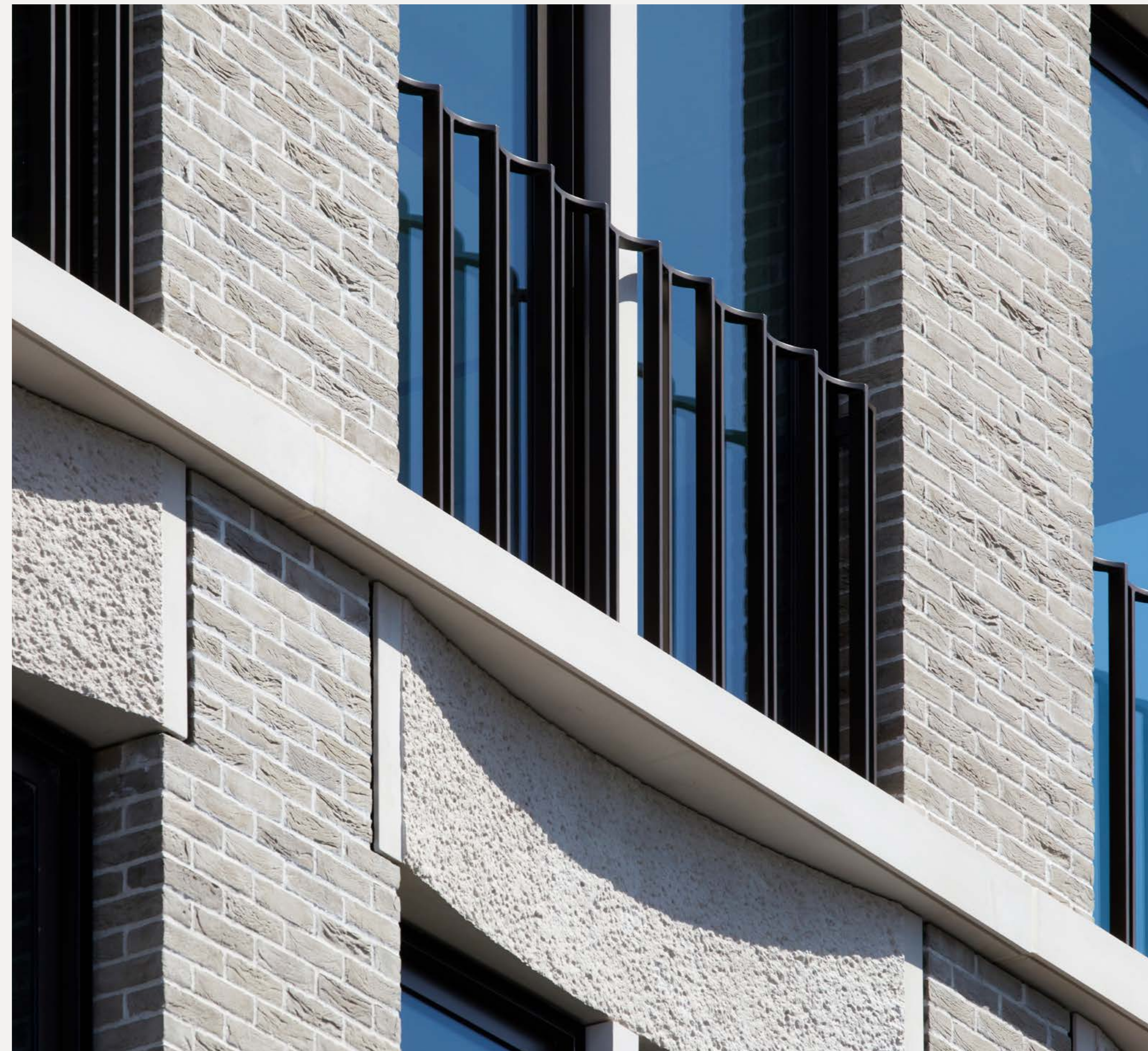
DL/78, 78 Charlotte Street, Fitzrovia W1 (indicative fit-out - DL/28)



## Responsible development

Derwent London are committed to designing, delivering and operating our buildings responsibly and The Featherstone Building is no exception. It achieved net zero carbon construction on completion and the building is supplied with 100% renewable electricity and gas in operation.

Derwent London has been at the forefront of pushing for the highest sustainability standards for many years, underlined by our recent commitment to achieve net zero carbon by 2030.



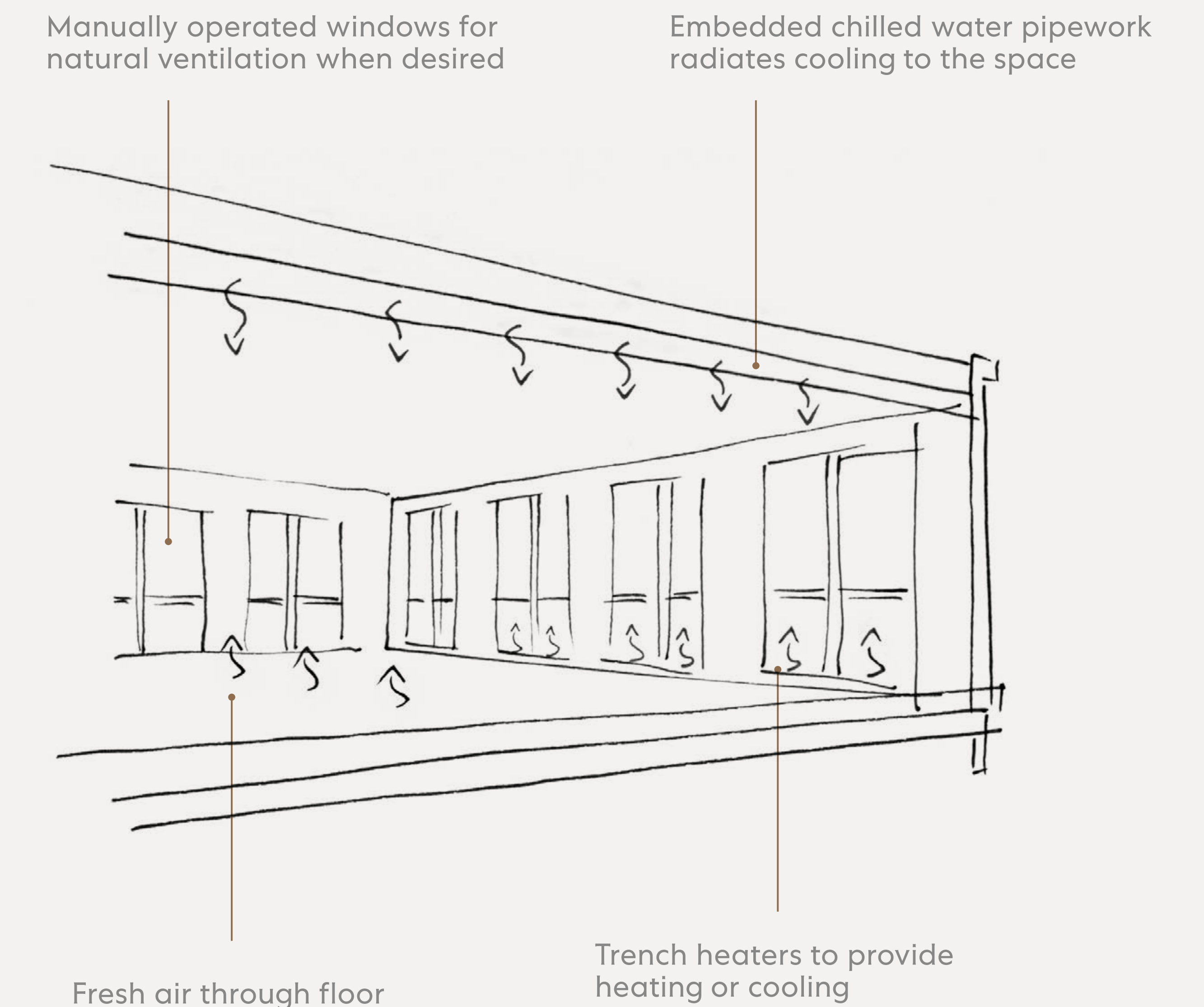
## The Featherstone Building is a Derwent London Intelligent Building that delivers for the digital future

State-of-the-art technology and software reads data collected by thousands of sensors throughout the building. The Featherstone Building's software platform processes the data (such as energy usage, space utilisation, indoor air quality and hundreds of other data points) and intelligently learns how to maximise operational efficiencies, improve performance and comfort, minimise energy use, carbon emissions and energy costs and reduce maintenance and service charge costs.

## Concrete Core Cooling (CCC)

Following White Collar Factory, Derwent London have integrated a CCC system into the building design at The Featherstone Building.

Unlike conventional air conditioning, CCC works with the thermal mass of the building's concrete structure to absorb the heat generated in the office. A network of chilled water pipes is embedded in the concrete, providing radiant cooling to the office environment. Additional heating, if required, is provided using hot water in trench heaters located around the office perimeter.





**Derwent London is a different kind of developer,** a design-led creative office specialist providing unique workplaces where customers become long-term partners.

Belong to something bigger with Derwent London. We nurture a sense of unity and empower members with exclusive amenities and tools.



The **Derwent London App** offers a curated collection of features and benefits for our customers.

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 across central London.

## DL/78.FITZROVIA

**Your home in the heart of the West End.**

Designed for our community to gather, learn and share meaningful and productive experiences.

DL/78 includes:

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Curated events programme
- All connected via the DL/ App

78 Charlotte Street, Fitzrovia W1



DL/78, 78 Charlotte Street, Fitzrovia W1

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Date of preparation March 2023



