

# 5 OLD STREET YARD

36 FEATHERSTONE STREET EC1





5 Old Street Yard, on the corner of Featherstone Street and Mallow Street





# WELCOME TO OLD STREET YARD

A breeding ground for innovation,  
collaboration and creativity.

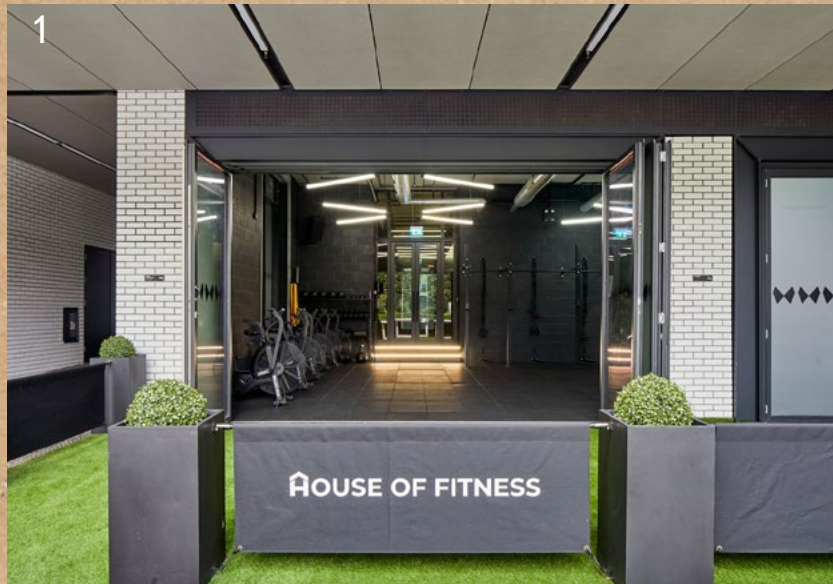
Positioned right next to the roundabout, Old Street Yard is a network of low-rise, old and new warehouse-style buildings surrounding the iconic White Collar Factory and creating a vibrant and thriving urban campus. It offers flexible workspace, enabling businesses of any size to establish themselves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







# A NEW URBAN CAMPUS

Old Street Yard serves all your work, social and wellbeing needs in the heart of one thriving location.

Richard Corrigan's Daffodill Mulligan forms part of the campus, together with Gibney's amazing sports bar in the lower ground floor. Also, for exercise enthusiasts, House of Fitness.

The courtyard offers a tranquil space with seating and public art. A place to meet, relax or dream up your next game-changing idea.

The centerpiece of the new tree-lined public courtyard within Old Street Yard is a bronze sculpture of a young black man checking his tablet. This inspiring work by the artist, Thomas J Price, represents the modernity and inclusivity of the local culture. The courtyard acts as a hub for socialising and sharing ideas, which is fully Wi-Fi enabled.

1. Step off the tube and into an early-doors HIIT class at House of Fitness, Old Street Yard.
2. Enjoy Irish foodie treasures for dinner at Daffodil Mulligan, Old Street Yard.
3. Pop out for a casual meeting alfresco in the courtyard, Old Street Yard.





Ground floor

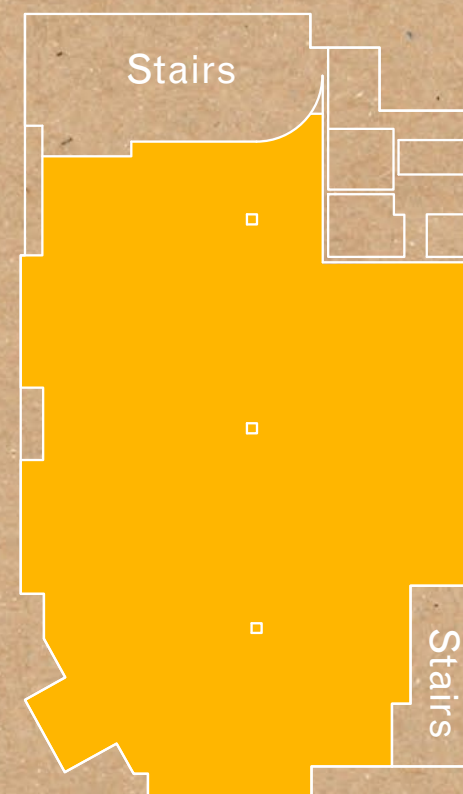
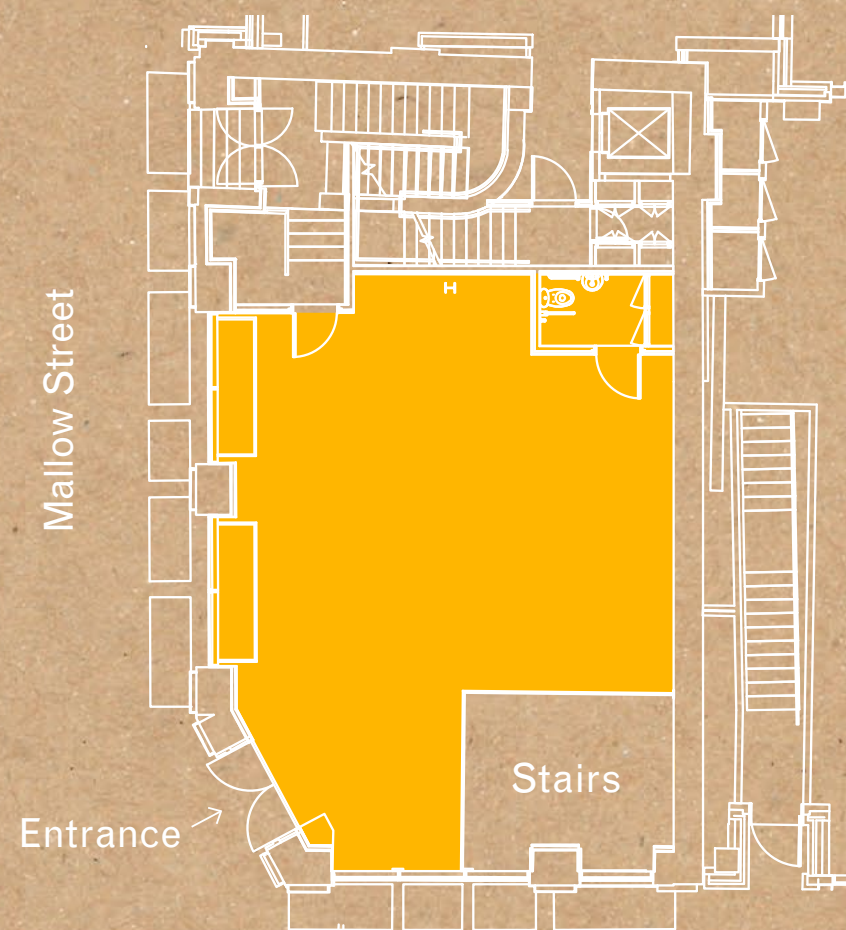


2,236 SQ FT / 208 SQ M



Ground floor

Lower ground floor



## YOUR INSPIRING WORKSPACE

In a warehouse style low rise building.

The self-contained ground and lower ground floor at 5 Old Street Yard comprises 2,236 sq ft. With 3.7m floor to ceiling height on the ground floor and 3.1m on the lower ground floor, this bright and creative open plan workspace offers a fitted kitchenette and flexible layout options to suit a wide range of businesses.





Ground floor



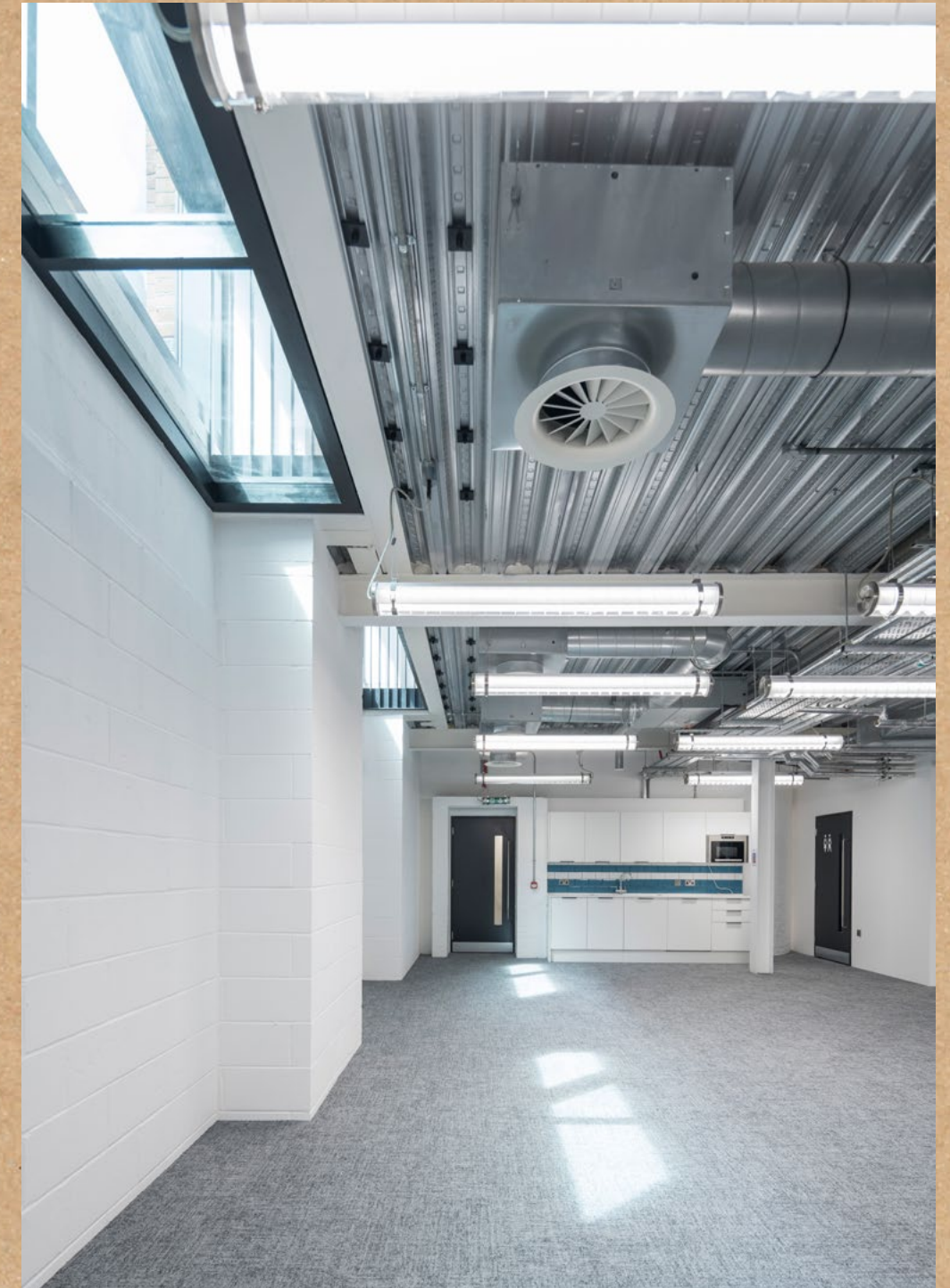


Lower ground floor



## KEY FEATURES

- SELF-CONTAINED ENTRANCE ON THE CORNER OF MALLOW STREET AND FEATHERSTONE STREET
- FANTASTIC BRANDING OPPORTUNITIES AT GROUND FLOOR LEVEL
- FITTED KITCHENETTE
- INTERNAL INTERCONNECTING STAIRCASE
- SUSPENDED LINEAR LED LIGHT FITTINGS
- 150 MM RAISED ACCESS FLOOR
- ENHANCED FIT OUT OPTIONS ON REQUEST
- SECURE CYCLE STORAGE
- ACCESS TO SHOWERS WITH 26 GENEROUS SHOWER CUBICLES WITH PRIVATE CHANGING FACILITIES



Lower ground floor





Old Street Records  
350-354 Old Street EC1



Gloria  
54-56 Great Eastern Street EC2

# 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.



BRAT  
4 Redchurch Street E1



Lantana  
Oliver's Yard, 55 City Road EC1





Old Street station regeneration - WestonWilliamson+Partners

**Top:** Station entrance from the northeast, looking southwest towards White Collar Factory

**Bottom:** Green-roofed station entrance from the southwest

## THE FUTURE IS BRIGHT FOR OLD STREET

Transport for London will make the roundabout more pedestrian and cycle friendly and aim to finish the main works by Spring 2023. As part of the scheme they are:

- Adding signal-controlled pedestrian crossings and segregated cycle lanes
- Building a new public space around the new station entrance to make it easier to walk into and around the station
- Building a designated public lift into St Agnes Well mall retail concourse.





## WHITE COLLAR FACTORY

White Collar Factory EC1

Size: 237,000 sq ft

Completed: 2016

Architects: AHMM

Tenants include: Adobe, AKT II, AHMM  
BGL's comparethemarket.com, Capital One,  
The Office Group, Runpath and Spark44



## THE FEATHERSTONE BUILDING

The Featherstone Building EC1

Size: 126,600 sq ft

Completed: 2022

Architects: Morris+Company

Tenants include: DEPT Agency



## OLIVER'S YARD

One Oliver's Yard EC1

Size: 186,600 sq ft

Completed: 2003

Architects: Orms

Tenants include: Morningstar,  
Orms and Sage Publishing



## morelands

Morelands EC1

Size: 88,900 sq ft

Architects: AHMM

Completed: 2003

Tenants include: AHMM, Next Model  
Management and Jackson Coles

# 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.

OUR JOURNEY TO

# NET ZERO

2030

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.





## DL / 78 . W1

DL/78 is an inspiring hybrid space for the exclusive use of our diverse and creative office community.

Drop in, find a seat in the Club Lounge or book a conference room configured to your needs. The space is also available for exclusive hire for townhalls or other large gatherings. It hosts cultural events, talks and lectures, and film and sports screenings. The street-level café offers a diverse all-day menu. The Wellness Room offers a range of treatments created to relax and reinvigorate.

It's a place for the Derwent community to gather, socialise, learn and share experiences and inspiration.



## DL / 28 . EC1

Following the successful launch of DL/78 in Fitzrovia, we are excited to be creating our second multipurpose destination, DL/28, over ground and lower ground floors at The Featherstone Building. It will reflect our design-led approach, creating an inspiring and adaptable space for our customers.

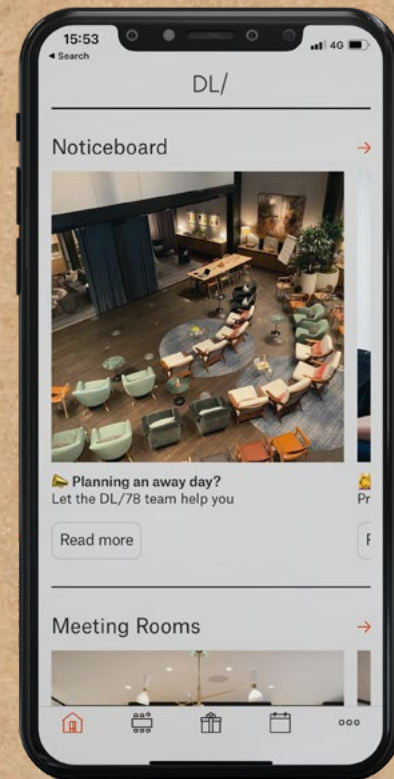
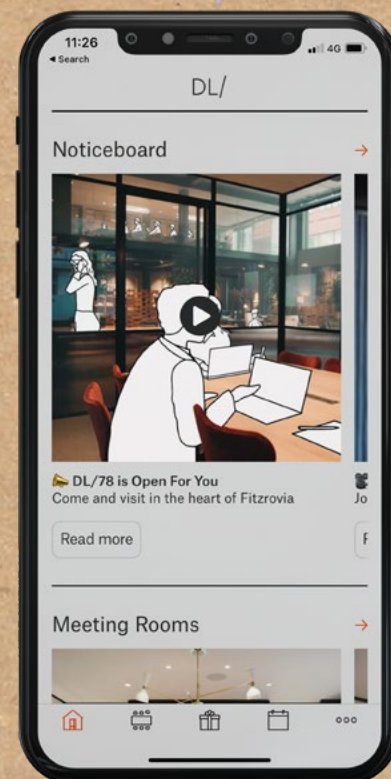
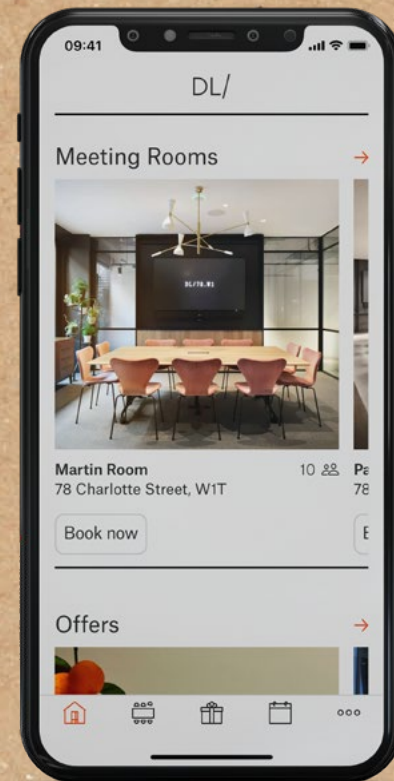
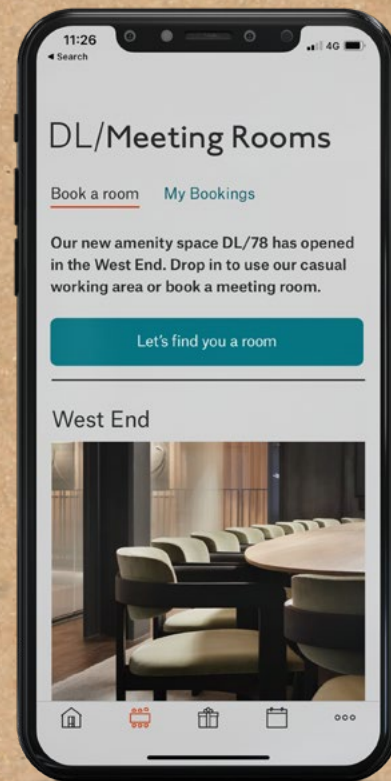
With a targeted opening from Summer 2023, the space aims to offer:

- Open plan workspace
- Bookable meeting rooms for group work sessions
- Event / town hall space available for exclusive hire
- An on-site café
- Fitness rooms
- Podcast studio for efficient recording and filming
- Curated events programme to socialise, learn and share experiences
- All connected via the Derwent London App

## DL / 78 . W1

78 Charlotte Street,  
Fitzrovia W1





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.





# AGENTS

Contact any of the team to arrange a tour.

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DERWENT  
LONDON