

FURNISHED \* FLEXIBLE \*

# OLIVER'S YARD

55-71 City Road EC1

▲ DERWENT  
LONDON  
BUILDING

# THE BUILDING

Oliver's Yard is perfectly located, just a short walk south of Old Street underground station. The building is tucked away behind a spacious and landscaped courtyard which leads to a bright and contemporary reception.

**2,385 sq ft** of Furnished + Flexible, creative workspace with generous floor to ceiling heights is available on the second floor. The beautifully considered design from dMFK architects includes bespoke oak joinery, reeded glass, upholstered focus booths and mid-century classic furniture. The stylish and contemporary space will offer the ideal modern working environment for any growing business in this constantly evolving, vibrant corner of London.





2nd floor



2nd floor





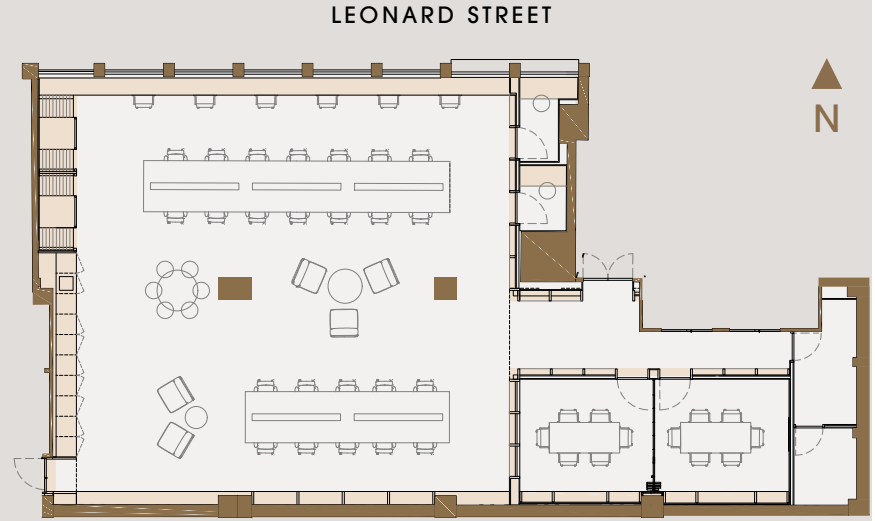


## WHAT'S INCLUDED?

-  Fully fitted and furnished office space
-  24 fixed desks (with capability of adding a further 4 desks) & 6 hot desks
-  Fully cabled and enabled with high speed fibre internet
-  2 private meeting rooms, with flexibility to convert into 1 large boardroom
-  2 private booths and additional break out space
-  Air conditioning
-  Kitchenette
-  94 cycle spaces
-  11 showers (6 female, 5 unisex)

## YOUR SIMPLE CONTRACT

- > **EXCLUSIVE RENT:** £65 psf
- > **FLEXIBLE** lease terms from 24 months
- > **SIMPLE** short form contract



2nd floor  
2,385 sq ft

[CLICK HERE TO WALK THROUGH THE SPACE](#)



# A HUB OF CREATIVITY

The last few years has seen Old Street transform into an established office district for a broad range of sectors, with businesses coming to Old Street because of its deep talent pool and wealth of amenity. It has the biggest concentration of tech companies in Europe. With local occupiers including Google, Adobe, BGL, Stripe & Farfetch as well as a plethora of leading multi-national and independent fashion houses, advertising agencies, music-streaming companies and not-for-profits; Old Street really is diverse, vibrant & exciting London district.



Shoreditch Grind, 213 Old Street



Daffodil Mulligan, 3 Old Street Yard

## ON YOUR DOORSTEP

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



Gloria, 54-56 Great Eastern Street



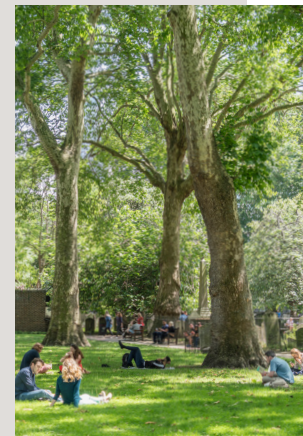
Serata Hall, 207 Old Street



BLOK, 2 Hearn Street



Lantana, 2 Oliver's Yard



Bunhill Fields

# LOCAL OCCUPIERS & AMENITIES

## OCCUPIERS

1. Adobe
2. Airbnb
3. Box
4. Brainlabs
5. Capital One
6. Farfetch
7. Infosys
8. Inmarsat
9. Runpath
10. Spark 44
11. TotallyMoney
12. Turner Broadcasting

## GYMS & LIFESTYLE

1. Barbican Centre
2. Barry's Bootcamp
3. Bloomberg Space
4. Energie Fitness
5. Fight City Gym
6. Goodhood
7. Gymbox
8. London Shuffle Club
9. Pure Evil Gallery
10. tokyobike
11. XOYO

## HOTELS AND MEMBERS CLUBS

1. Ace Hotel
2. The Curtain
3. Eight
4. The Hoxton
5. Nobu Hotel
6. Shoreditch House

## RESTAURANTS

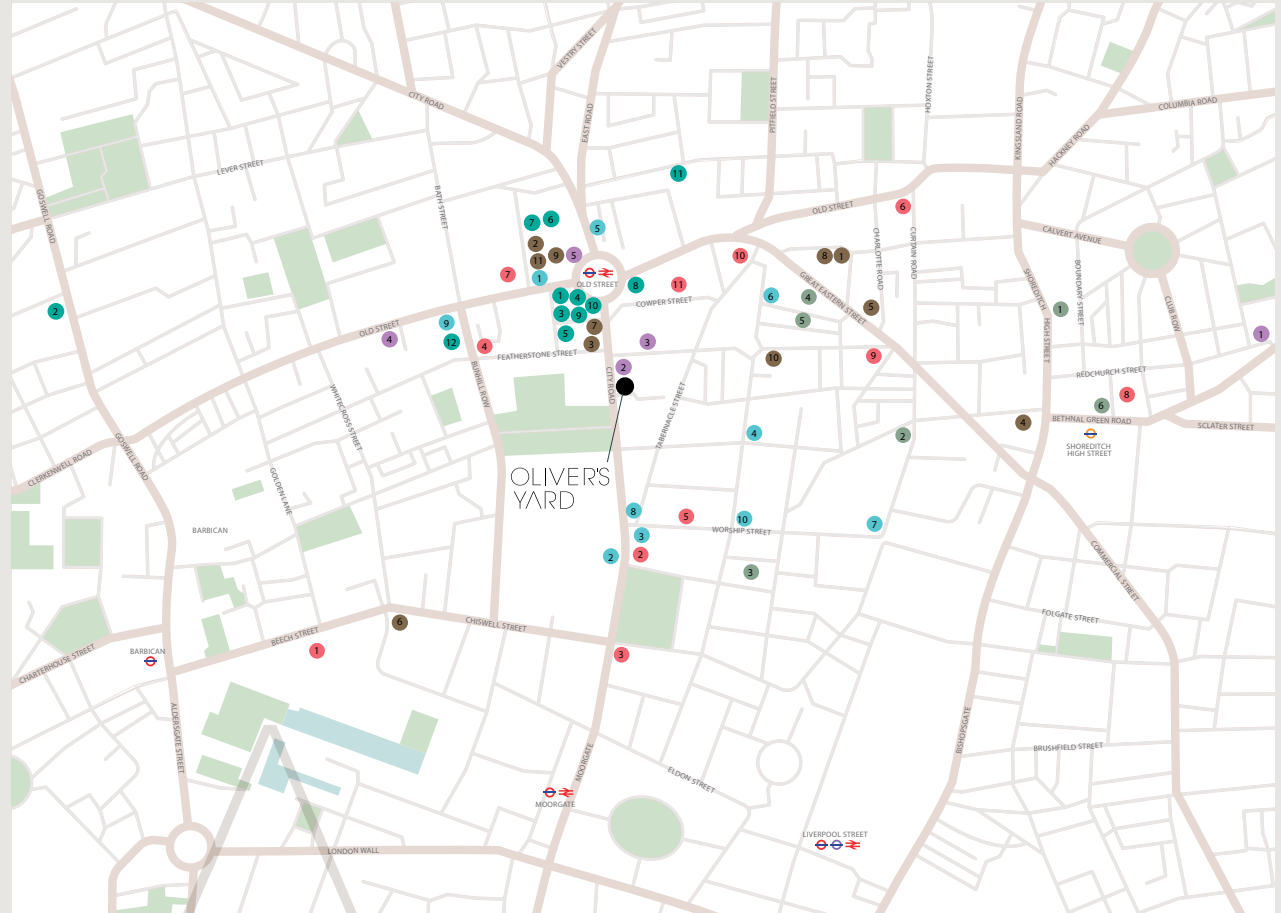
1. Blacklock
2. Bone Daddies
3. Daffodil Mulligan
4. Dinerama
5. Gloria
6. The Jugged Hare
7. Passo
8. Popolo
9. Serata Hall
10. St Leonards
11. Wagamama

## CAFÉS & DELIS

1. Franze & Evans
2. Lantana
3. Ozone Coffee Roasters
4. Pasta Nostra
5. Shoreditch Grind

## BARS & PUBS

1. Draft House
2. Finch's
3. Flight Club
4. The Fox
5. Nightjar
6. The Princess of Shoreditch
7. Queen of Hoxton
8. Singer Tavern
9. Taylor & Elementary
10. Whistling Shop

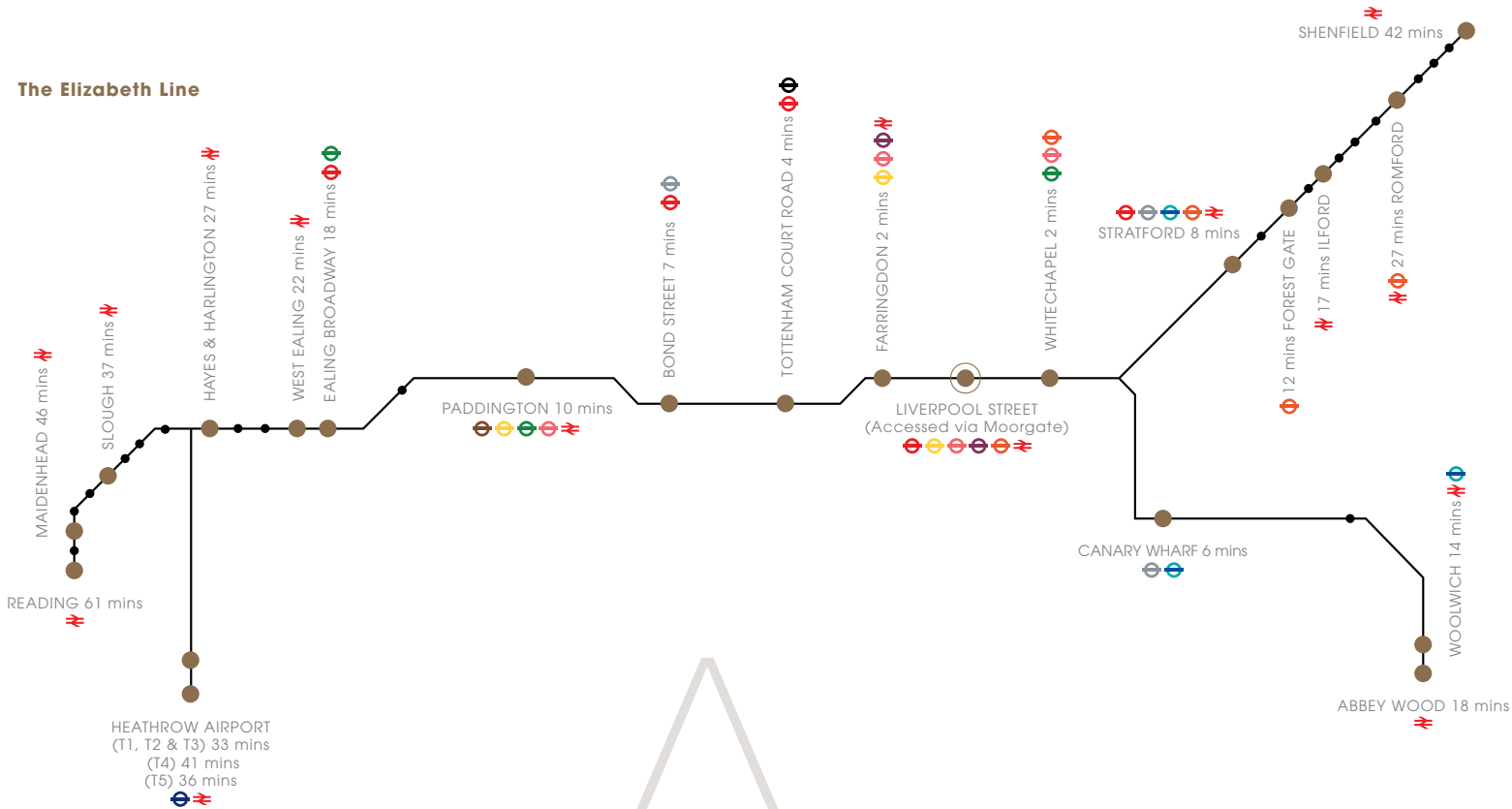




# CONNECTIVITY

Oliver's Yard is less than a minutes walk from Old Street station (Northern line and Great Northern rail) making it extremely well connected to the rest of the City and beyond.

Journey times will continue to improve with the arrival of the Elizabeth line, the timing for delivery is to be confirmed. It's a short journey from the building to Liverpool Street station, (either a seven minute walk or accessed via Moorgate station, just two minutes away on the Northern line), where the Elizabeth line will dramatically reduce travel times across London.



# OLD STREET ROUNDABOUT REGENERATION

The future is bright for Old Street roundabout. Transport for London are making the roundabout more pedestrian and cycle friendly and aim to finish the main works in 2022. As part of the scheme they are:

- Removing the existing roundabout and returning the traffic to two-way.
- Adding signal-controlled pedestrian crossings and segregated cycle lanes.
- Remodelling the entrances to the tube; there will be two new station entrances, one accessible from Cowper Street and a main station entrance with a green roof to complement the public space and environment.
- 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.





# DERWENT LONDON LOCAL OWNERSHIP

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

We are an invested Landlord in this area and we like to create communities where businesses and talent can thrive. 775,900 sq ft of the Derwent portfolio is located within a 10 minute walk of Oliver's Yard. This means we can offer any local company the opportunity to have their office needs met as their business needs change.



## NET ZERO

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.

### THE FEATHERSTONE 1. BUILDING

Old Street EC1  
Size: 126,600 sq ft  
Completion: 2022

### 2. WHITE COLLAR FACTORY

Old Street EC1  
Size: 291,400 sq ft  
Completion: 2017  
Tenants: Adobe, AKT II, BGL, Box.com, Capital One, Egress, The Office Group, Runpath and Spark 44  
Restaurants: Daffodil Mulligan and Passo

### 3. TEA

Shoreditch E1  
Size: 269,000 sq ft  
Completion: 2003  
Tenants: Mother, Shoreditch House, Transferwise  
Restaurants: Allpress Espresso, Brat, Lyle's, Pizza East, Smoking Goat

### 4. morelands

Clerkenwell EC1  
Size: 89,000 sq ft  
Completion: 2003  
Tenants: AHMM, Jackson Coles, Next Management, Stink Digital Thirdway  
Restaurant: Fare

# DERWENT LONDON ENHANCED AMENITIES

DL/

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 thoughtprovoking articles on our blog and browse our available Furnished + Flexible workspace available across central London.

## DL / 78 . W1

DL/78 is an inspiring hybrid space for the exclusive use by you and 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.

[Discover more](#)



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# THE AGENTS

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DERWENT  
LONDON

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