

**2  
OLD  
STREET  
YARD**

**CLASS E  
RESTAURANT  
OPPORTUNITY** 

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REGENERATION	5

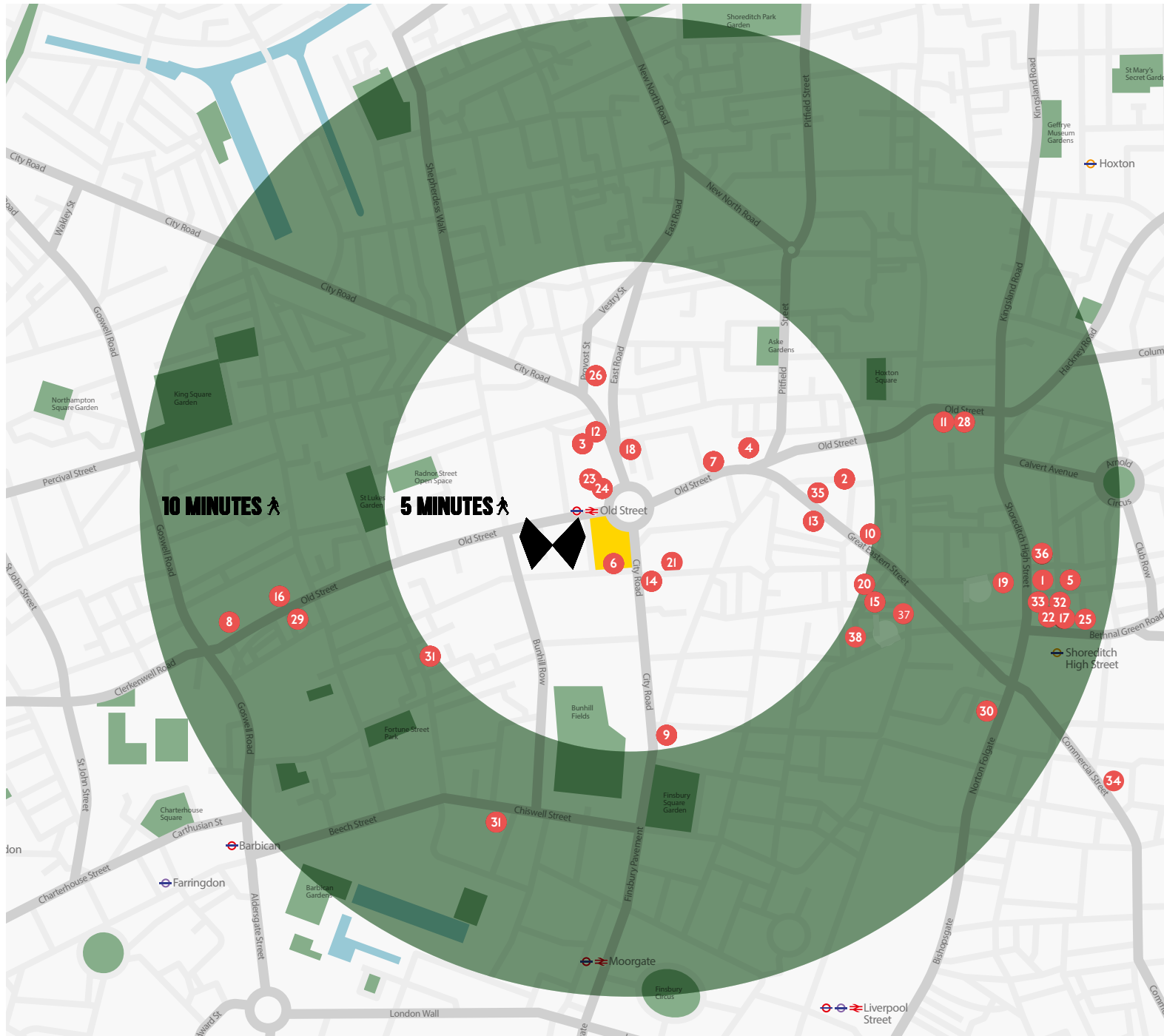
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# PLACE



1. BAO Noodle Shop
2. Blacklock
3. Bone Daddies
4. Bounce
5. Boundary London
6. Daffodil Mulligan
7. Doughnut Time
8. Fare
9. Flight Club
10. Gloria
11. Homeslice & Symplicity
12. Honest Burgers
13. Hoxton Grill
14. Lantana
15. Leroy
16. Look Mum No Hands!
17. Lyle's
18. Nightjar
19. OAT coffee @ New Inn Yard
20. Oklava
21. Ozone Coffee Roasters
22. Pizza East
23. Serata Hall
24. Shoreditch Grind
25. Shoreditch House
26. The Alchemist
27. The Brewery
28. The Clove Club
29. The Gibson
30. The Light Bar & Dining
31. Whitecross Street Market
32. BRAT Restaurant
33. Smoking Goat
34. St. JOHN
35. temper
36. Seed Library
37. manteca
38. Padella

**THE FOOD SCENE AROUND OLD STREET REFLECTS THE AREA'S CREATIVE ENERGY. ALWAYS EVOLVING, ALWAYS EXCITING, BURSTING WITH TALENT TO REWRITE THE RULES.**





1. Ozone Coffee, 11 Leonard Street EC2
2. Whitecross Street Food Market
3. Shoreditch Grind, 213 Old Street EC1
4. Oklava, 74 Luke Street EC2
5. The Clove Club, 380 Old Street EC1
6. Blacklock, 28-30 Rivington Street EC2
7. Gloria, 54-56 Great Eastern Street EC2



**MANY OF THE CAPITAL'S BEST RESTAURANTS ARE A STONE'S THROW FROM OLD STREET ROUNDABOUT.**





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 area around Old Street station more pedestrian and cycle friendly. 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 for easier access
- ✦ Building a designated public lift into St Agnes Well mall retail concourse

# CAMPUS

WHITE COLLAR FACTORY IS FULLY LET WITH ADOBE, BGL, AKT II AND THE OFFICE GROUP TAKING SPACE IN THE LOWER ELEMENT OF THE BUILDING. THE CAMPUS HAS A CAPTIVE AUDIENCE OF OVER 3,000 PEOPLE ON THE DOORSTEP.







## WELCOME TO OLD STREET YARD



Positioned right next to Old Street underground station, Old Street Yard is a network of low-rise, old and new warehouse-style buildings surrounding the iconic White Collar Factory.

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

1. 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.

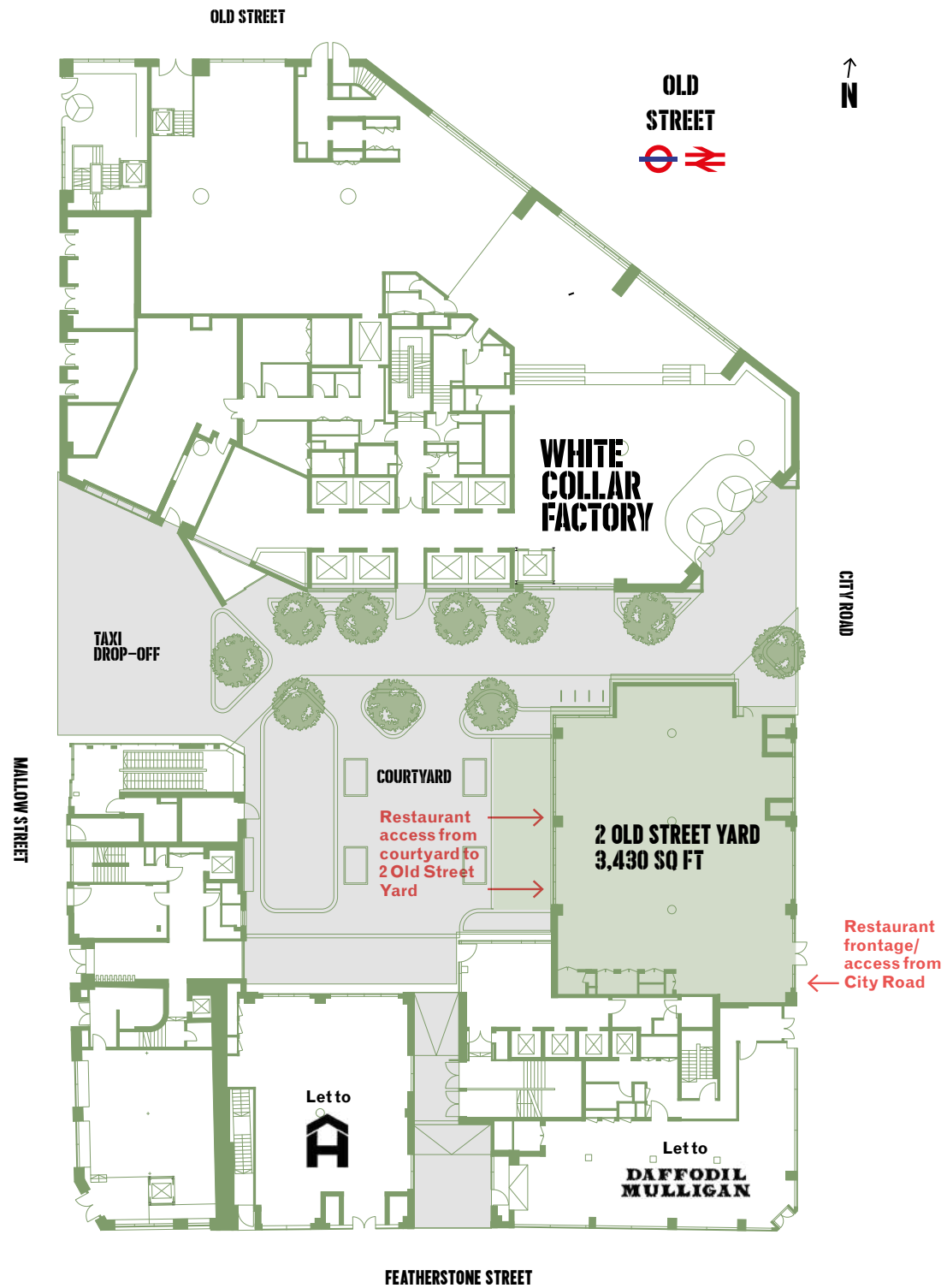


2. For exercise enthusiasts, **House of Fitness** offers a range of classes and personal training with state-of-the-art equipment.

3. Directly opposite the campus on City Road, Australian eatery **Lantana** serves speciality coffee and cocktails alongside brunch, lunch and dinner.







**SITE PLAN**

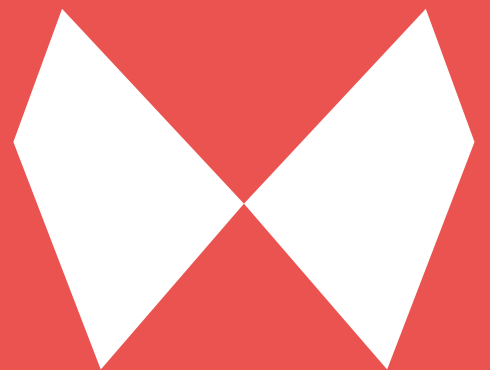


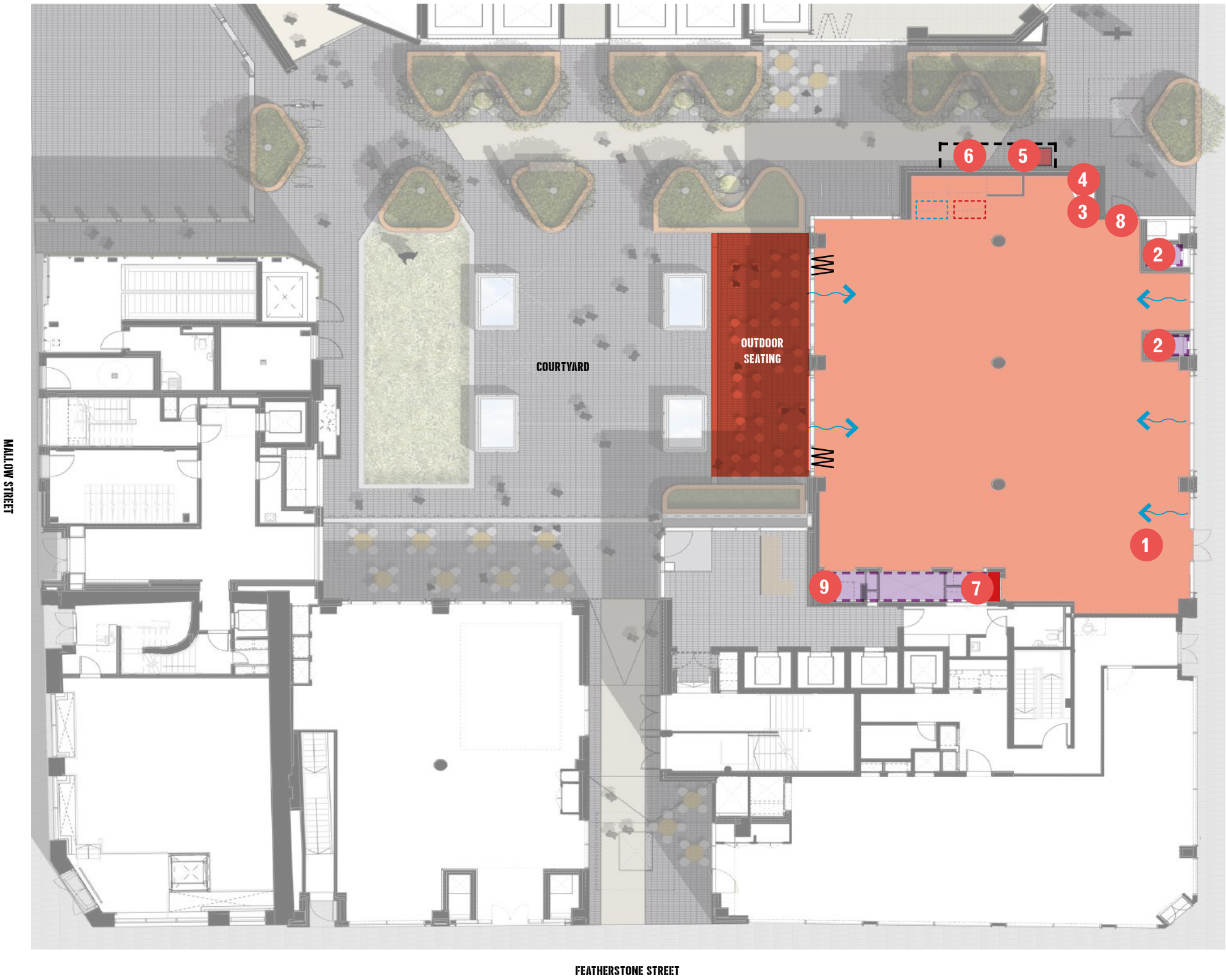


**OLD STREET YARD  
CAMPUS COURTYARD**



2  
OLD  
STREET  
YARD





**OLD STREET**

MALLOW STREET

COURTYARD

OUTDOOR SEATING

1. Entrance
2. Vertical exterior grills and ducts for ventilation to UKPN transformer chamber below
3. Capped water connection
4. Capped gas connection
5. Kitchen extract duct to roof level, connects to high level capped connection in tenancy
6. Extract ducts from basement studio, behind wall
7. Electrical distribution board
8. Secondary entrance
9. Landlord risers to offices above

Indicates high level grill in shopfront fascia to allow for tenant connection for fresh air intake

Bi-fold doors

CITY ROAD

FEATHERSTONE STREET

## GROUND FLOOR 3,430 SQ FT

↑  
**N**

- Demise area
- Outdoor seating  
4.2 x 13 m  
590 sq ft

# FLOOR PLAN & SERVICES









**INDICATIVE FIT-OUT**





**VIEW FROM  
CITY ROAD**





OLD STREET

**CITY ROAD ELEVATION**



**2 OLD STREET YARD**

**CITY ROAD  
RESTAURANT FRONTAGE**

✦ 2 Old Street Yard is a fitted unit. The shell specification is as follows, and the full specification can be seen on inspection.

Base Services:

<b>Extract</b>	✦
Provision	Riser provision to roof for 1 x kitchen fire rated extract duct

<b>Mechanical, Electrical and Plumbing</b>	✦
Water	Metered connection; max load 1.3/s 32mm ø from City Road. Capped off connection to the Landlord's sprinkler system
Power	3 phase 200A supply
Gas	Metered supply; 500kW; 28 m³/hr from City Road
HVAC	Louvres for supply and heat rejection
Drainage	100ø capped drainage and 100ø vent pipe in riser
Fire alarm	Provision for 20-wat interface between the tenant and Landlord systems

<b>Floor Loading</b>	✦
Total live load	5 kN/m2
Dead load	2 kN/m2

<b>Kitchen</b>	✦
Goods	In/out via courtyard, loading off street
Bin store	Within tenant demise
Extract	1500mm x 700mm fire rates duct extract to roof level

<b>Outdoor Seating</b>	✦
Size (m)	4.2 x 13
Size (sq ft)	590

#### BREEAM

✦ 'Excellent' rating - new construction 2014

#### Energy Performance Certificate (EPC)

✦ 'B' rating - non-domestic building

#### Shopfronts

Ground floor shop front glazing comprising:

- ✦ Metal channel perimeter detailing
- ✦ Aluminium framed fixed glazing with sliding/folding and hinged doors, PPC finish to standard RAL colour
- ✦ Perforated metal panel above providing for ground floor tenant extract, PPC finish to standard RAL colour

#### Restaurant Canopy

Ground floor cantilevered canopy at base of north façade providing shelter for outdoor restaurant seating. Comprising:

- ✦ Metal frame with exposed edge channel detail
- ✦ Glass Reinforced Concrete (GRC) soffit panels
- ✦ Recessed linear exterior lighting
- ✦ Intensive green (Sedum) roof finish
- ✦ Exposed metal hangers connected to first floor facade

#### Plant

✦ A plant area is provided on the roof of 2 Old Street Yard

#### Signage Strategy

The unit frontages are installed as part of the Landlord's works to maintain continuity with the high quality finish of the overall development and provide a consistent approach to the treatment of the ground floor elevations. The shopfronts must;

- ✦ Only have internal shutters or security grilles behind the glass;
- ✦ Not be painted, tinted or otherwise obscured, nor have posters or poster boards;
- ✦ Not have furniture or fixings which may obscure visibility above a height of 1.4m above finished floor level placed within 2.0m of the inside of the window glass;
- ✦ Not have any signs, fascia, poster, poster board or advertisement placed or displayed on those parts of the units coloured blue in the adjacent drawing;
- ✦ Not have any externally mounted signs.

Signage must be non-illuminated and in an appropriate size and style and not take up more than 10% shopfront coverage. Signage installation, shop fitting and all other details are subject to Landlord's prior written approval.

#### Licensing Requirements

All licensing applications require landlord consent prior to submission.

Local Authority Requirements:

For licensed use the tenant will need to consult with Islington Building Control regarding any specific requirements such as limitations on levels of occupation.

Services Requirements:

Additional mechanical and electrical standards would apply if any unit becomes a licensed premises and these are detailed in the "Licensing Act 2003 (Premises licenses and club premises certificates) (Amendment) Regulations 2012"

#### Licensing Hours

Monday:	10am - 11pm
Tuesday:	10am - 11pm
Wednesday:	10am - 11pm
Thursday:	10am - 11pm
Friday:	10am - 12am
Saturday:	10am - 12am
Sunday:	10am - 11pm



# DERWENT LONDON

## TOTTENHAM COURT WALK 18-30 TOTTENHAM COURT ROAD W1

Retail size: 48,700 sq ft  
Completion: 2015  
Architects: Orms  
Tenants: DF Tacos, Leon, Hotel Chocolat, T2,  
Planet Organic, ProCook, Flying Tiger  
and Waterstones



Leon



DF Tacos

## MORELANDS 5-27 OLD STREET EC1

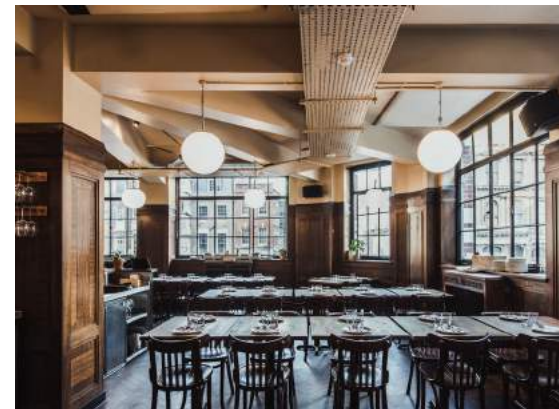
Retail size: 5,000 sq ft  
Completion: 2003  
Architects: AHMM  
Tenants: AHMM, Jackson Coles,  
Krow Communications, Next Management  
and Stink Digital  
Restaurant: Fare



Fare

## TEA BUILDING 56 SHOREDITCH HIGH STREET E1

Retail/leisure size: 71,000 sq ft  
Completion: 2003  
Architects: AHMM  
Tenants: Brat, Cowshed, Hales Gallery, Lyle's,  
Pizza East, Shoreditch House and Smoking Goat



Brat



Lyle's



## DL/78 78 CHARLOTTE STREET, FITZROVIA W1

Launched in October 2021, DL/78 is a hybrid space for connection and collaboration in the heart of Fitzrovia. A curated environment in which to work, meet, socialise and be inspired for our creative Derwent London community, providing the following amenities:

- 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
- Wellness room with a range of treatments created to relax and invigorate
- Monthly event series



Above & right: DL/78, 78 Charlotte Street, Fitzrovia W1

## DL/28 28 FEATHERSTONE STREET, OLD STREET EC1

Following the successful launch of DL/78, we are excited to be creating our second multipurpose destination, DL/28 at The Featherstone Building. It will reflect our design-led approach, creating an inspiring and adaptable space, open to the diverse and creative Derwent London community.

With a targeted opening from Autumn 2023, DL/28 aims to offer the following:

- Open plan workspace
- Bookable meeting rooms for group work sessions
- One and two person phone booths
- Library for quiet working
- Multipurpose event space with self-contained entrance
- On-site café
- Curated events programme to socialise, learn and share experiences
- All connected via the Derwent London App



## DL/ APP

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.



# AGENTS

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Date of preparation: November 2022

DERWENT  
LONDON

