

3 OLD STREET YARD

OLD STREET EC1

FURNISHED + FLEXIBLE

FURNISHED + FLEXIBLE OFFICE SPACE,
READY FOR OCCUPATION



WELCOME TO OLD STREET YARD

DL/MEMBERS



AN URBAN CAMPUS

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

Positioned next to the newly regenerated roundabout, where you can access the Northern line and National Rail, the thriving campus offers a vibrant social and food scene and a central courtyard with seating and public art. Plus, directly opposite Old Street Yard is DL/28, our exclusive Lounge and complimentary amenity for all Derwent London occupiers.

Old Street Yard offers flexible workspace, enabling businesses to establish themselves in London's technology hub, and the space to develop and grow.

DL/MEMBERS

As a valued tenant of Derwent London, you will automatically enjoy complimentary DL/Membership status.

DL/Members have access to an ever-growing package of exclusive benefits. You can use our Lounges, DL/78 in Fitzrovia and DL/28 in Old Street for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate. You'll receive discounts from a diverse collection of businesses and access to a packed calendar of experience-led events. The DL/App is your effortless personal portal to all of it.

Our DL/Lounges include:

- ❖ Communal collaboration and working areas in the Lounge
- ❖ Bookable meeting rooms configured to your needs
- ❖ Library for quiet working (DL/28)
- ❖ Outdoor terrace (DL/28)
- ❖ Event / town hall space available for exclusive hire
- ❖ On-site café operated by DL/Service
- ❖ Curated events programme
- ❖ All connected via the DL/App

DL/28, 28 Featherstone Street, Old Street EC1 (opposite Old Street Yard)

DL/78, 78 Charlotte Street, Fitzrovia W1



**Discover what it means
to be a DL/Member**

DL/MEMBERS



Top: Entrance to DL/28, opposite Old Street Yard
Bottom: DL/28 Lounge

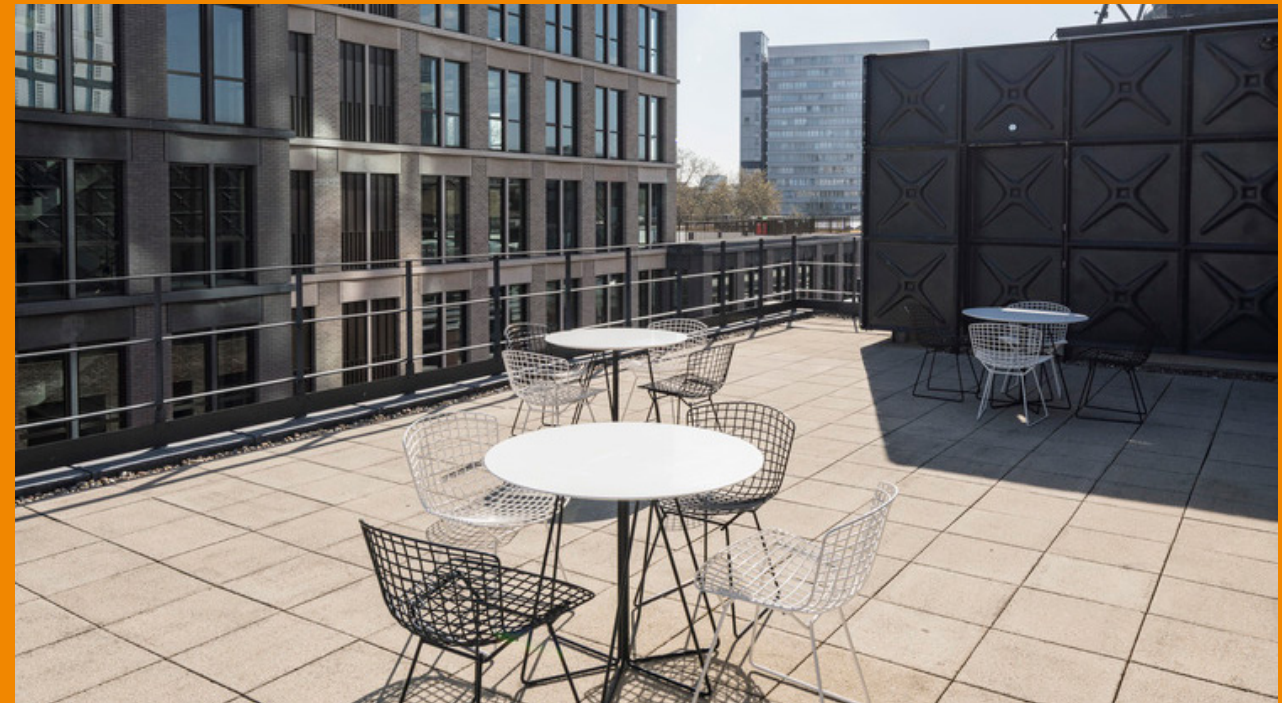
YOUR INSPIRING WORKSPACE

DL/MEMBERS

Furnished + Flexible office space is ready for occupation on the 4th floor of 3 Old Street Yard.

- ❖ **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 DL/28, directly opposite 3 Old Street Yard**
- ❖ **24-hour access with on-site security**
- ❖ **Loading bay operating 7am-7pm (entrance on Mallow Street)**
- ❖ **EPC Rating 'B'**

FURNISHED
*
FLEXIBLE



Top: Contemporary workspace
Bottom: Communal roof terrace

4TH FLOOR

DL/MEMBERS

SIZE

1,899 sq ft / 176 sq m








YOUR SIMPLE CONTRACT

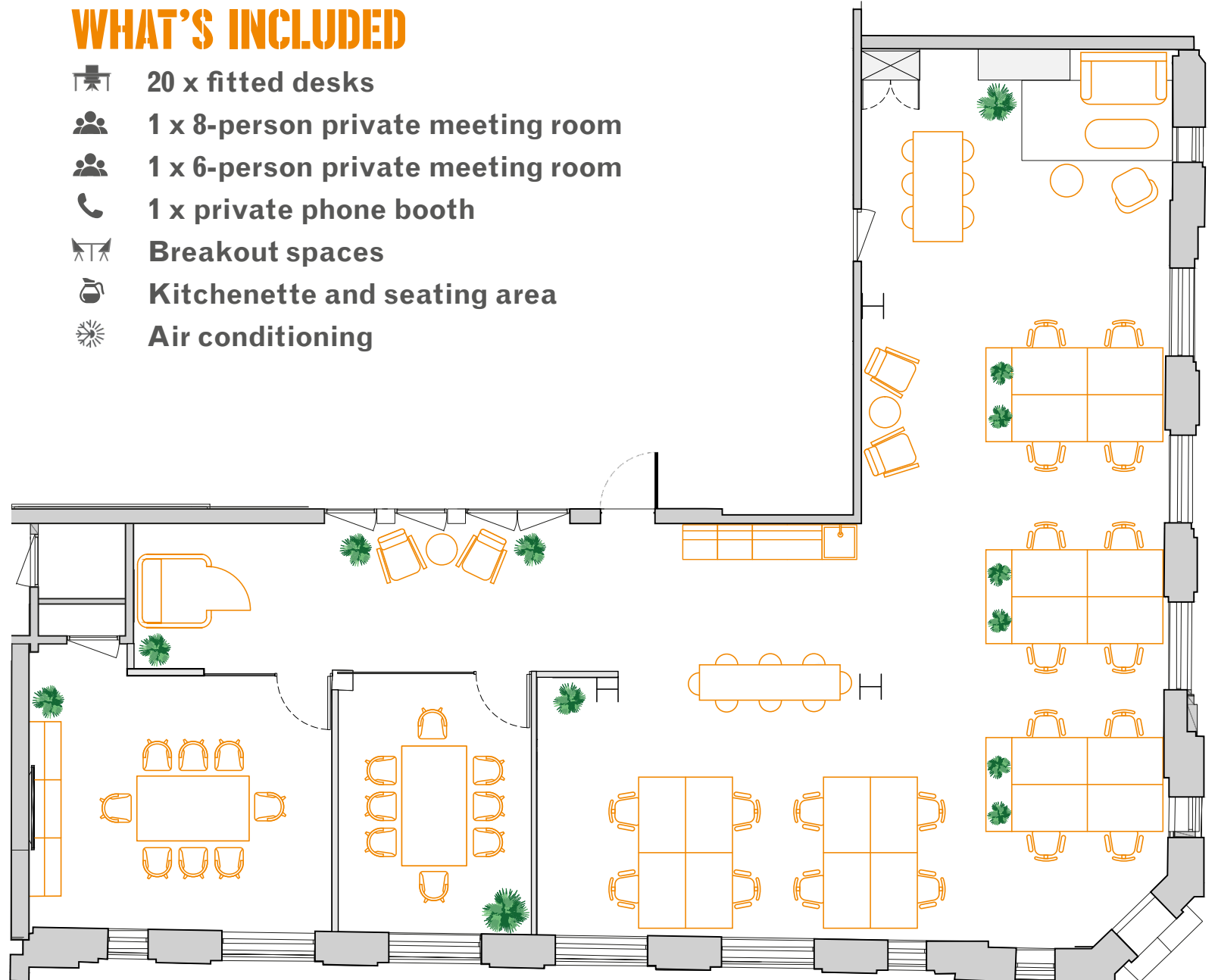
ALL-IN RENT inclusive of service charge,
business rates and building insurance

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
-  Breakout spaces
-  Kitchenette and seating area
-  Air conditioning



YOUR INSPIRING WORKSPACE

DL/MEMBERS



Bright, open plan office space

YOUR INSPIRING WORKSPACE

DL/MEMBERS



Contemporary workspace within a warehouse style building

YOUR INSPIRING WORKSPACE

DL/MEMBERS



Kitchenette and seating area

YOUR INSPIRING WORKSPACE

DL/MEMBERS



Breakout space



Spacious private meeting room

YOUR INSPIRING WORKSPACE

DL/MEMBERS



Spacious private meeting room

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LONDON