3 OLD STREET YARD

FURNISHED + FLEXIBLE +

OLD STREET EC1

URBAN CAMPUS



A collection of characterful warehouse-style buildings surrounding the iconic White Collar Factory.

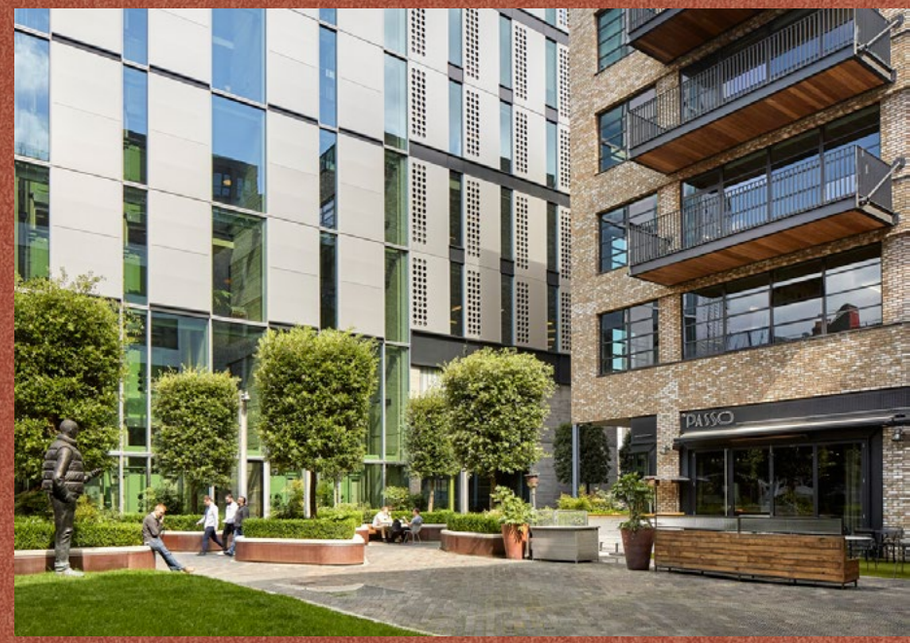
In the heart of Old Street, the campus offers flexible workspace, a central courtyard and access to a curated mix of food, drink and occupier amenities, including DL/28, Derwent London's exclusive occupier Lounge, directly opposite.

YOUR SPACE

1,775 sq ft of Furnished + Flexible office space available now on the fifth floor at 3 Old Street Yard

Key Features

- 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
- Dedicated reception
- Communal roof terrace for 3 Old Street Yard occupiers
- One Fibre enabled
- Complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1, directly opposite 3 Old Street Yard
- Loading bay operating 7am - 7pm (entrance on Mallow Street)
- EPC Rating 'B'



Campus courtyard



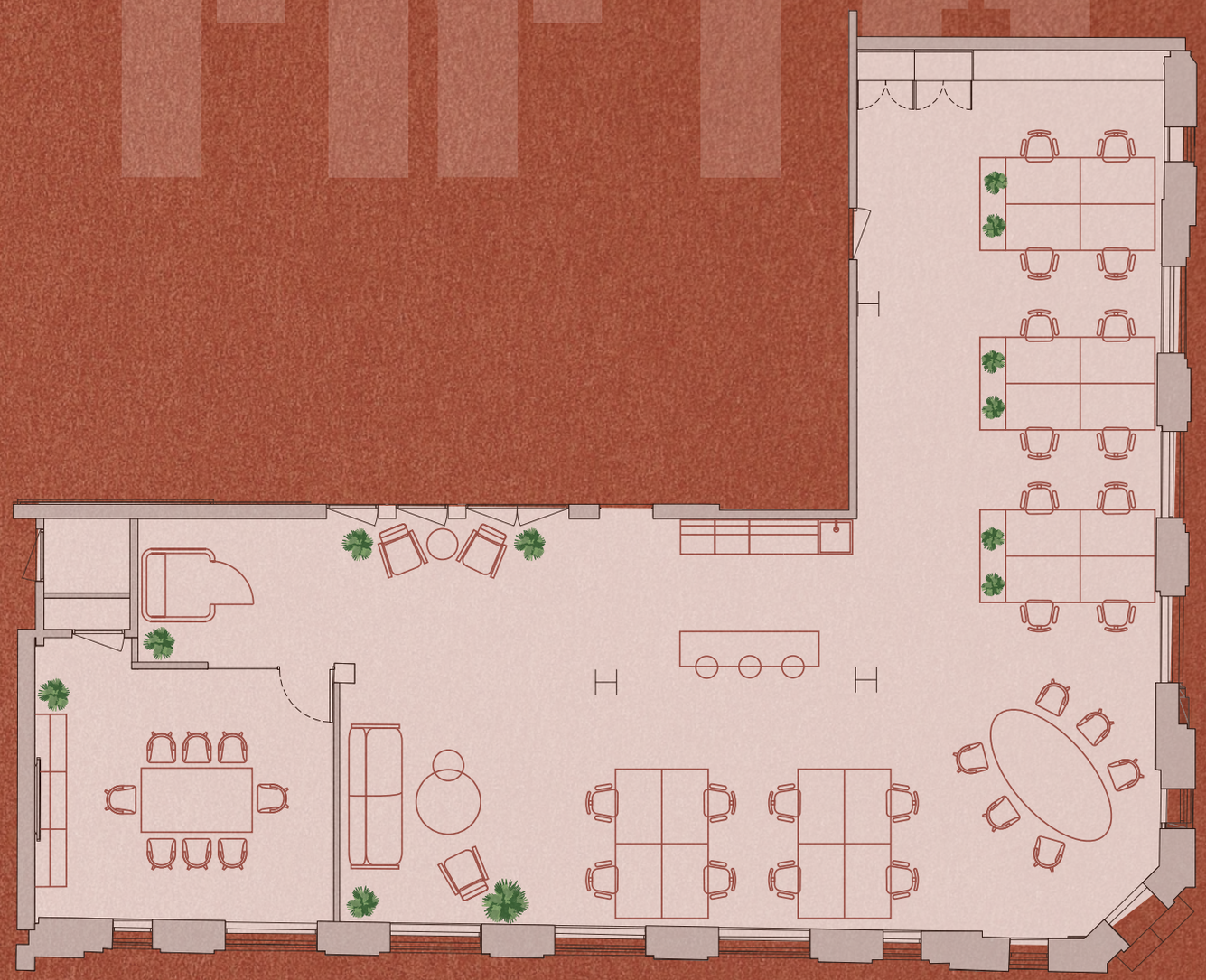
Communal roof terrace for 3 Old Street Yard occupiers

FIFTH FLOOR

1,775 sq ft / 165 sq m

What's included

- 20 x fitted desks
- 1 x 8-person meeting room
- 1 x phone booth
- Hot desks
- Breakout spaces
- Kitchenette and seating area
- Air conditioning



Your simple contract

- All-in rent inclusive of service charge, business rates and building insurance
- Flexible lease term
- Simple short-form contract















Fastest journey from 3 Old Street Yard to nearest transport connections:

Old Street	1-minute walk
Moorgate	8-minutes walk
Shoreditch High Street	11-minutes walk
Liverpool Street	15-minutes walk

CONNECTED

Within a 5-minute walk

- Barry's Bootcamp
- Bistro Freddie
- Daffodil Mulligan
- DL/Service at DL/28
- Gloria
- Gymbox
- The Hoxton
- Lantana
- Maki and Ramen
- Nightjar
- Ozone
- Serata Hall
- Shoreditch Grind
- Whitecross Street Food Market

Within a 10-minute walk

- Boundary
- Boxpark
- BRAT
- Dishoom
- Flight Club
- Frame
- London Shuffle Club
- Pizza East
- The Princess of Shoreditch
- Shoreditch House
- Smoking Goat

THE BUZZ



Whitecross Street Market



The Old Fountain, Old Street



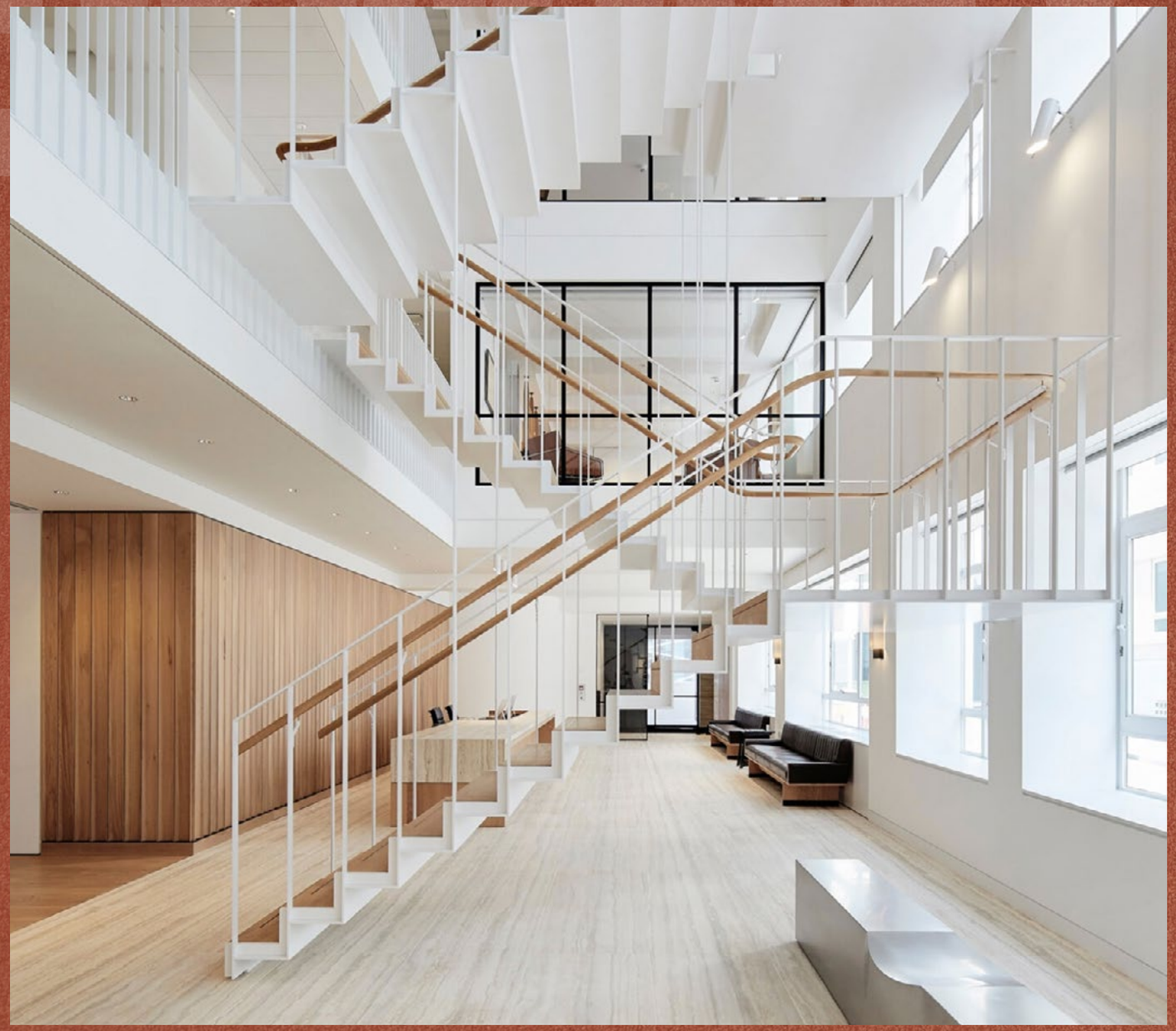
Bunhill Fields

The Barbican Centre



Gymbox, Old Street





Vision

We craft inspiring and distinctive space where people thrive.

Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

Values

We build long-term relationships.
We lead by design.
We act with integrity.

DERWENT LONDON, YOUR LANDLORD

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing and support business aspirations:

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.0bn investment portfolio
- 5.2m sq ft in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do

DL/MEMBERS BY DERWENT LONDON

DL/Members by Derwent London

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and as DL/Members, all employees can enjoy access to:

DL/Lounges

Our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1 for work, meetings and informal catch ups.

They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food and drink
- All connected via the DL/App

Old Street Yard is directly opposite DL/28 in Old Street EC1.



DL/28, a space for connection and collaboration

OLDSTYARD.LONDON

LET'S TALK

LET'S

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TALK

DERWENT LONDON