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YARD

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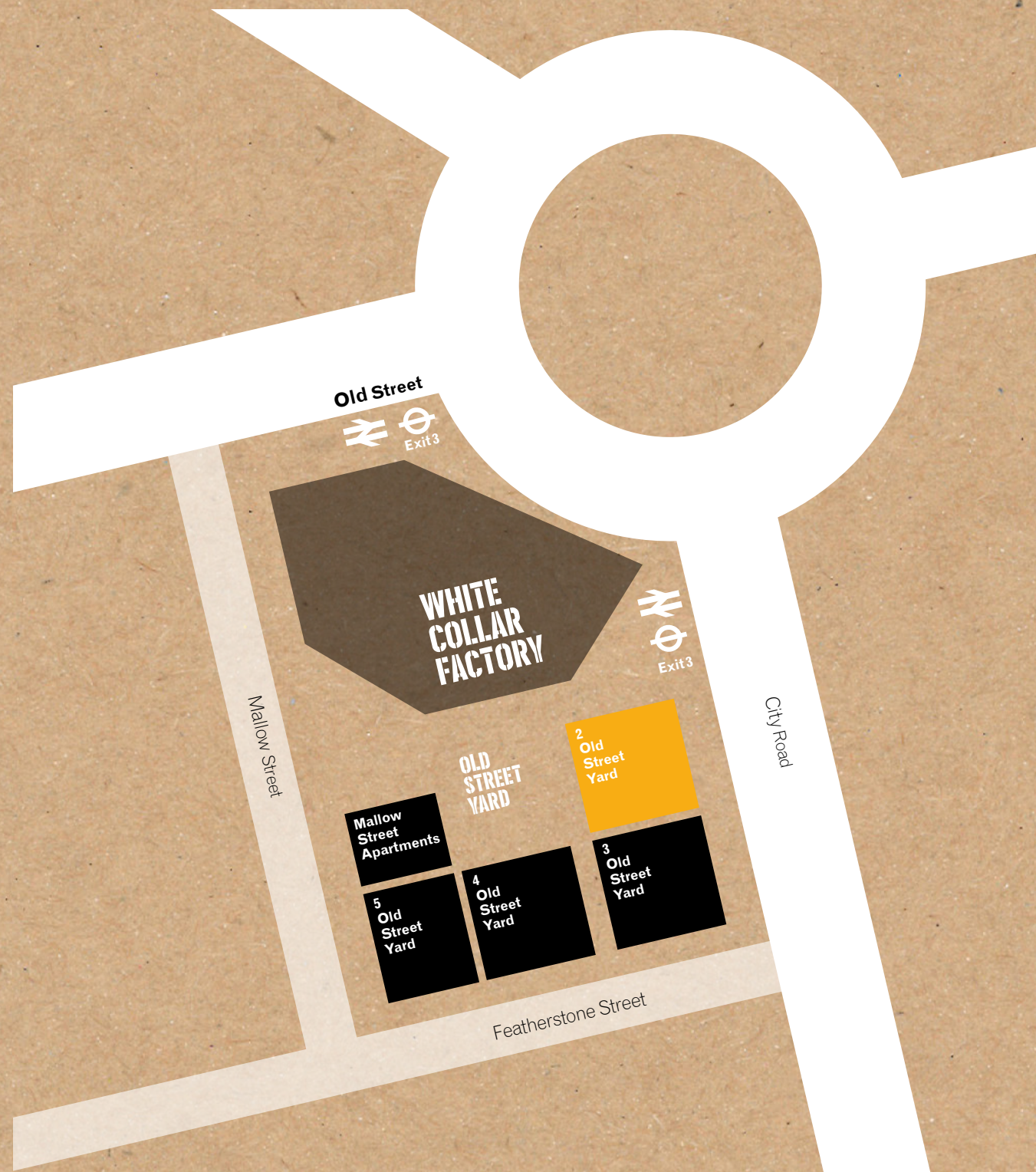
WELCOME TO OLD STREET YARD

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

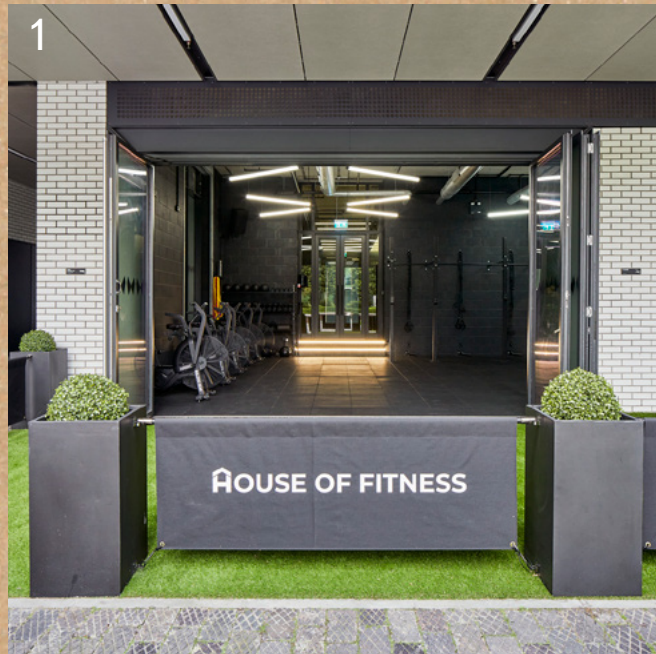
Serving all your work, social and wellbeing needs in the heart of one thriving location.

Workshop Coffee is situated in the vibrant and impressive reception of White Collar Factory for tenants and public alike to enjoy.

Old Street Yard adds to this by offering an intriguing selection of independent restaurants clustered around the campus; Passo and Daffodil Mulligan, and for those exercise enthusiasts the newly opened 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 Grab an ease-me-into-the-day flat white from Workshop Coffee, White Collar Factory.
- 3 Pick up an Italian-style lunch at Passo, Old Street Yard.
- 4 Pop out for a casual meeting alfresco in the courtyard, Old Street Yard.
- 5 Enjoy Irish foodie treasures for dinner at Daffodil Mulligan, Old Street Yard.



YOUR INSPIRING WORKSPACE

In a warehouse style low rise building.

The available 2nd floor unit at 2 Old Street Yard comprises 3,831 sq ft. With 3.1m floor to ceiling height, the creative, open plan workspace offers flexible layout options.

It features two meeting rooms, a kitchenette, comms room and is fully data enabled. The openable windows and balconies overlooking the courtyard provide abundant light and fresh air for an enhanced working environment.

Already home to Networking People and Red Badger, 2 Old Street Yard will make for an exciting work base in a prime location.



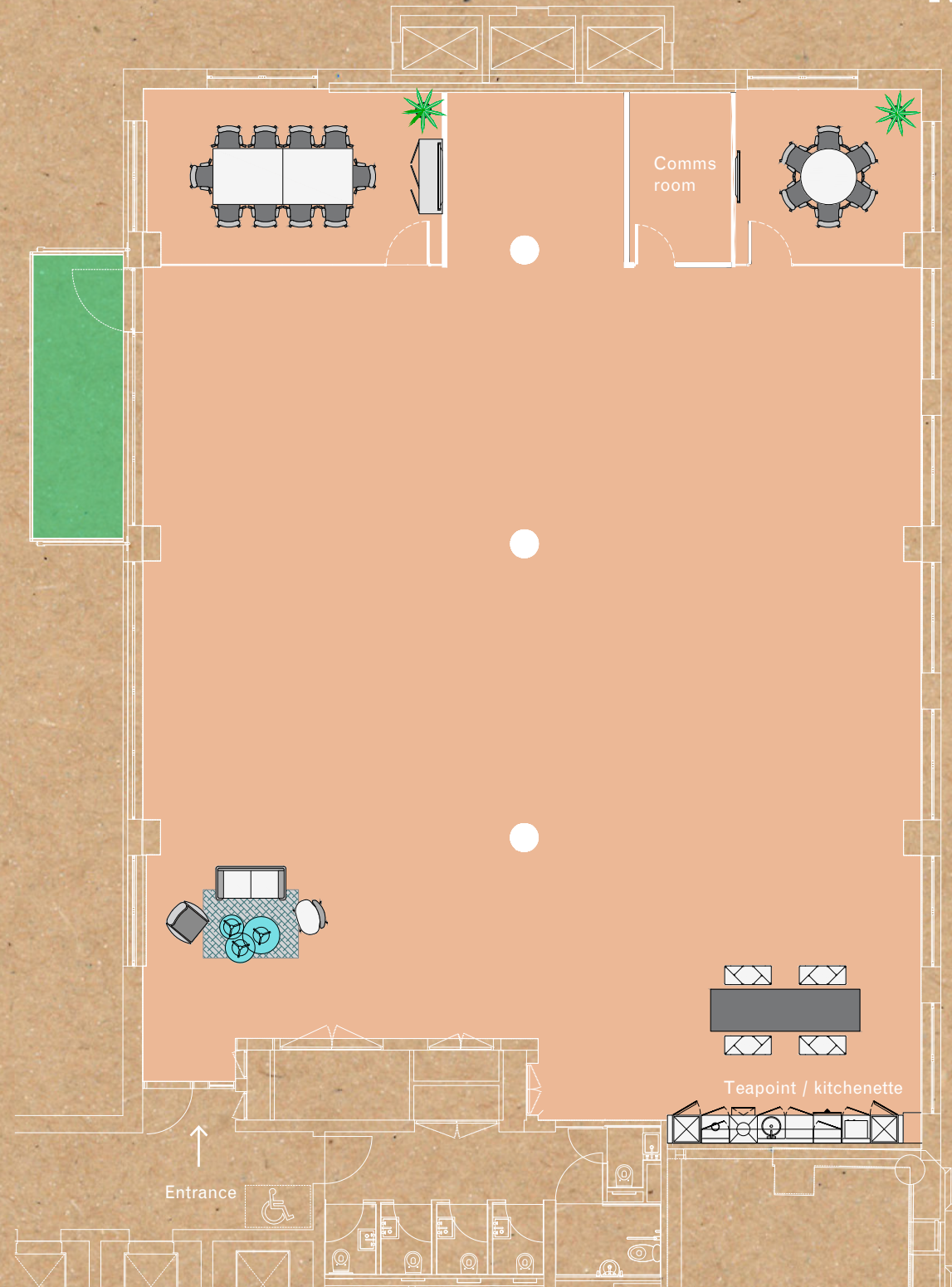


Floor 2
3,831 sq ft / 356 sq m



Mallow Street

City Road



Featherstone Street

2 OLD STREET YARD

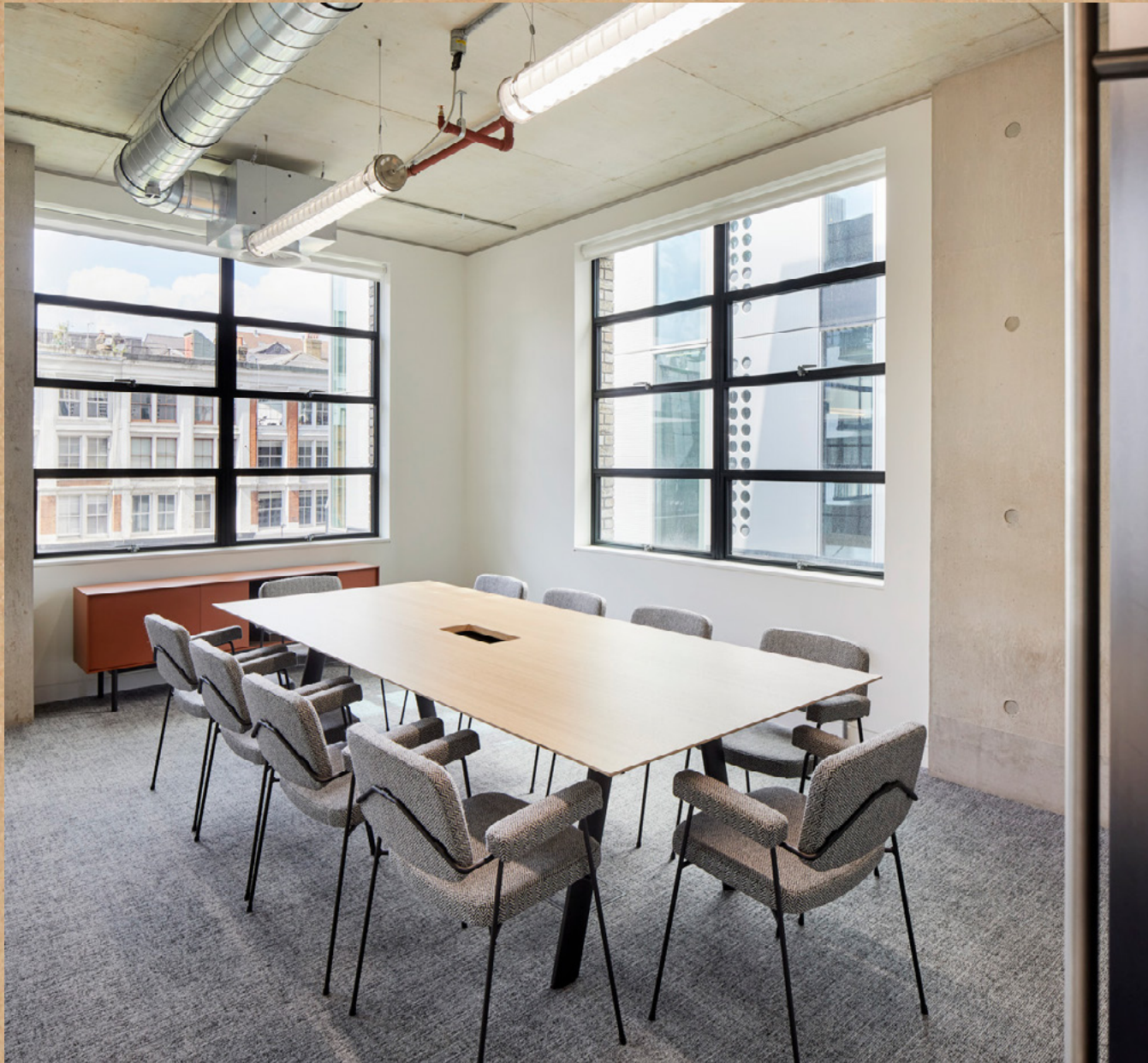
- ★ MANNED RECEPTION OVERLOOKING CAMPUS COURTYARD
- ★ FULLY DATA ENABLED
- ★ KITCHENETTE
- ★ 2 X FURNISHED MEETING ROOMS
- ★ COMMS ROOM
- ★ CEILING MOUNTED HEATING AND COOLING FAN COIL UNITS
- ★ OPENABLE WINDOWS TO PROVIDE NATURAL VENTILATION
- ★ EXPOSED CONCRETE SOFFIT AND COLUMNS WITH FEATURE RED OXIDE SPRINKLER PIPEWORK
- ★ SUSPENDED LINEAR LED LIGHT FITTINGS
- ★ 150MM RAISED ACCESS FLOOR
- ★ GENEROUS FLOOR TO CEILING HEIGHT OF 3.1M
- ★ BALCONY OVERLOOKING OLD STREET YARD
- ★ ENHANCED FIT OUT OPTIONS ON REQUEST

CAMPUS

- ★ COMMUNAL ROOFTOP TERRACE AT 3 OLD STREET YARD
- ★ 276 SECURE CYCLE RACKS PLUS LOCKERS WITH INTEGRATED HEATING
- ★ 42 LOCKERS FOR BROMPTON BIKES
- ★ ACCESS TO SHOWERS WITH 26 GENEROUS SHOWER CUBICLES WITH PRIVATE CHANGING FACILITIES



Meeting room



Meeting room



Terracce



Kitchen



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.



Old Street Records
350-354 Old Street EC1



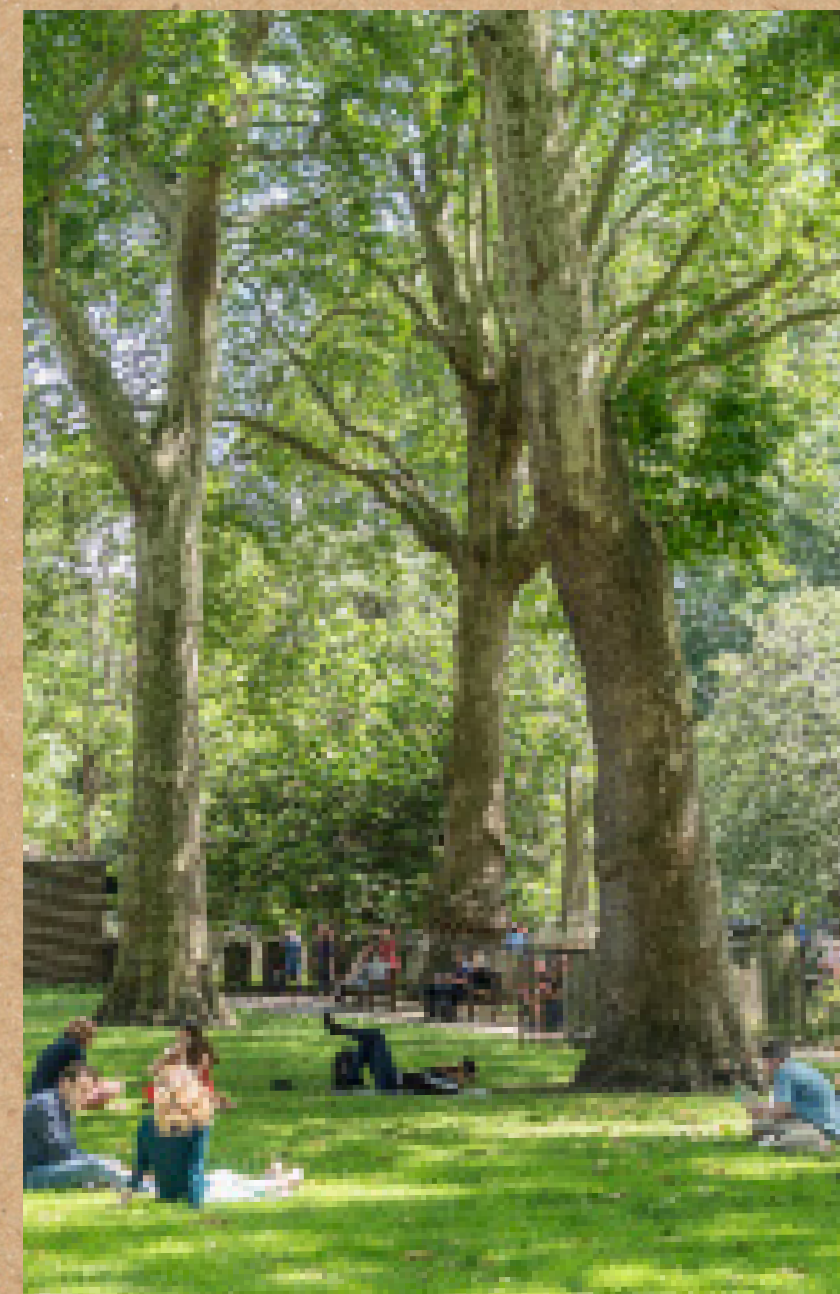
Gloria
54-56 Great Eastern Street EC2



BRAT
4 Redchurch Street E1



Lantana
Oliver's Yard, 55 City Road EC1



Bunhill Fields EC1

OLD STREET ROUNDAABOUT REGENERATION

The future is bright for Old Street
roundabout.

Transport for London will make the roundabout more pedestrian and cycle friendly and aim to finish the main works by 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.



Station entrance from the northeast, looking southwest towards White Collar Factory
WestonWilliamson+Partners

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.



WHITE COLLAR FACTORY

White Collar Factory EC1
Size: 237,000 sq ft
Completion: 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
Completion: 2022
Architects: Morris+Company



TEA

Tea Building E1
Size: 262,500 sq ft
Completion: 2003
Architects: AHMM
Tenants include: Mother,
Shoreditch House and
Wise



OLIVER'S YARD

One Oliver's Yard EC1
Size: 186,600 sq ft
Completion: 2003
Architects: Orms
Tenants include: Morningstar,
Orms and Sage Publishing



morelands

Morelands EC1
Size: 88,900 sq ft
Architects: AHMM
Completion: 2003
Tenants include: AHMM, Next Model
Management and Jackson Coles



DL/78.W1

78 Charlotte Street,
Fitzrovia W1
Opening in Autumn 2021

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/

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

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Date of preparation September 2021.



DERWENT
LONDON