

ONE OLIVER'S YARD

55-71 City Road | EC1

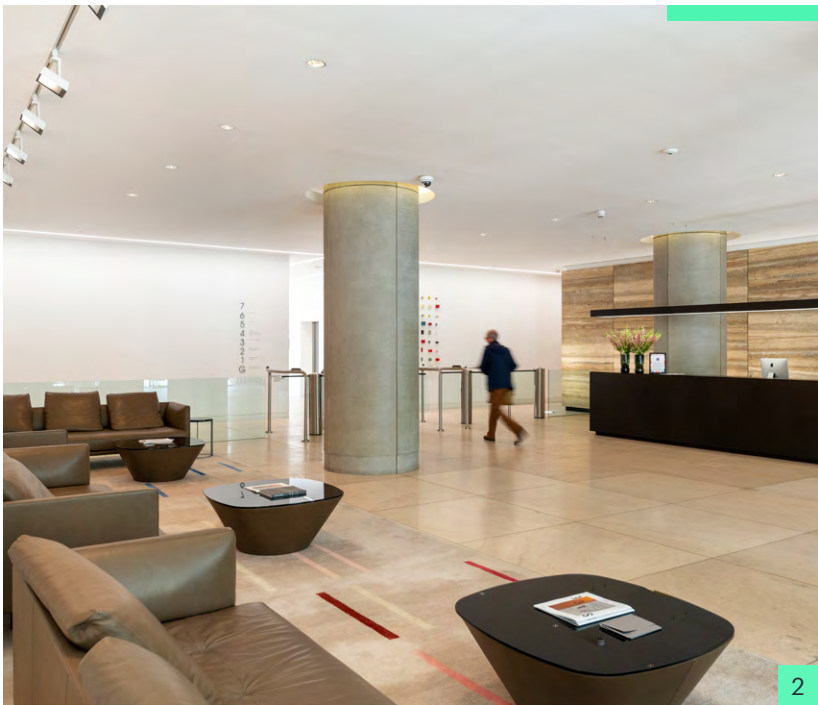
Take a look...



Just a short walk south of Old Street underground station, Oliver's Yard is situated in a secluded, spacious and landscaped courtyard.

Beyond the bright and welcoming reception and best-in-class end of journey facilities – the part 2nd floor West offers a 12,778 sq ft of newly fully fitted, creative workspace.

The space is available with flexible terms.



1. Exterior onto City Road
2. Main reception
3. On floor café
4. Courtyard space



Newly fully fitted workspace – so you can get down to business straight away.



Prime location, under a minute walk to Old Street station. With access to the Elizabeth Line via Moorgate / Liverpool Street in under a ten minute walk.

Ready, set, go...

A beautifully considered and stunning fitted out workspace.

The stylish and contemporary space offers the perfect contemporary working environment for today's businesses to evolve and grow.

The space is offered in an open plan configuration and features a 100 seat café, ample breakout spaces, kitchen facilities, upholstered focus booths and studio space – designed to encourage creativity and productivity.

- 1. Focus booths
- 2. On floor café
- 3. Office space



Summary specification



Contemporary reception and arrival experience



Spacious and landscaped courtyard



Large on floor café/auditorium (100 seat capacity)



Collaboration areas, private offices and a series of meeting rooms



127 working positions including 94 open plan workstations



Access to high speed fibre internet (at additional charge)



94 cycle bays, 11 showers

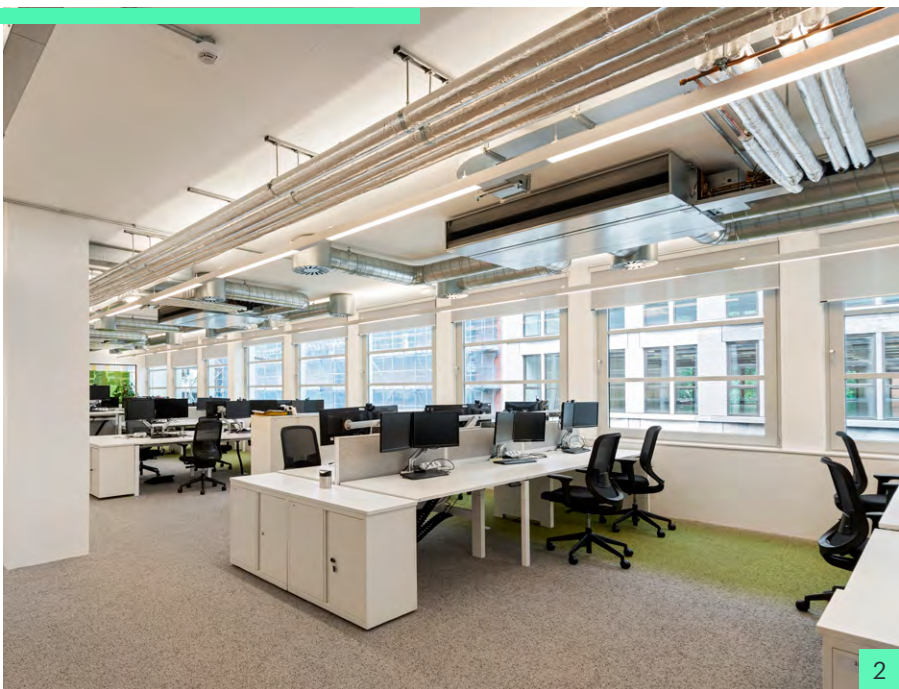


Generous floor to ceiling height



Exposed services and fully cabled

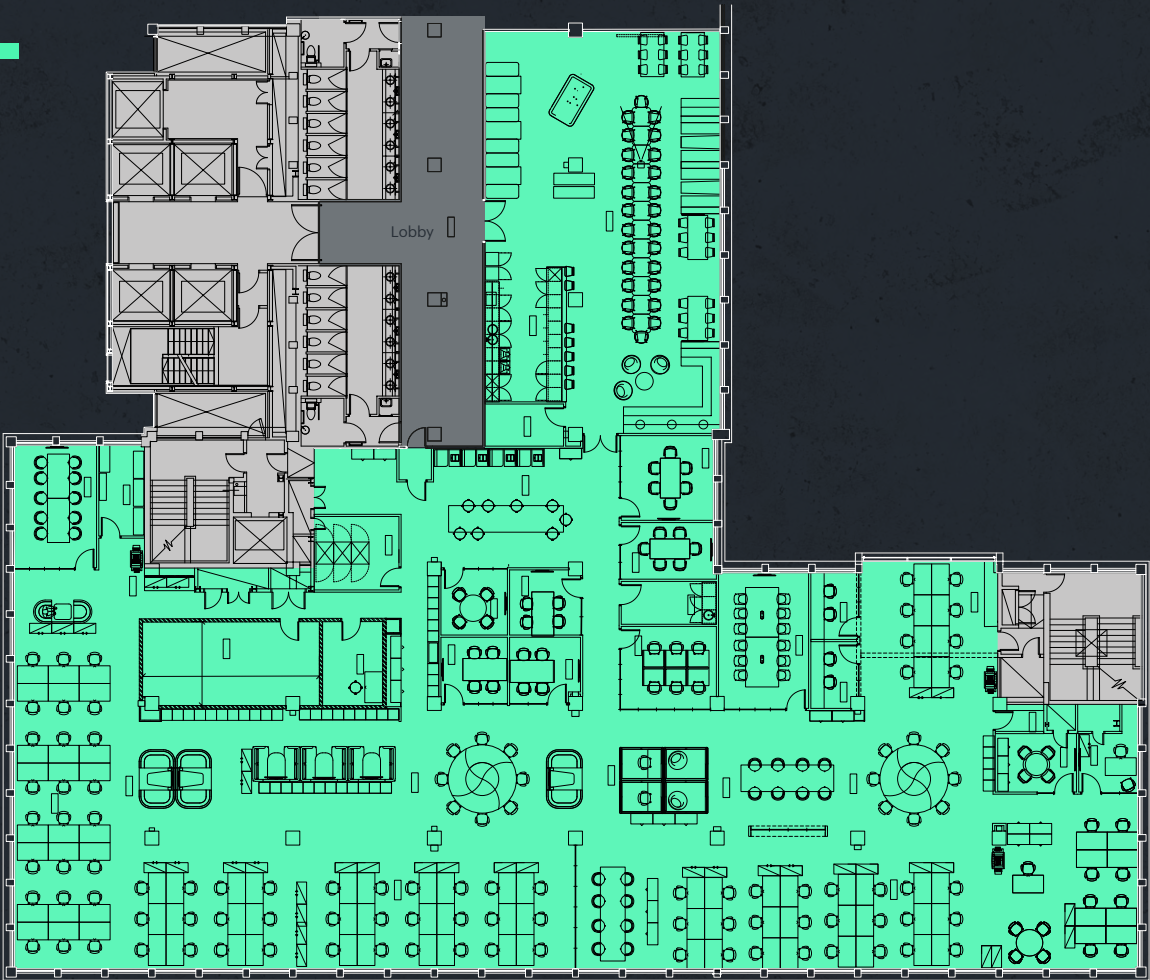
Work your way...

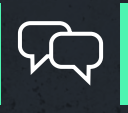


- 1. Hot desks
- 2. Office space

Part 2nd Floor Space Plan 12,778 sq ft NIA

Plan not to scale,
for indicative purposes only.



 94 open plan workstations	 8 x private working pods	 3 x collaboration areas
 3 x informal meeting areas	 1 x project working room	 1 x 12 person meeting room
 2 x 6-8 Person Meeting Rooms	 2 x 4 Person Meeting Rooms	 4 x Skype Pods

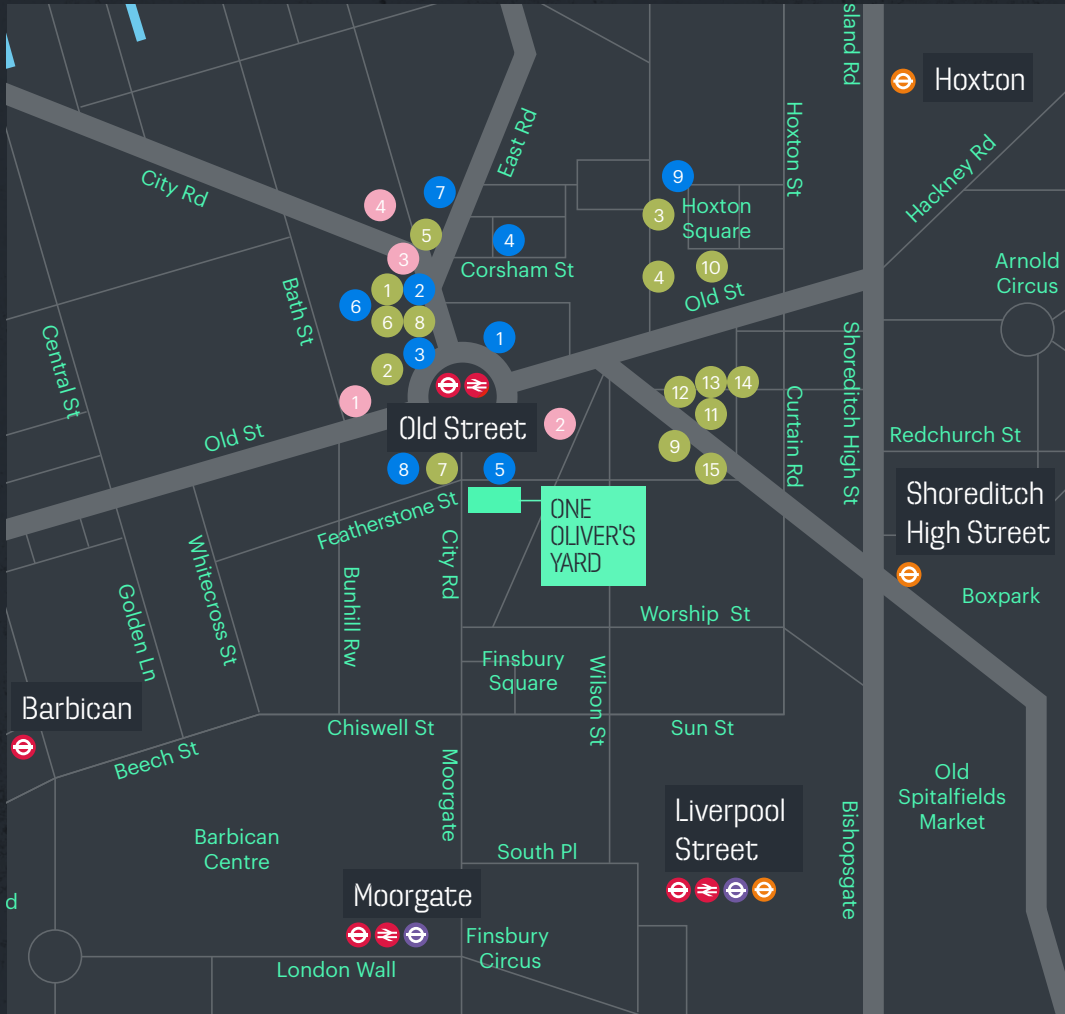
Look around you...

The best connectivity and amenity mix London has to offer.

Boasting an unrivalled variety of artisan coffee hotspots, celebrated restaurants, internationally renowned cultural institutions and leisure amenities, occupiers are spoilt for choice – whatever their mood.

After hours, music venues, boutique cinemas and private member's clubs all come to life – perfect for unwinding and recharging.

- 1. Finsbury Square
- 2. Whitecross Street Market
- 3. Flight Club
- 4. The Bower
- 5. Shoreditch Grind



Amenities

Restaurants

- 1. Bone Daddies
- 2. Serata Hall
- 3. Cocotte
- 4. Meatliquor
- 5. Pizza Union
- 6. Crudo Cevicheria
- 7. Daffodil Mulligan
- 8. Wagamama
- 9. Hoxton Grill
- 10. The Breakfast Club
- 11. Gloria
- 12. Blacklock
- 13. Butchies
- 14. Popolo
- 15. Pachamama East

Bars & Cafés

- 1. Nightjar
- 2. Brewdog
- 3. Shoreditch Grind
- 4. Nepa
- 5. Ozone Coffee
- 6. Old Fountain
- 7. The Alchemist
- 8. Gibney's London
- 9. Gigi's Hoxton

Leisure

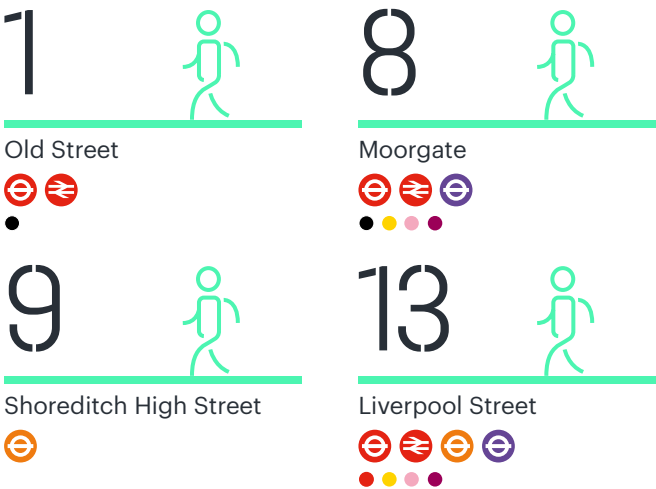
- 1. Gymbox
- 2. XOYO
- 3. The Z Hotel
- 4. Montcalm East Hotel



Connectivity

Less than a minute's walk from Old Street station, with Moorgate, Shoreditch High Street and Liverpool Street stations nearby – getting around town is easy.

The arrival of the Elizabeth line at Liverpool Street, also means drastically reduced travel times across London, with a high frequency schedule.



(Time in minutes from building. Source TfL.)



In the know...

Lease Term

Assignment to 24th December 2024 at a passing rent of £67.19 per sq ft exclusive protected by the Landlord & Tenant Act. Guiding £69.50 per sq ft exclusive on a new sub-lease until December 2024. Full details on application.

Rates Payable

£19.88 per sq ft payable (year ending 31/03/2023).

Service Charge

£144,844 (£11.34 per sq ft).

Say hello...

To find out more, please contact us below:

Viewings

Strictly through joint letting agents.



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