

OLIVER'S YARD

Old Street EC1



Discover the workplace haven of Oliver's Yard

Hidden away in the heart of vibrant EC1, in a beautifully redesigned landscaped courtyard, you'll discover the workplace haven of Oliver's Yard. Accessed off City Road and just moments from the newly transformed Old Street roundabout, this secluded location offers a tranquil escape, creating the perfect balance of serenity and inspiration in the middle of a tech and creative hotbed rich with amenities.

The newly designed, spacious outdoor sanctuary has plenty of seating areas and mature planting. Glazed sliding doors open onto a bright and contemporary refurbished reception. It's an impressive space enhanced by crafted details, including end-grain timber flooring and feature lighting.

24,833 sq ft of Furnished + Flexible office space is available now on the third floor, with opportunities to tailor to occupier needs.

A tranquil arrival through a hidden landscaped courtyard





A newly designed courtyard to escape the urban hustle

The image features a solid teal background. A thin vertical white line is positioned on the left side. In the top right corner, there is a series of concentric white circles. A large white arc, resembling a quarter-circle, is located in the lower right quadrant, starting from the vertical line and extending towards the bottom right corner.

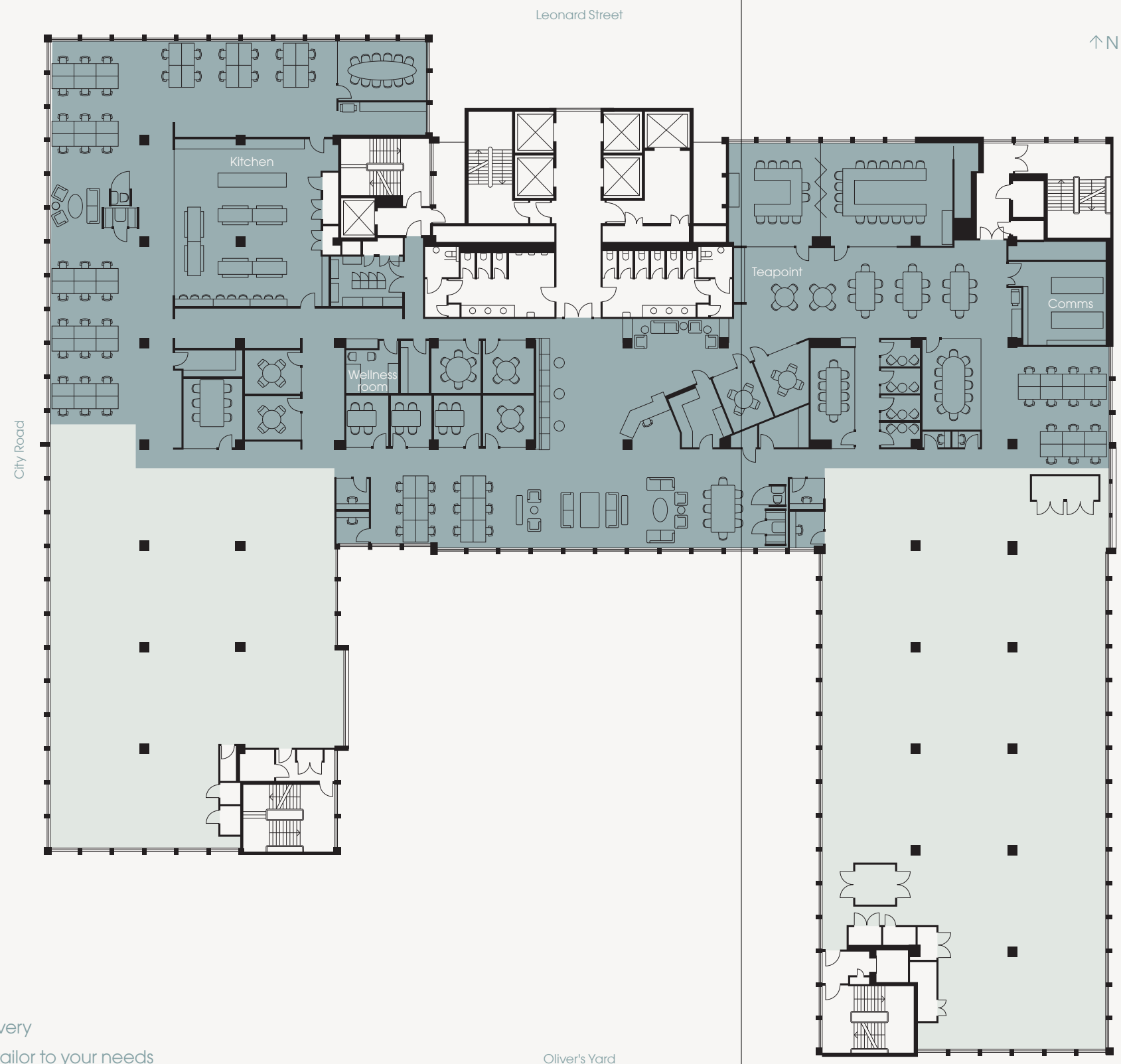
Office space



A newly refurbished entrance and contemporary reception lobby

Key features

- ⦿ Spacious courtyard with new landscaping and seating
- ⦿ Newly designed, manned reception with six passenger lifts and two goods lifts
- ⦿ Situated opposite Old Street underground station and close to the Elizabeth line, accessed via Moorgate
- ⦿ Complimentary access to our Members' Lounges, DL/28 at The Featherstone Building (opposite Oliver's Yard) and DL/78 in Fitzrovia W1
- ⦿ Lower ground cycle store with 118 cycle spaces
- ⦿ 209 lockers and 13 showers
- ⦿ WiredScore Platinum
- ⦿ EPC Rating 'C'
- ⦿ Newly refurbished Furnished + Flexible office space
- ⦿ Generous 3m floor-to-ceiling height to the underside of slab
- ⦿ 1:10 occupational density
- ⦿ Newly refurbished WCs with nine superloos and one accessible WC
- ⦿ New LED lighting
- ⦿ FCU mounted air conditioning system



- 68 x fitted desks
- 4 x 2-person meeting rooms
- 9 x 4-person meeting rooms
- 2 x 6-person meeting rooms
- 2 x 10-person meeting room
- 2 x 12-person meeting room
- 1 x 16-person meeting room
- 8 x private phone booths
- 2 x 4-person pods
- Wellness room
- Breakout spaces
- Reception and waiting area
- Kitchenette and teapoint with seating areas
- On-floor WCs
- Cabled and enabled with high-speed fibre



- 208 x fitted desks
- 4 x 2-person meeting rooms
- 9 x 4-person meeting rooms
- 2 x 6-person meeting rooms
- 2 x 10-person meeting room
- 3 x 12-person meeting room
- 1 x 16-person meeting room
- 13 x private phone booths
- 4 x 4-person pods
- Wellness room
- Breakout spaces
- Reception and waiting area
- Kitchenette and teapoint with seating areas
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A warm arrival experience

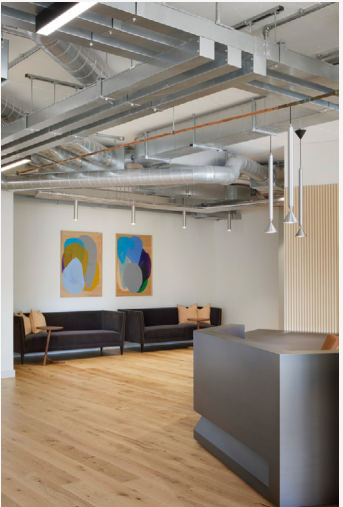


Contemporary breakout space

Spacious meeting room



Bright, open plan workspace



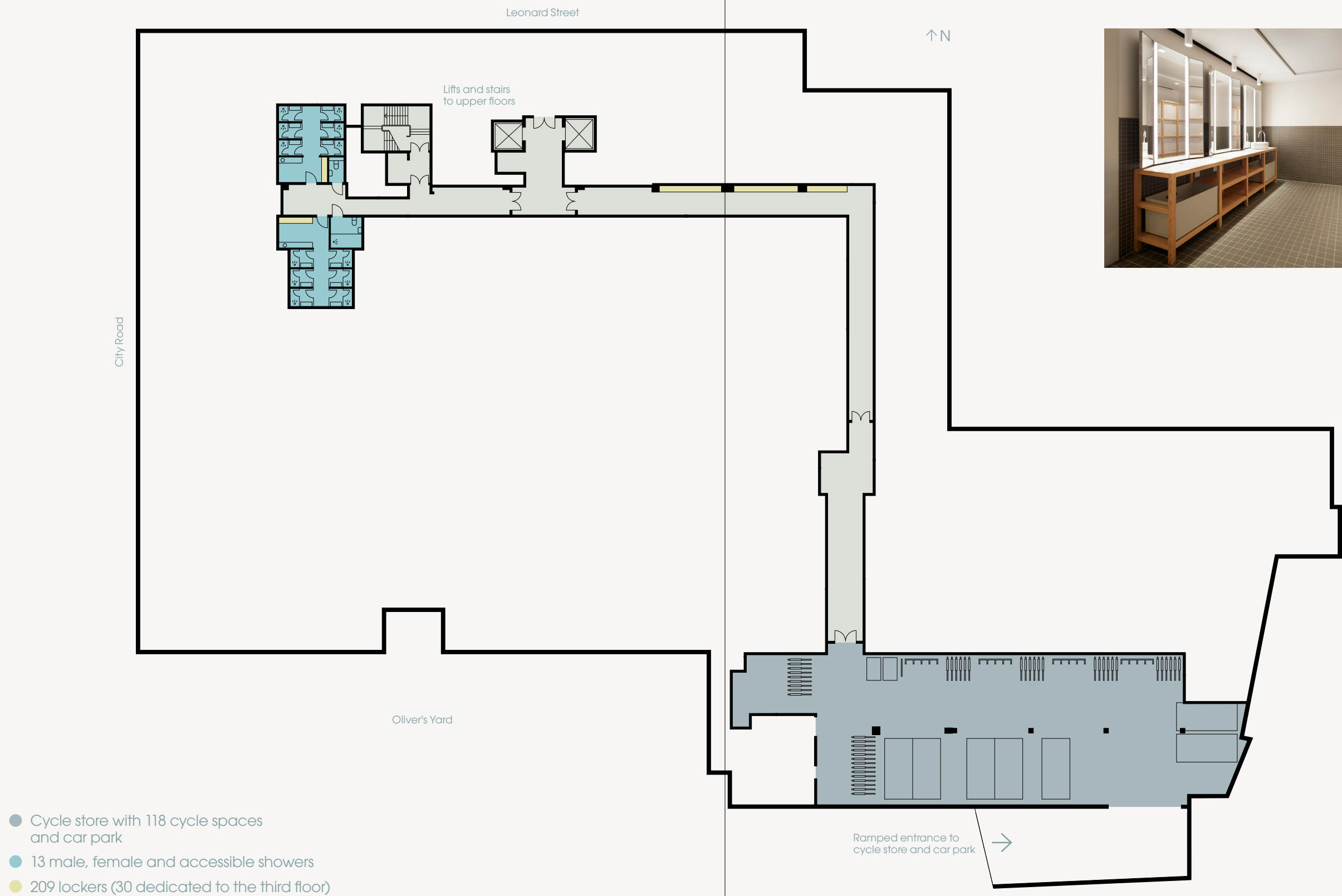
Reception

Teapoint and seating area





Contemporary breakout space



The Area
The Old Street area is a vibrant business hub for technology and creativity, with all the exciting lifestyle amenities that go with it.



Fare, Old Street

Culinary Delights
Enjoy artisanal coffee spots around the corner or indulge in a mix of gastronomic treasures.



A Pinch of Salt, Old Street

DL/Service at DL/28



Gloria, Great Eastern Street



The Old Fountain, Baldwin Street



Collaboration and Connection
Take advantage of our complimentary DL/Members Lounge, DL/28 on Featherstone Street, where Members can work, socialise, or use the on-site cafe, DL/Service.

Green Oasis
As well as the serene courtyard of Oliver's Yard, you can escape the urban hustle and relax in the many green spaces just steps away from your front door.



Bunhill Fields

Gymbox, Old Street



Wellness and Fitness
Prioritising your wellbeing, step off the tube into an early-doors fitness class.

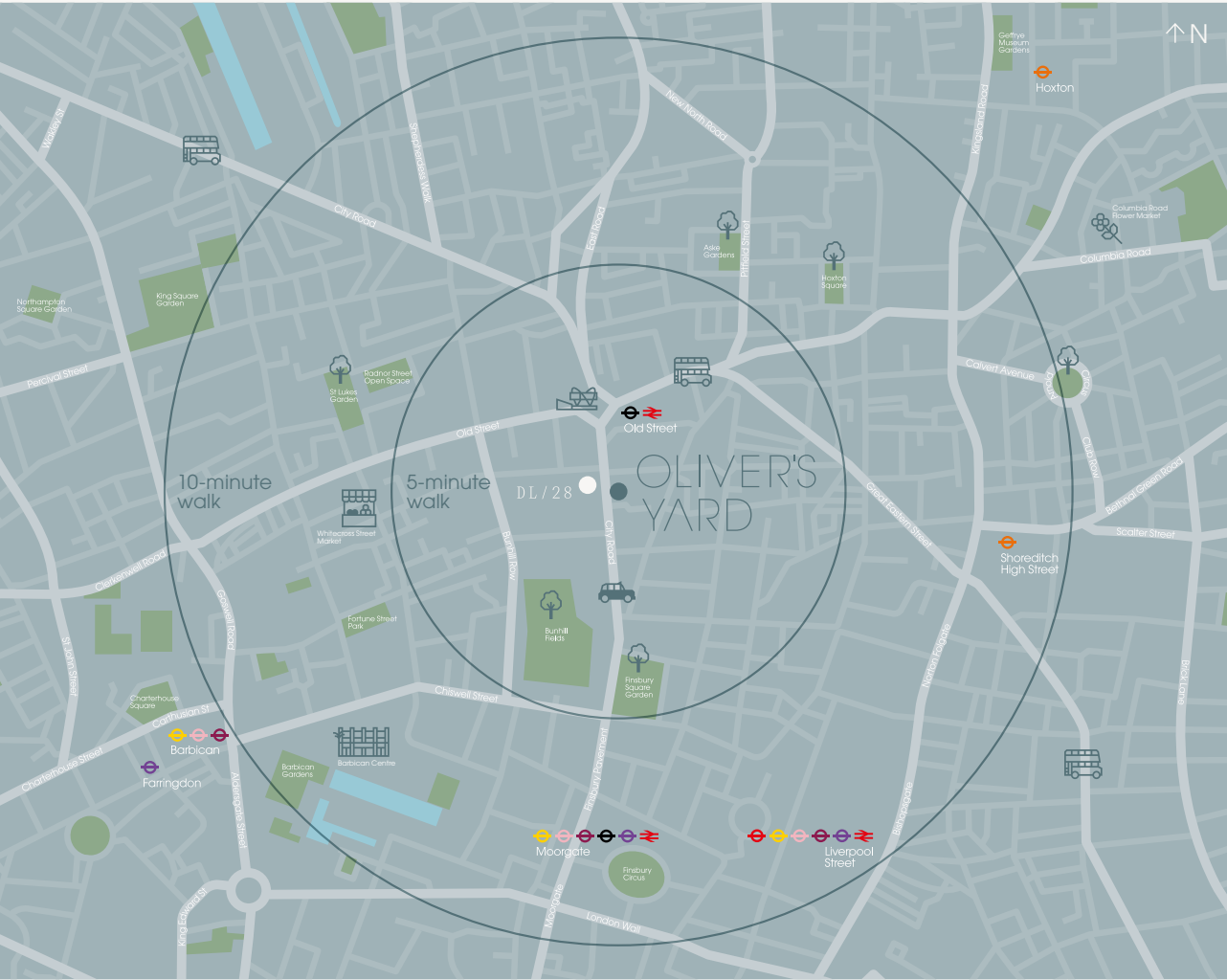
Tasty Street Food
Your temptingly close neighbourhood food market on Whitecross Street where you can indulge in delicious food from all over the world.

Whitecross Street Market



Barbican Centre, Silk Street





Neighbours

- Within 5 minutes
- Barry's Bootcamp
Bistro Freddie
Daffodil Mulligan
DL/Service
Gloria
Gymbox
The Hoxton
Lantana
Nightjar
Ozone
Serata Hall
Shoreditch Grind
Whitecross Street Food Market

- Within 10 minutes
- Boundary
Boxpark
Brat
Dishoom
Flight Club
Frame
London Shuffle Club
Pizza East
The Princess of Shoreditch
Shoreditch House
Smoking Goat

Connectivity
Connectivity is fast and efficient with the excellent proximity of Old Street Underground station. The Elizabeth line is accessed via Moorgate station, just two minutes away on the Northern line or an eight-minute walk from the building.

Journey times from Old Street (2-minute walk) or Moorgate (8-minute walk) Underground stations*

Stations		
Moorgate	Northern line	2 mins
Farringdon	Elizabeth line	2 mins
Tottenham Court Road	Elizabeth line	4 mins
Bank	Northern line	4 mins
King's Cross St. Pancras	Northern line	5 mins
London Bridge	Northern line	5 mins
Euston	Northern line	7 mins
Liverpool Street	Northern line and Circle line	8 mins
Paddington	Elizabeth line	10 mins
Oxford Circus	Northern line and Victoria line	13 mins
Waterloo	Northern line and Jubilee line	14 mins
Victoria	Northern line and Victoria line	18 mins

Airports		
City	Northern line and DLR	29 mins
Heathrow	Elizabeth line	41 mins
Luton	Elizabeth line and Thameslink	42 mins
Gatwick	Northern line and Thameslink	58 mins
Stansted	Stansted Express	69 mins

*Source: tfl.gov.uk

Regeneration
The Old Street roundabout regeneration has delivered an advanced transport hub with a transformed street-level layout.



Team

We design and innovate...
Our vision is to craft inspiring space where people thrive. Our design-led philosophy is our legacy and integral in all that we do.

...to build and connect our communities
We provide our office tenants with complimentary DL/Member status, offering enhanced amenity, service and experience with tangible benefits. We invest in the relationships we have with our tenants and communities alike.

...with an unrivalled brand and expertise.
We design and curate long-life, low carbon intelligent offices that contribute to London's position as a leading global city. We have a proven track-record, always looking ahead, delivering best-in-class office buildings.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.

- © London's leading creative office specialist with 40 years' experience
- © Inspiring and innovative architecture and design
- © Largest central London office-focused REIT
- © £5.0bn investment portfolio
- © 5.2m sq ft in central London
- © Net zero carbon (NZC) business by 2030
- © DL/Membership for every office occupier

25 Savile Row W1



Explore our Net Zero Carbon Pathway [here](#)
Watch our Intelligent Buildings video [here](#)

DL/Members by Derwent London
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/28 in Old Street EC1 and DL/78 in Fitzrovia W1 for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate. You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Members also have access to a packed calendar of experience-led events curated by our dedicated team. And 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

Discover what it means to be a DL/Member [here](#)

DL / MEMBERS

by DERWENT LONDON

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