

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.

18,794 sq ft of prime, CAT A office space is available on the fourth floor, offering an efficient and flexible floor plate along with a private terrace.

Furnished + Flexible workspace is available now across two units on the second floor, totaling 12,521 sq ft, and 24,833 sq ft on the third floor, available from July 2026.

A tranquil arrival through a hidden landscaped courtyard





A newly designed courtyard to escape the urban hustle

The background is a solid teal color. A thin vertical white line runs from the top to the bottom of the frame, positioned slightly to the left of the center. In the top right corner, there is a series of concentric white circles that are partially cut off by the edge of the image. In the bottom right area, the text "Office space" is written in a white, sans-serif font.

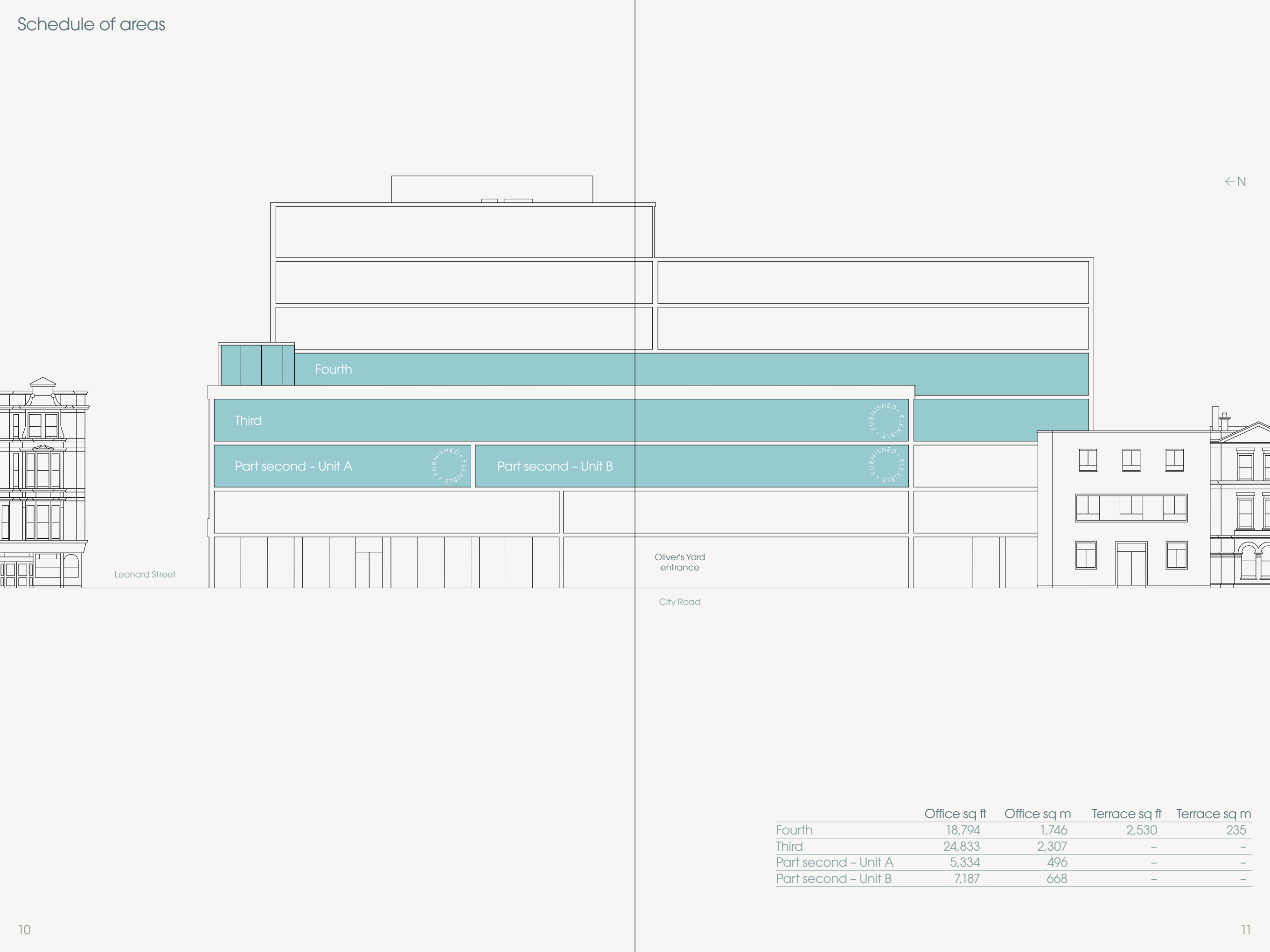
Office space



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 (40 lockers dedicated to the fourth floor) and 13 showers
- ⊙ WiredScore Platinum
- ⊙ EPC Rating 'C'
- ⊙ Newly refurbished CAT A office space on the fourth floor and Furnished + Flexible office space on the second floor
- ⊙ Private terrace on the fourth floor totalling 2,530 sq ft
- ⊙ 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



	Office sq ft	Office sq m	Terrace sq ft	Terrace sq m
Fourth	18,794	1,746	2,530	235
Third	24,833	2,307	-	-
Part second - Unit A	5,334	496	-	-
Part second - Unit B	7,187	668	-	-

Fourth floor - available now
CAT A

Office 18,794 sq ft / 1,746 sq m
Terrace 2,530 sq ft / 235 sq m



Fourth floor
Indicative fit-out – open plan



- Occupier density 1:10
- 170 x fitted desks
 - 64 x hot desks
 - 6 x 4-person meeting rooms
 - 2 x 8-person meeting rooms
 - 3 x 12-person meeting room
 - 1 x 21-person boardroom
 - Breakout space
 - Reception and waiting area
 - 4 x private phone booths
 - Kitchen and seating area
 - 2 x teapoints
 - Cabled and enabled with high-speed fibre

Fourth floor
Indicative fit-out – cellular



Occupier density 1:15

- 112 x fitted desks
- 64 x hot desks
- 8 x private offices
- 4 x 4-person meeting rooms
- 3 x 8-person meeting rooms
- 1 x 12-person meeting room
- 1 x 21-person boardroom
- Breakout space
- Reception and waiting area
- 4 x private phone booths
- Kitchen and seating area
- 2 x teapoints
- Cabled and enabled with high-speed fibre

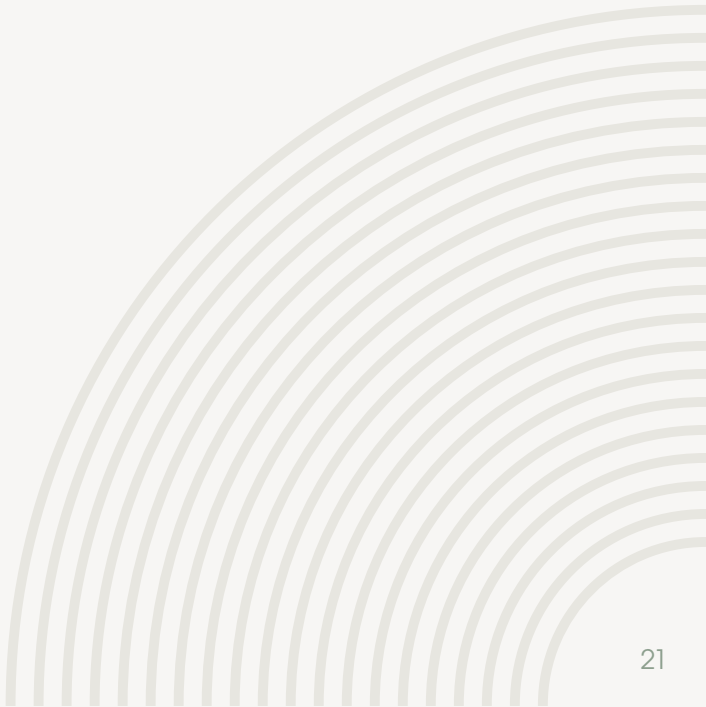


Open plan workspace with abundant natural light



Spacious pavilion overlooking the private terrace

Newly refurbished with generous floor-to-ceiling height





Private terrace offering views of the City

Third floor - available from July 2026
Furnished + Flexible (partially fitted floor - indicative space plan)

24,833 sq ft / 2,307 sq m

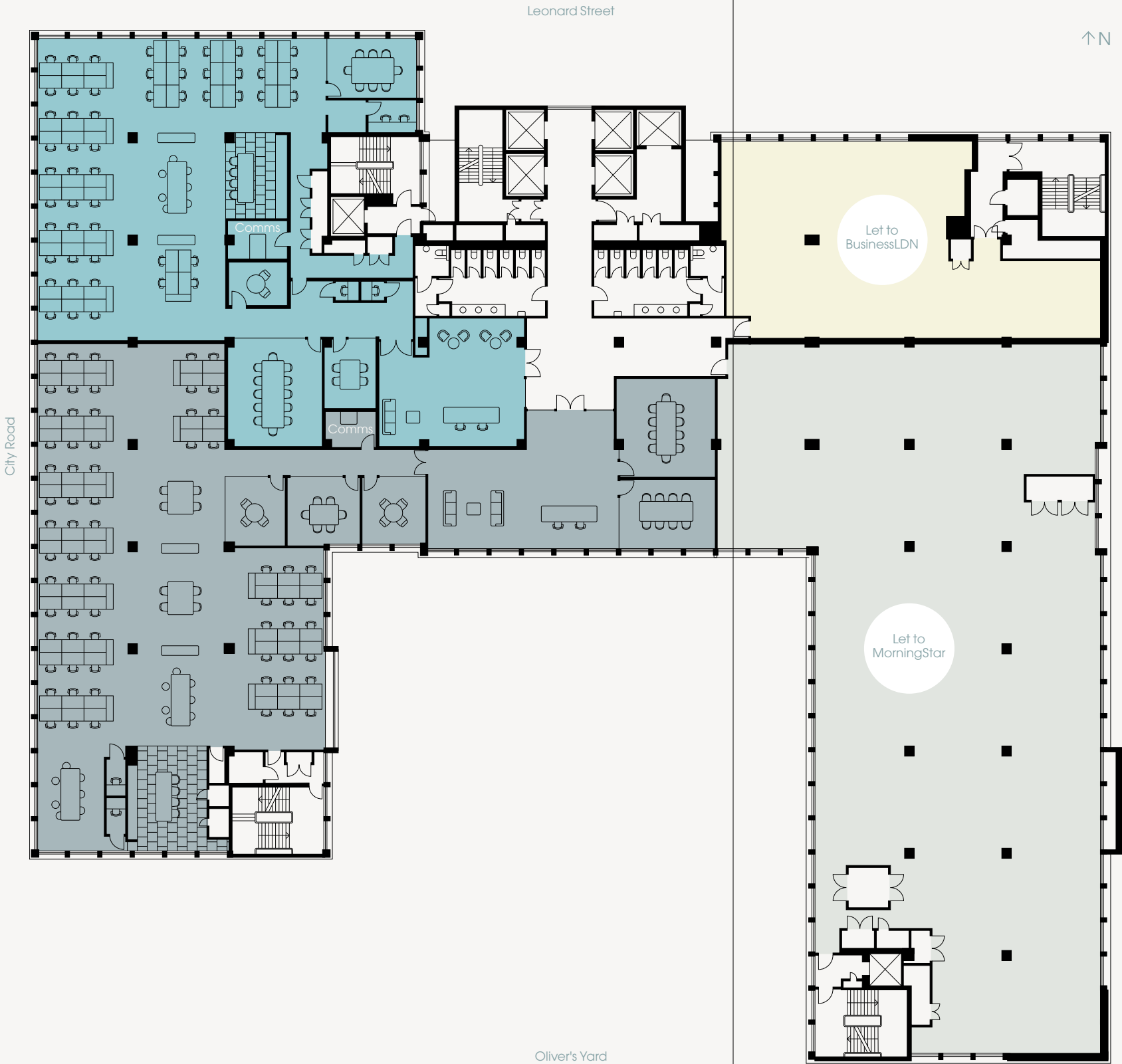
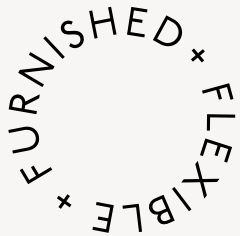
FURNISHED * FLEXIBLE *



- 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
- On-floor WCs
- Cabled and enabled with high-speed fibre

Part second floor - available now
Furnished + Flexible

Unit A 5,334 sq ft / 496 sq m
Unit B 7,187 sq ft / 668 sq m



- Unit A
- 52 x fitted desks
 - 2 x 2-person meeting room
 - 1 x 4-person meeting room
 - 1 x 8-person meeting room
 - 1 x 12-person meeting room
 - Breakout spaces
 - Reception and waiting area
 - 2 x private phone booths
 - Kitchenette and seating area
 - On-floor WCs
 - Cabled and enabled with high-speed fibre

- Unit B
- 68 x fitted desks
 - 1 x 3-person meeting room
 - 1 x 4-person meeting room
 - 1 x 6-person meeting room
 - 1 x 8-person meeting room
 - 1 x 10-person meeting room
 - Breakout spaces
 - Reception and waiting area
 - 2 x private phone booths
 - Kitchenette and seating area
 - On-floor WCs
 - Cabled and enabled with high-speed fibre

Unit A
Unit B

Spacious reception



Large boardroom



Reception lounge seating

Bright, open plan workspace



Kitchenette and breakout space





Reception overlooking the courtyard

Spacious meeting room



Contemporary breakout space

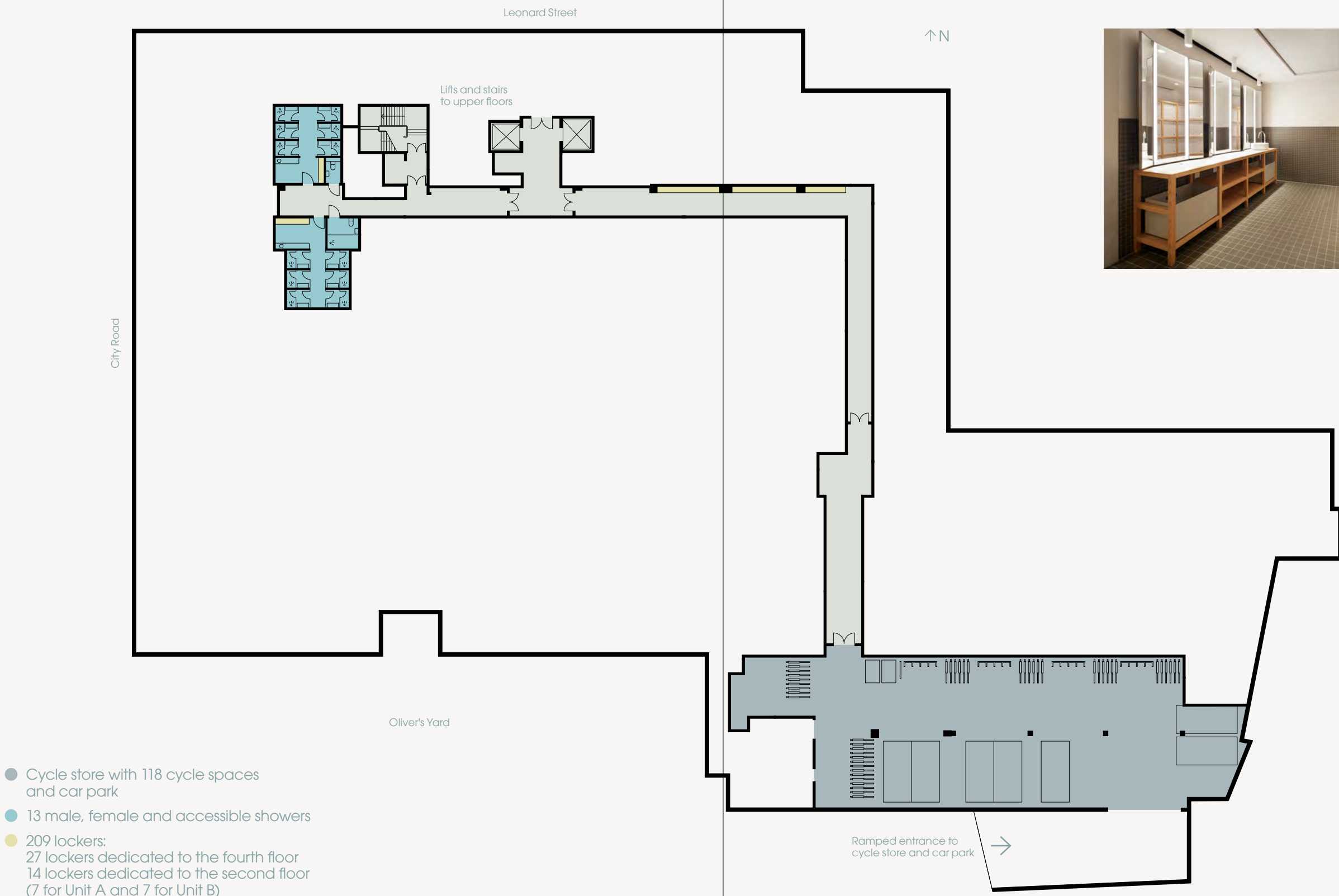


Kitchenette

Bright, open plan workspace



Lower ground floor
End-of-journey facilities



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



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.

Gloria, Great Eastern Street



The Old Fountain, Baldwin Street



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.

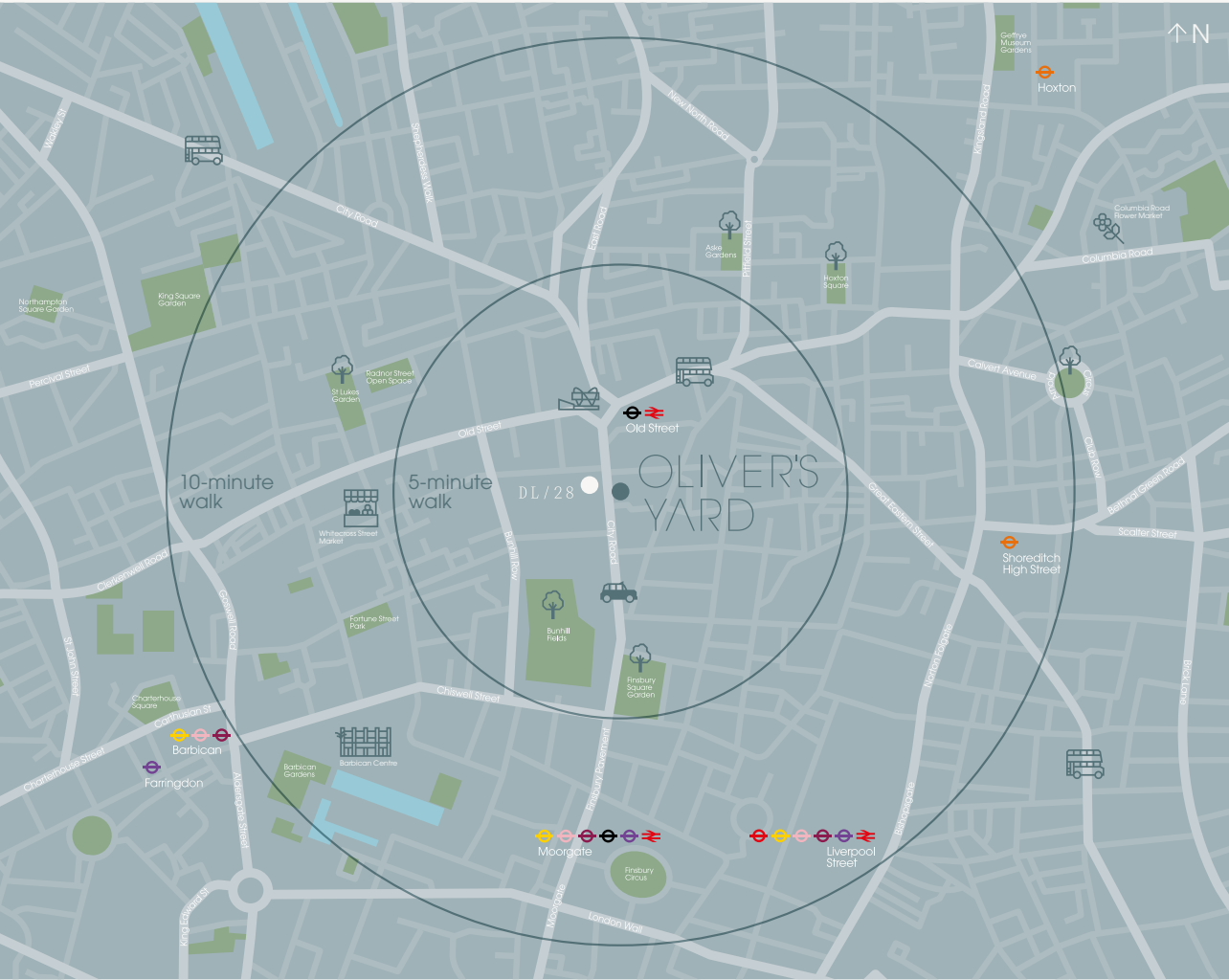
Tasty Street Food
Your temptingly close neighbourhood food market on Whitecross Street where you can indulge in delicious food from all over the world.

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 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
- © £5.1bn investment portfolio
- © 5.3m 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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