

PILCHER●LONDON

bespoke commercial property consultants

old street yard
building 3, old
street yard
london, ec1y

for rent / lease

1,775 sq ft

fully fitted office space available
for rent moments from old street
station. part of the derwent
london old street yard campus.



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about

inspiring office space available for rent within this new urban campus located only moments away from old street roundabout. the property is located seconds away from various restaurants, cafes and other amenities. the unit has been brand newly refurbished to a high specification.



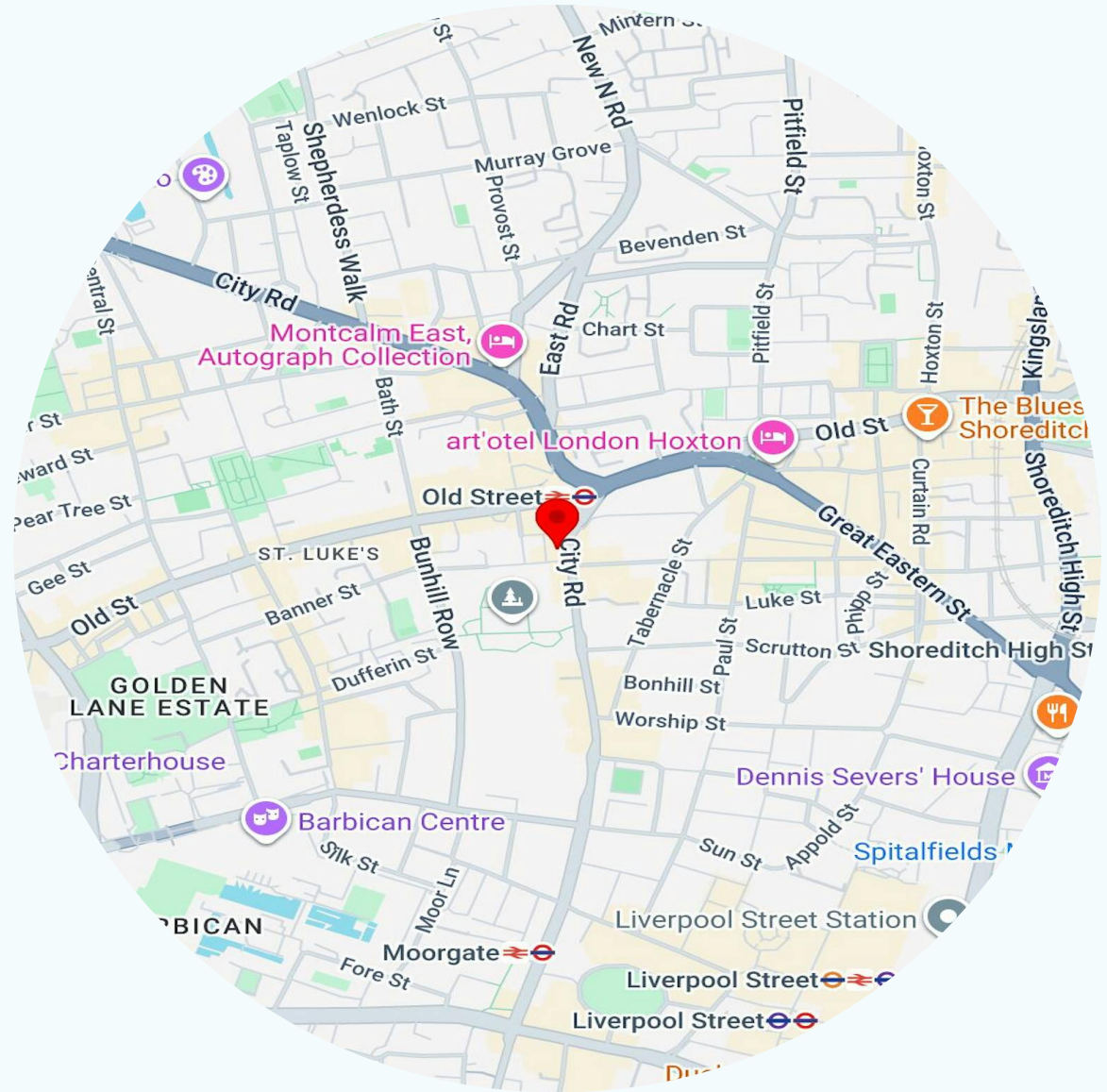
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location

located only moments away from old street roundabout, old street has transform into an established office district for a broad range of sectors, with businesses coming to old street because of its deep talent pool and wealth of amenity. it has the biggest concentration of tech companies anywhere in europe, including a google campus and is home to numerous leading fashion houses, advertising agencies, music-streaming companies and not-for-profits; its diverse community is what makes it so vibrant and exciting.



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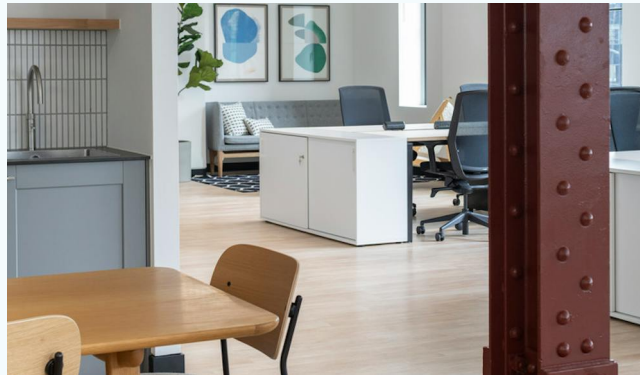
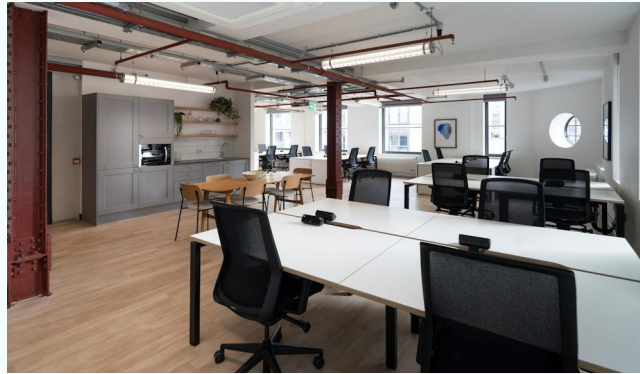
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
5th	1,775	164.90	available
total	1,775	164.90	

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amenities

- fully fitted & ready-to-go
- bright and light inspiring office
- access to new dl/ lounge, dl/28, opening directly opposite 3 old street yard
- warehouse style low rise building
- communal cycle storage, lockers, and shower facilities
- timber flooring
- restaurant and café amenities within campus courtyard
- communal roof terrace for 3 old street yard occupiers
- 20 fitted desks
- 1x 8 person meeting room
- 1 x private phone booth
- kitchenette & breakout space

financials

rent	£67.50 per sq ft
service charge	£20.91 per sq ft

lease

new lease

possession

available immediately

external facilities: dl/78 & new dl/28

spaces for our community to gather, learn and share meaningful and productive experiences. with a targeted opening from autumn 2023, dl/28 will include: communal collaboration and working areas in the club lounge / bookable meeting rooms configured to your needs / one and two person phone booths / library for quiet working/ event space with self-contained entrance / on-site café /curated events programme / all connected via the dl/ app

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viewings & more information

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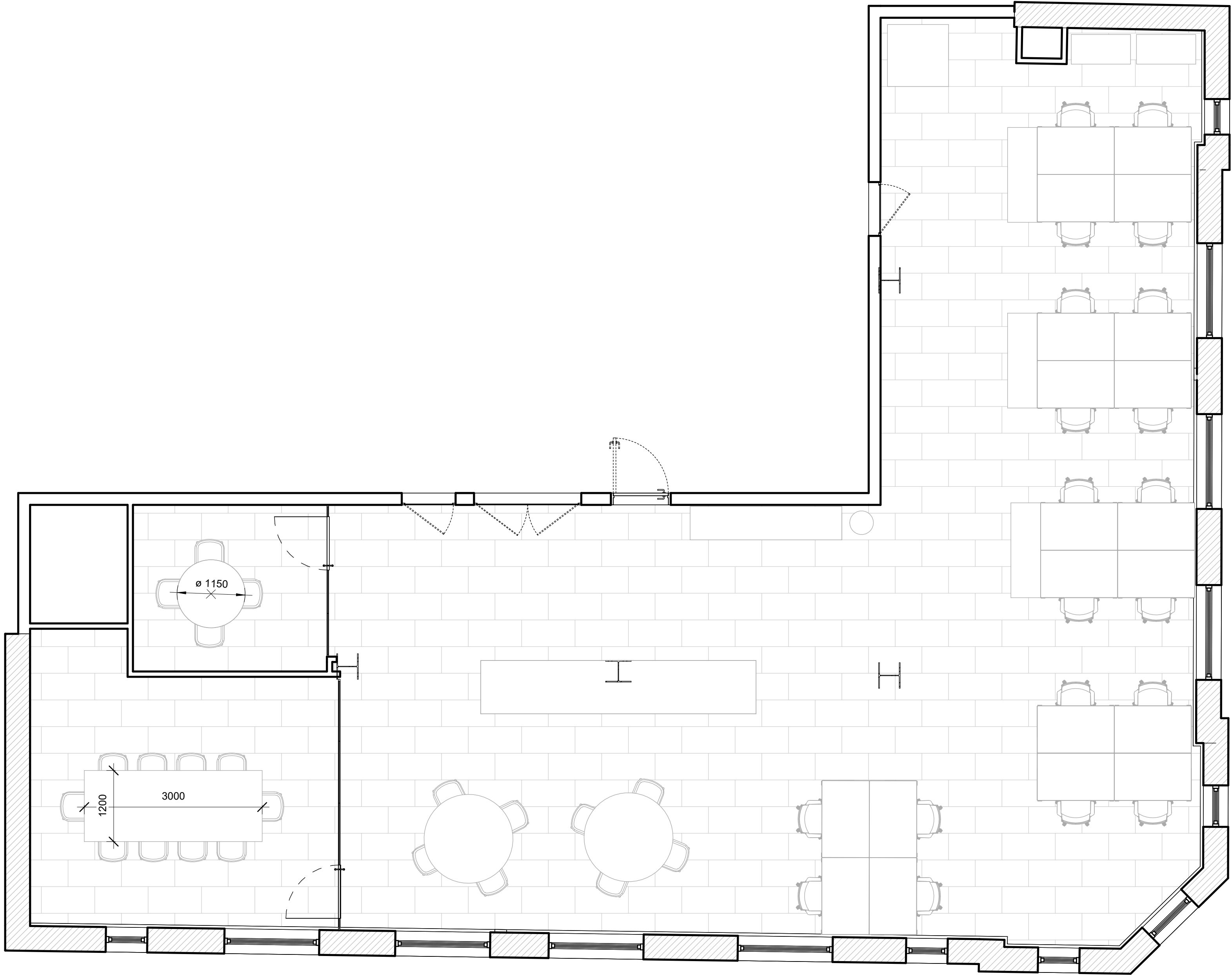
taylor rosen

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compton (joint agent)

1. Remove tenant branding throughout and make good
2. Make good where previous tenant equipment is removed and repaint throughout
3. Make Good any fire stopping following data removal and install of One Fibre connection point
4. Deep clean throughout
5. Retain glazed partitions and reffloor around. Cooling connections to be taken via retained blank panel / fire stopping.
6. Construct new phone booth / 2 person meeting room to North end of office. Plasterboard walls with acoustically absorbent finish, glazed door and dropped ceiling raft
7. Make Good following removal of tenant Access Control and Data installation.
8. Remove existing floor finish and prepare concrete / screed substrate for new finishes
9. Install Interface Timber Effect Vinyl. Colour Ref A00420 Rustic Cashew loose lay or similar to zone around core between small retained meeting room and phone booth
10. Install carpet to remaining area with jointing strip to timber effect floor and flush mounted grommet to seating area
11. Remove redundant graphics in common areas
12. Install blinds to match existing where none fitted
13. Deep clean radiators.
14. Modify sprinklers to cover cellular rooms



1

Level 3 Copy 2

1 : 50

General Notes

1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern.
Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. This scheme is subject to change following design input from consultants.

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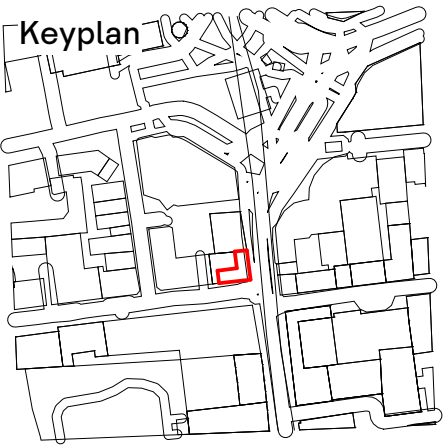
1	07/02/2024	Revision 1	BS
Rev	Date	Reason For Issue	Chk

able. + Bloom

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Client
Derwent London



North



Project
Old Street Yard: Lv03

Drawing Title
Existing Floor Plan Copy 1

Scale	Paper Size	Date
1 : 50	@A1	01/29/24

Project No.	Draw No.	Rev No.
1058	A1002	1