

FURNISHED
AND
FLEXIBLE

OLIVER'S
YARD

55-71 City Road EC1

▲ DERWENT
LONDON
BUILDING

THE BUILDING

Oliver's Yard is perfectly located, just a short walk south of Old Street underground station. The building is tucked away behind a spacious and landscaped courtyard which leads to a bright and contemporary reception.

2,422 sq ft of furnished and flexible, creative workspace with generous floor to ceiling heights is available on the second floor. It will offer the ideal modern working environment for any growing business in this constantly evolving, vibrant corner of London.


















WHAT'S INCLUDED?

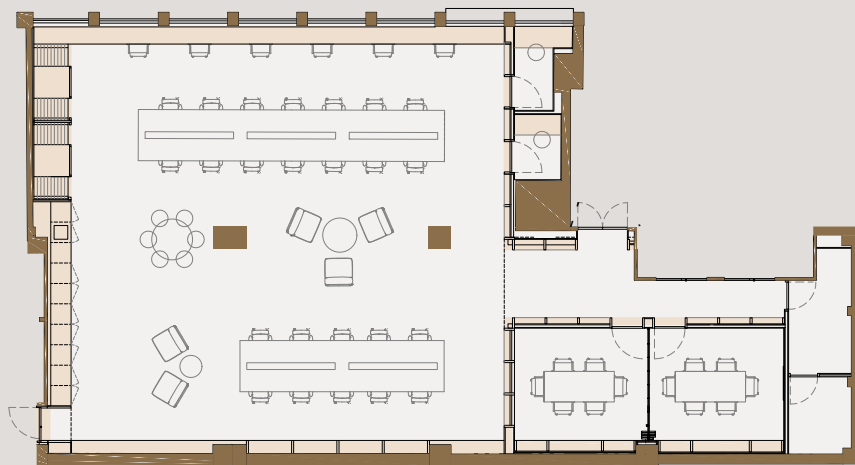
-  Fully fitted and furnished office space
-  24 fixed desks (with capability of adding a further 4 desks) & 6 hot desks
-  Fully cabled and enabled with high speed fibre internet
-  2 private meeting rooms, with flexibility to convert into 1 large boardroom
-  2 private booths and additional break out space
-  Air conditioning
-  Kitchenette
-  94 cycle spaces
-  11 showers (6 female, 5 unisex)

YOUR SIMPLE CONTRACT

- > **ALL-IN RENT** inclusive of rent, service charge, business rates, building insurance, facilities management
- > **FLEXIBLE** lease terms from 24 months
- > **SIMPLE** short form contract



LEONARD STREET



2nd floor

A HUB OF CREATIVITY

The last few years has seen Old Street 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 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.



Shoreditch Grind, 213 Old Street



Daffodil Mulligan, 3 Old Street Yard

ON YOUR DOORSTEP

Old Street boasts an unparalleled selection of independent coffee houses, many of the best restaurants in London and a broad array of fitness studios, offering employees a range of opportunities to enhance their well-being. After dark there are live music venues, boutique cinemas and private member's clubs, including the internationally renowned Shoreditch House.



Gloria, 54-56 Great Eastern Street



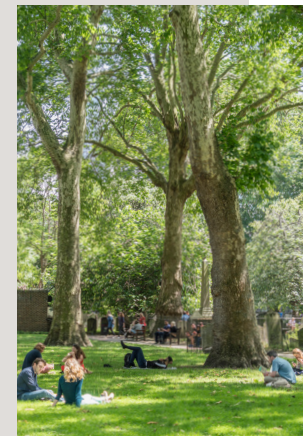
Enoteca Da Luca, 207 Old Street



BLOK, 2 Hearn Street



Lantana, 2 Oliver's Yard



Bunhill Fields

LOCAL OCCUPIERS & AMENITIES

OCCUPIERS

1. Adobe
2. Airbnb
3. Box
4. Brainlabs
5. Capital One
6. Farfetch
7. Infosys
8. Inmarsat
9. Runpath
10. Spark 44
11. TotallyMoney
12. Turner Broadcasting

GYMS & LIFESTYLE

1. Barbican Centre
2. Barry's Bootcamp
3. Bloomberg Space
4. Energie Fitness
5. Fight City Gym
6. Goodhood
7. Gymbox
8. London Shuffle Club
9. Pure Evil Gallery
10. tokyobike
11. XOYO

HOTELS AND MEMBERS CLUBS

1. Ace Hotel
2. The Curtain
3. Eight
4. The Hoxton
5. Nobu Hotel
6. Shoreditch House

RESTAURANTS

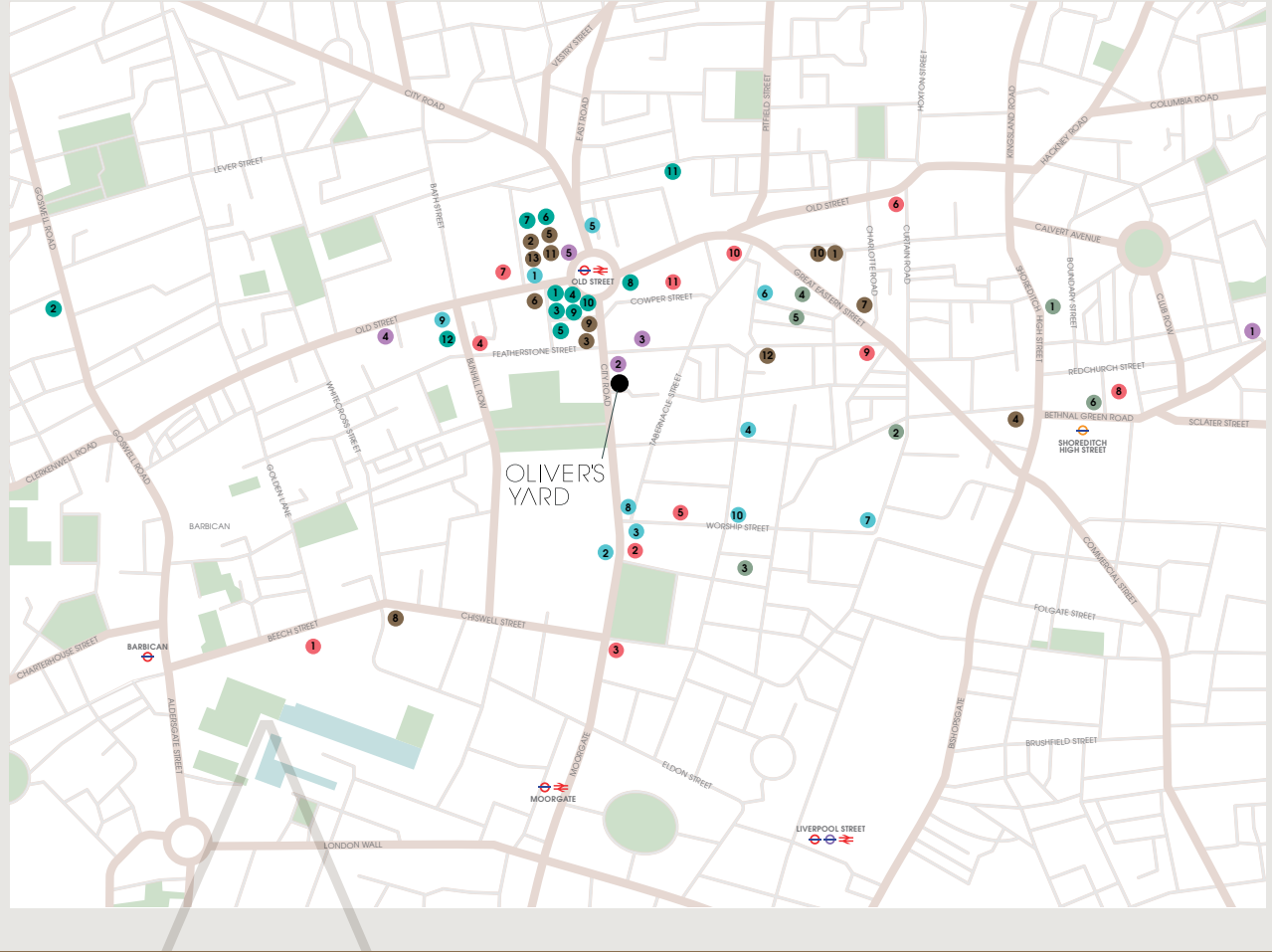
1. Blacklock
2. Bone Daddies
3. Daffodil Mulligan
4. Dinerama
5. Enoteca da Luca
6. Flamboree
7. Gloria
8. The Jugged Hare
9. Passo
10. Popolo
11. Serata Hall
12. St Leonards
13. Wagamama

CAFÉS & DELIS

1. Franze & Evans
2. Lantana
3. Ozone Coffee Roasters
4. Pasta Nostra
5. Shoreditch Grind

BARS & PUBS

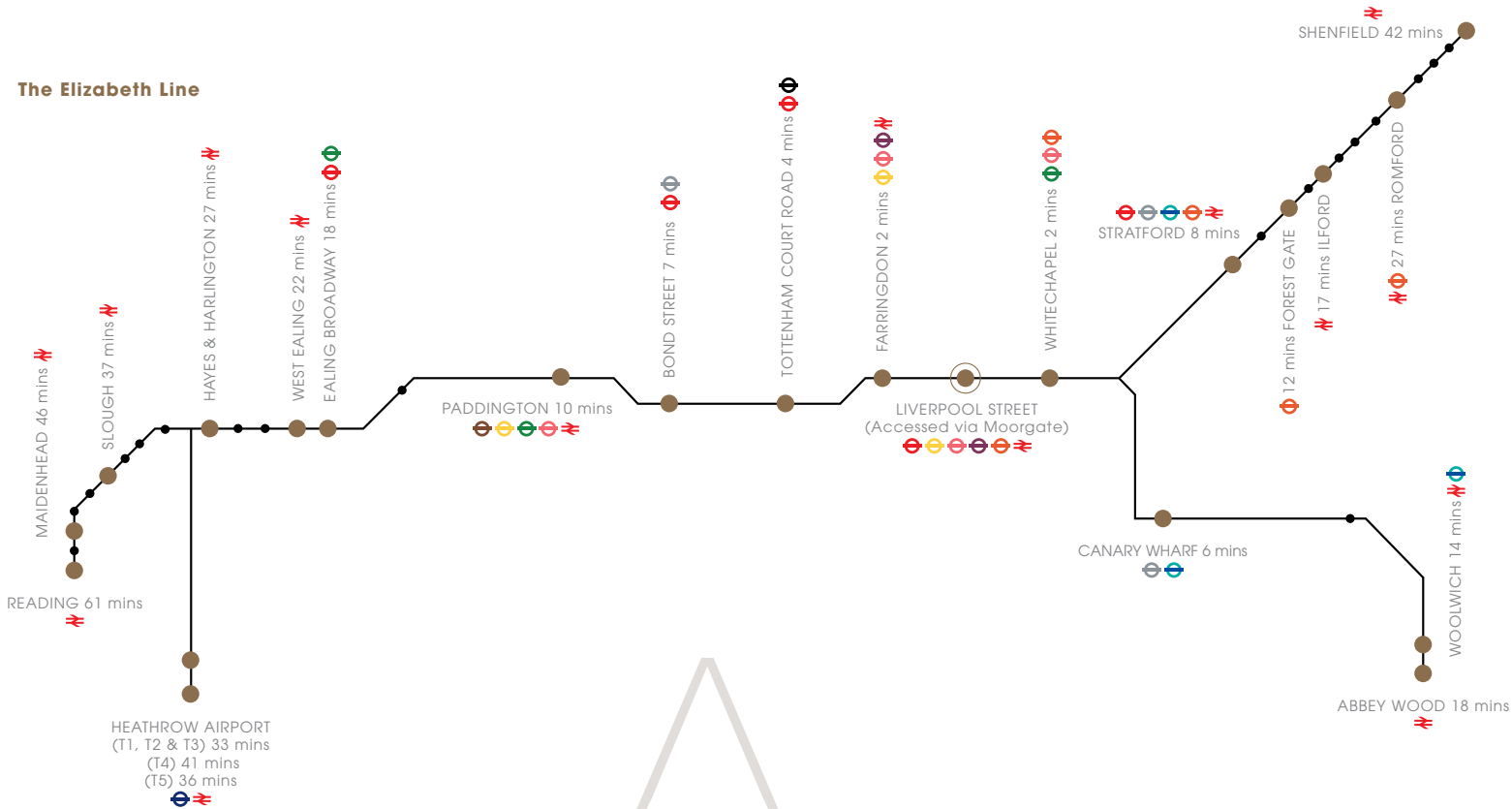
1. Draft House
2. Finch's
3. Flight Club
4. The Fox
5. Nightjar
6. The Princess of Shoreditch
7. Queen of Hoxton
8. Singer Tavern
9. Taylor & Elementary
10. Whistling Shop



CONNECTIVITY

Oliver's Yard is less than a minutes walk from Old Street station (Northern line and Great Northern rail) making it extremely well connected to the rest of the City and beyond.

Journey times will continue to improve with the arrival of the Elizabeth line, the timing for delivery is to be confirmed. It's a short journey from the building to Liverpool Street station, (either a seven minute walk or accessed via Moorgate station, just two minutes away on the Northern line), where the Elizabeth line will dramatically reduce travel times across London.



OLD STREET ROUNDABOUT REGENERATION

The future is bright for Old Street roundabout. Transport for London are making the roundabout more pedestrian and cycle friendly and aim to finish the main works in 2020. As part of the scheme they are:

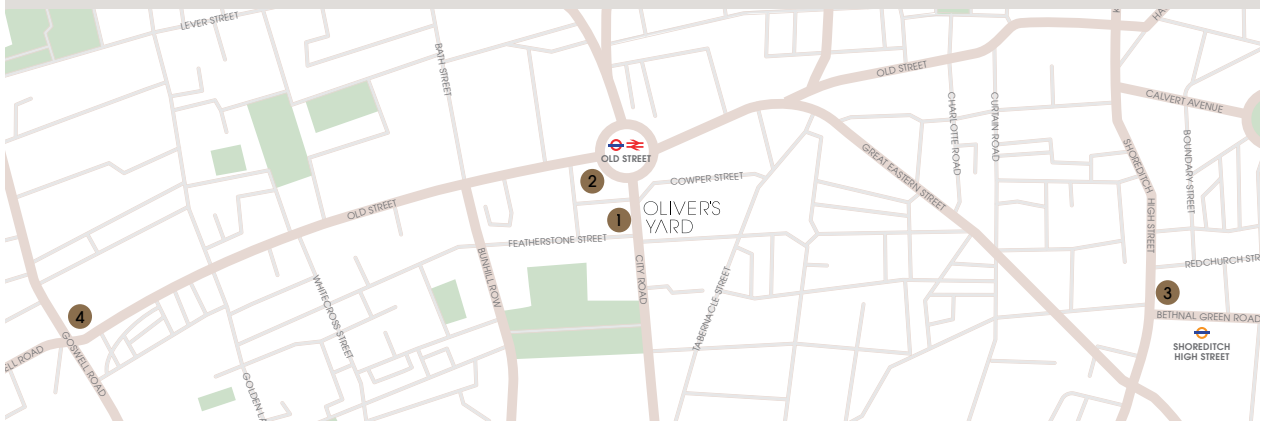
- Removing the existing roundabout and returning the traffic to two-way.
- Adding signal-controlled pedestrian crossings and segregated cycle lanes.
- Remodelling the entrances to the tube; there will be two new station entrances, one accessible from Cowper Street and a main station entrance with a green 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.



DERWENT LONDON LOCAL OWNERSHIP

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners.

We are an invested Landlord in this area and we like to create communities where businesses and talent can thrive. 775,900 sq ft of the Derwent portfolio is located within a 10 minute walk of Oliver's Yard. This means we can offer any local company the opportunity to have their office needs met as their business needs change.



NET ZERO

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.

<div>THE FEATHERSTONE 1. BUILDING</div> <div>Old Street EC1 Size: 126,500 sq ft Completion: 2022</div>	<div>WHITE COLLAR FACTORY 2.</div> <div>Old Street EC1 Size: 291,400 sq ft Completion: 2017 Tenants: Adobe, AKT II, BGL, Box.com, Capital One, Egress, The Office Group, Runpath and Spark 44 Restaurants: Daffodil Mulligan and Passo</div>	<div>TEA 3.</div> <div>Shoreditch E1 Size: 269,000 sq ft Completion: 2003 Tenants: Mother, Shoreditch House, Transferwise Restaurants: Allpress Espresso, Brat, Lyle's, Pizza East, Smoking Goat</div>	<div>4. morelands</div> <div>Clerkenwell EC1 Size: 89,000 sq ft Completion: 2003 Tenants: AHMM, Jackson Coles, Next Management, Stink Digital Thirdway Restaurant: Fare</div>
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DERWENT
LONDON

Misrepresentation act

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract.

No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Colliers International and James Andrew International. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation May 2020.