

# 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.

18,000 sq ft of prime CAT A office space is available on the fourth floor, offering an efficient and flexible floorplate along with a private terrace.

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

Where work  
meets tranquillity,  
your spacious  
outdoor sanctuary

### Key Features

- ⦿ Spacious courtyard with new landscaping and seating
- ⦿ Newly designed, manned reception with six passenger lifts and two goods lifts
- ⦿ Newly refurbished CAT A office space
- ⦿ Private terrace totalling 2,530 sq ft
- ⦿ New LED lighting
- ⦿ FCU mounted air conditioning system
- ⦿ Generous floor-to-ceiling heights of 3m from floor to the underside of slab
- ⦿ 1:10 occupational density
- ⦿ Lower ground cycle store with 118 cycle spaces
- ⦿ 127 lockers and 13 showers
- ⦿ Newly refurbished WCs with nine superloos and one accessible WC
- ⦿ WiredScore rating Gold
- ⦿ EPC Rating 'B'
- ⦿ Situated opposite Old Street underground station and close to the Elizabeth line, accessed via Moorgate
- ⦿ Occupiers of Oliver's Yard will have complimentary access to our Members' Lounges, DL/28 at The Featherstone Building opposite and DL/ 78 in Fitzrovia W1



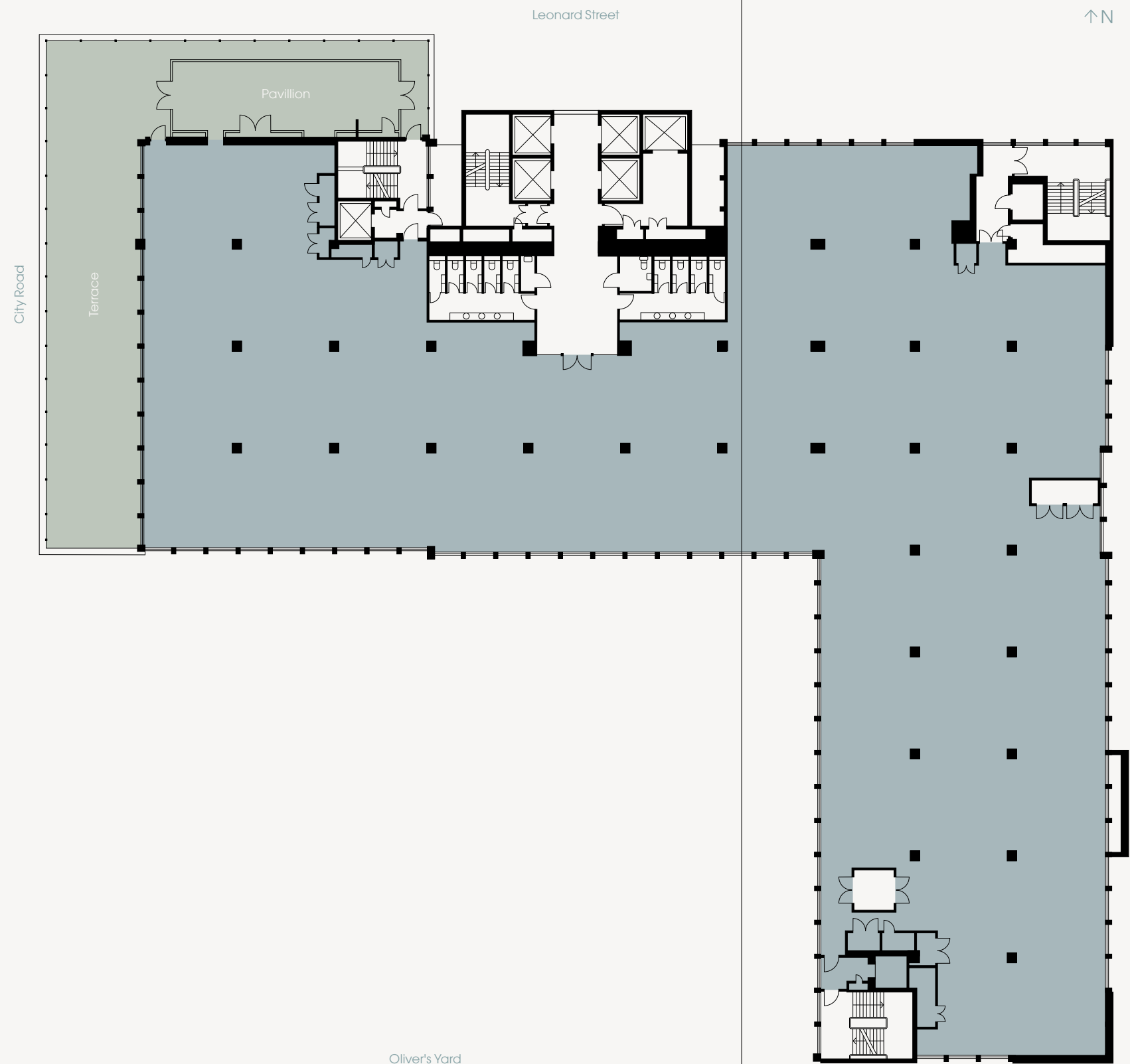


Indicative view of open plan  
desking and breakout areas



Fourth floor  
18,118 sq ft / 1,690 sq m

Terrace  
2,530 sq ft / 235 sq m







Indicative view of private terrace offering views of the City









**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.



Lillienblum



Lantana

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



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.

**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



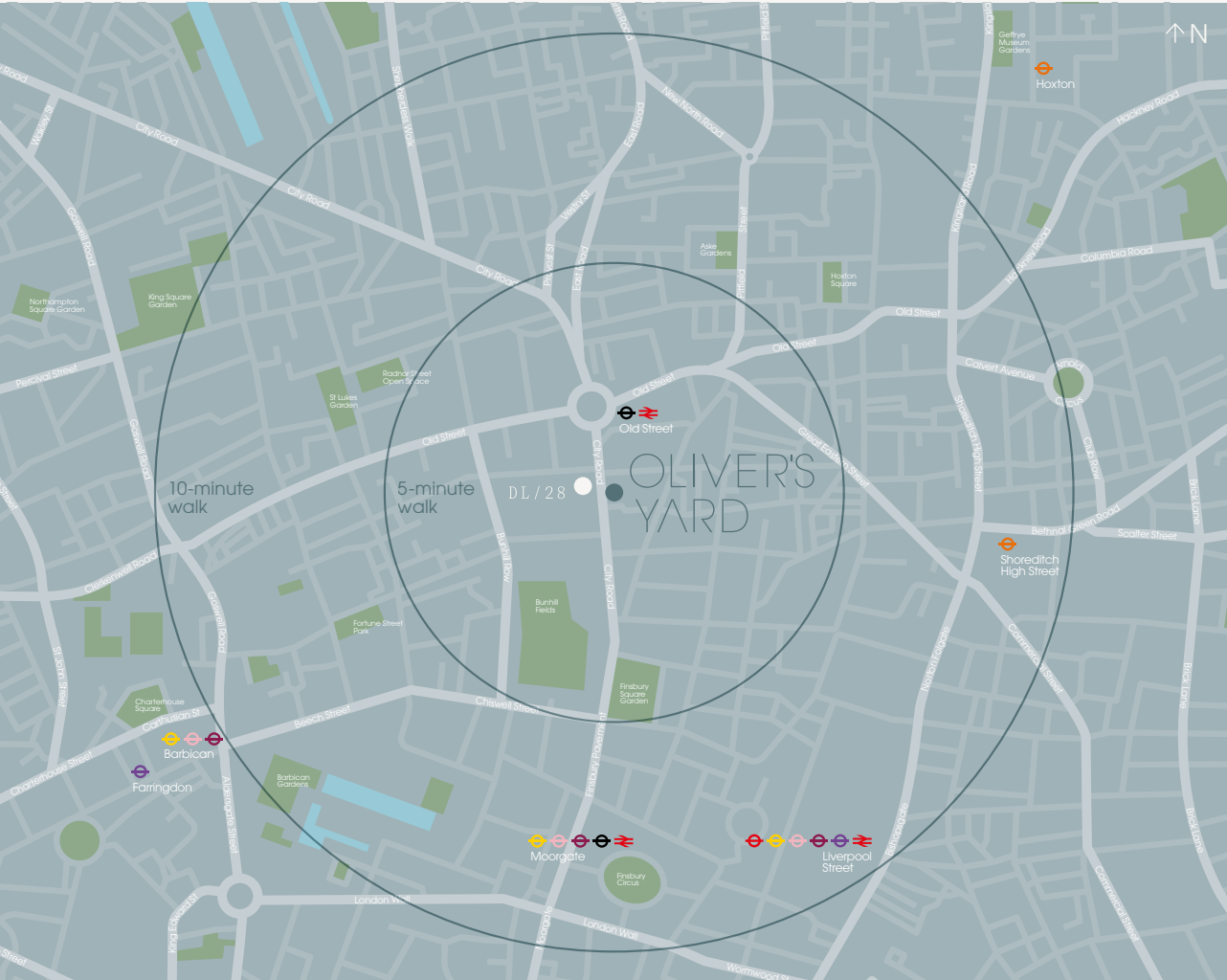
**Wellness and Fitness**  
Prioritising your wellbeing, step off the tube into an early-doors fitness class.

**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 Food Market







Neighbours

Within 5 minutes  
Barry's Bootcamp  
Bistrot Freddie  
Daffodil Mulligan  
DL/ Service  
Gloria  
Gymbox  
The Hoxton  
Lantana  
Lilienblum  
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 or Moorgate 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
- © £4.8bn investment portfolio
- © 5.3m sq ft in central London
- © Net zero carbon (NZC) business by 2030
- © DL/ Membership for every office occupier

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

25 Savile Row W1



DL / MEMBERS

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 and DL/78 in Fitzrovia 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

DL/28, 28 Featherstone Street EC1





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