

Discovery



House

EC1



Discover a better
way to work...



Step into
Discovery House
and uncover
modern, stylish
office space
in the heart
of Old Street...





First encounter

From its contemporary reception to its smart design finishes, Discovery House offers everything for today's occupier.

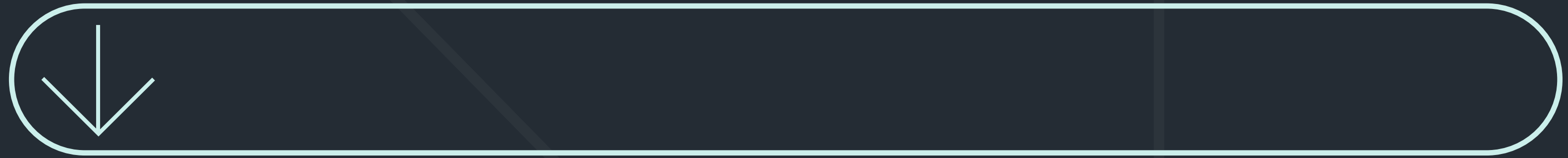
Four floors of versatile workspace in a central Old Street location. With availability from 6,156 sq ft to 34,237 sq ft offered with flexible fit-out arrangements.



Discovery House

Reception 

Fully equipped for any challenge...



Onsite
commissionaire



Flexible fit-out
arrangements



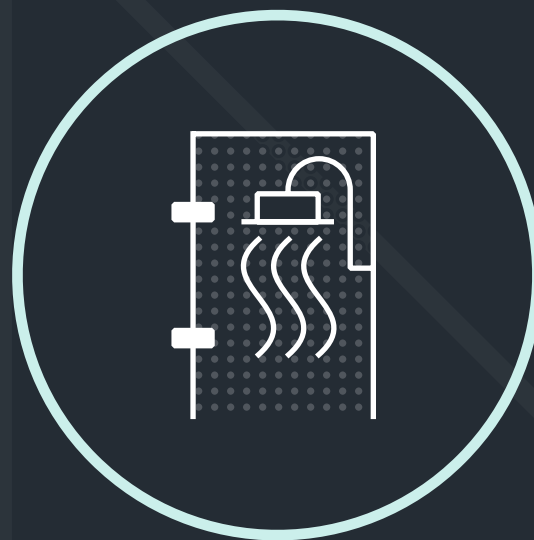
Concrete ceiling with
exposed services



Suspended pendant
lighting



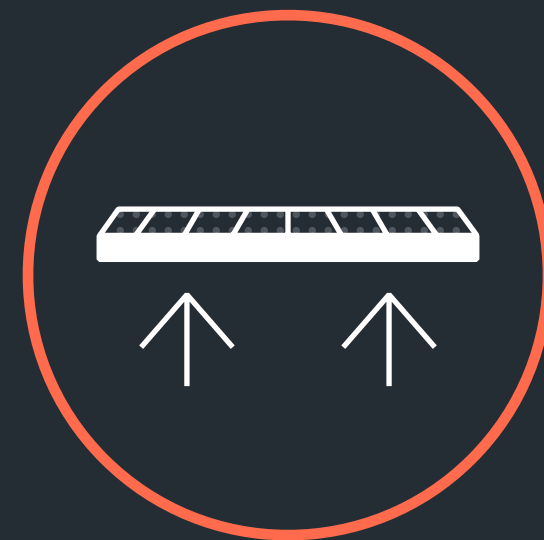
Comfort
cooling system



Shower
facilities



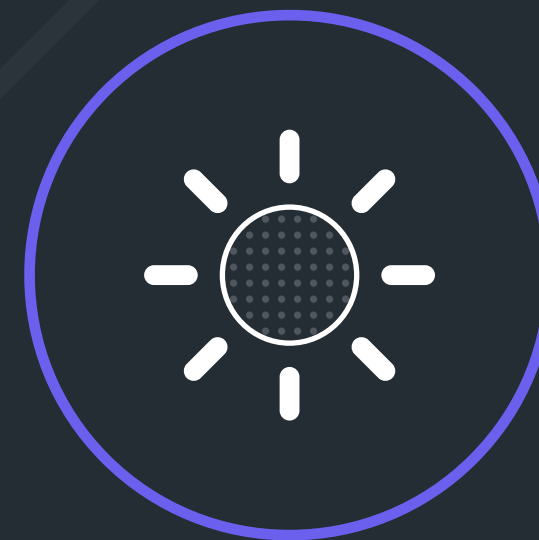
Secure
bike storage



Raised
floors



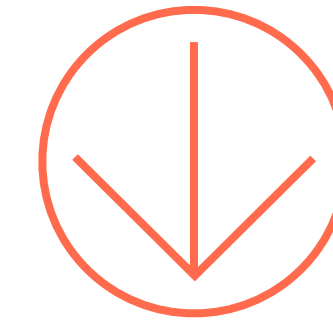
Car parking
available



Excellent
natural light



Space to make
your mark...



Pioneering flexibility...

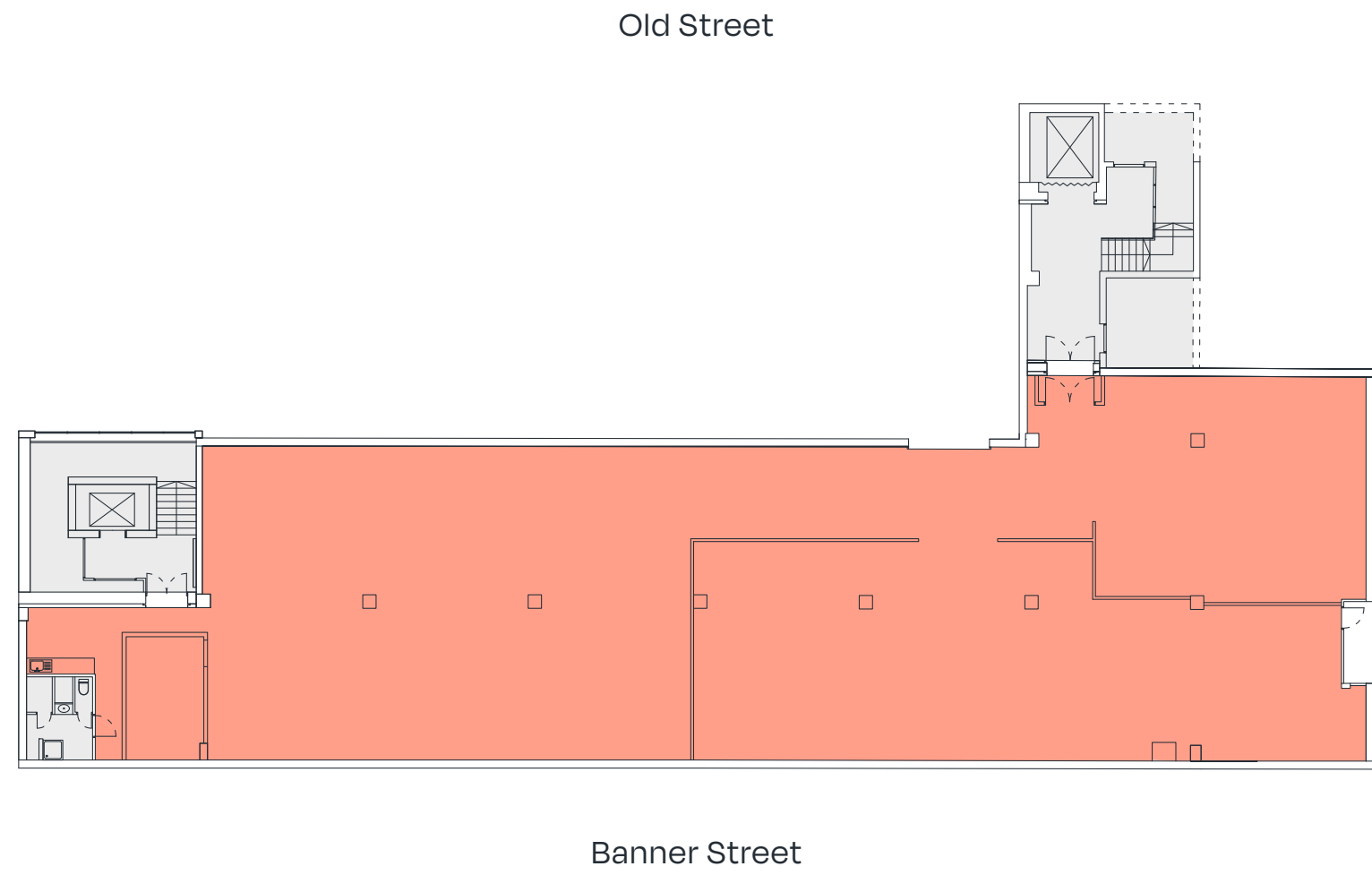
Flexible workspace to suit any occupier requirements.

The lower ground and ground floors are offered as shell & core, with the first and second floors featuring a partial fit-out. All floors can be furnished via landlord agreement.

Floor	Sq Ft	Sq M
2nd	10,539	979
1st	10,548	980
Ground	6,994	650
Lower Ground	6,156	572
Total	34,237	3,181

Lower Ground Floor

6,156 Sq Ft / 572 Sq M



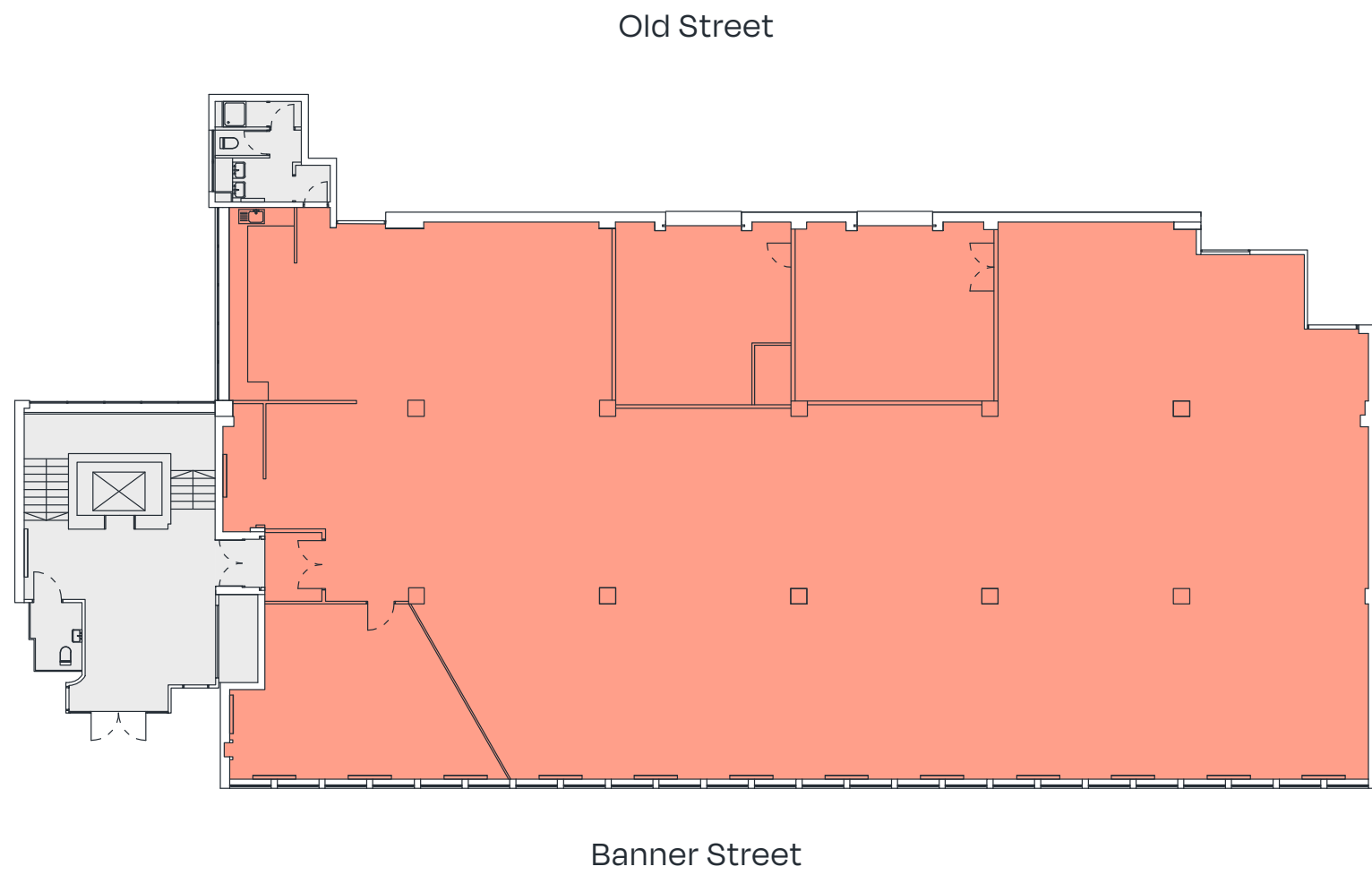
First Floor

10,548 Sq Ft / 980 Sq M



Ground Floor

6,994 Sq Ft / 650 Sq M



Second Floor

10,539 Sq Ft / 979 Sq M



Floorplans not to scale. For indicative purposes only.

● Office

● Core



Discover the hidden gems of Whitecross Street Market



The local area offers the best of both worlds – a thriving business destination paired with a vibrant social scene.

Discovery House is nestled amidst the bustle of Old Street and Shoreditch, surrounded by a diverse mix of pop-up markets, trendy bars, and round-the-clock entertainment.

A cultural hotspot on your doorstep...



Whitecross Market

Located under a minute away, Whitecross Street Market offers the best of street-style global cuisine – perfect as lunchtime treat, catering for all tastes.



Barbican Centre

The Barbican Centre is a hub of creativity, showcasing exciting live music and theatre performances as well as world cinema and fine art – set in the tranquil Barbican Estate.



Gym Box Old Street

Gym Box is located just around the corner from Discovery House offering best-in-class health and fitness facilities. Additionally, with Virgin Active and F45 Training close by, the choice is yours.

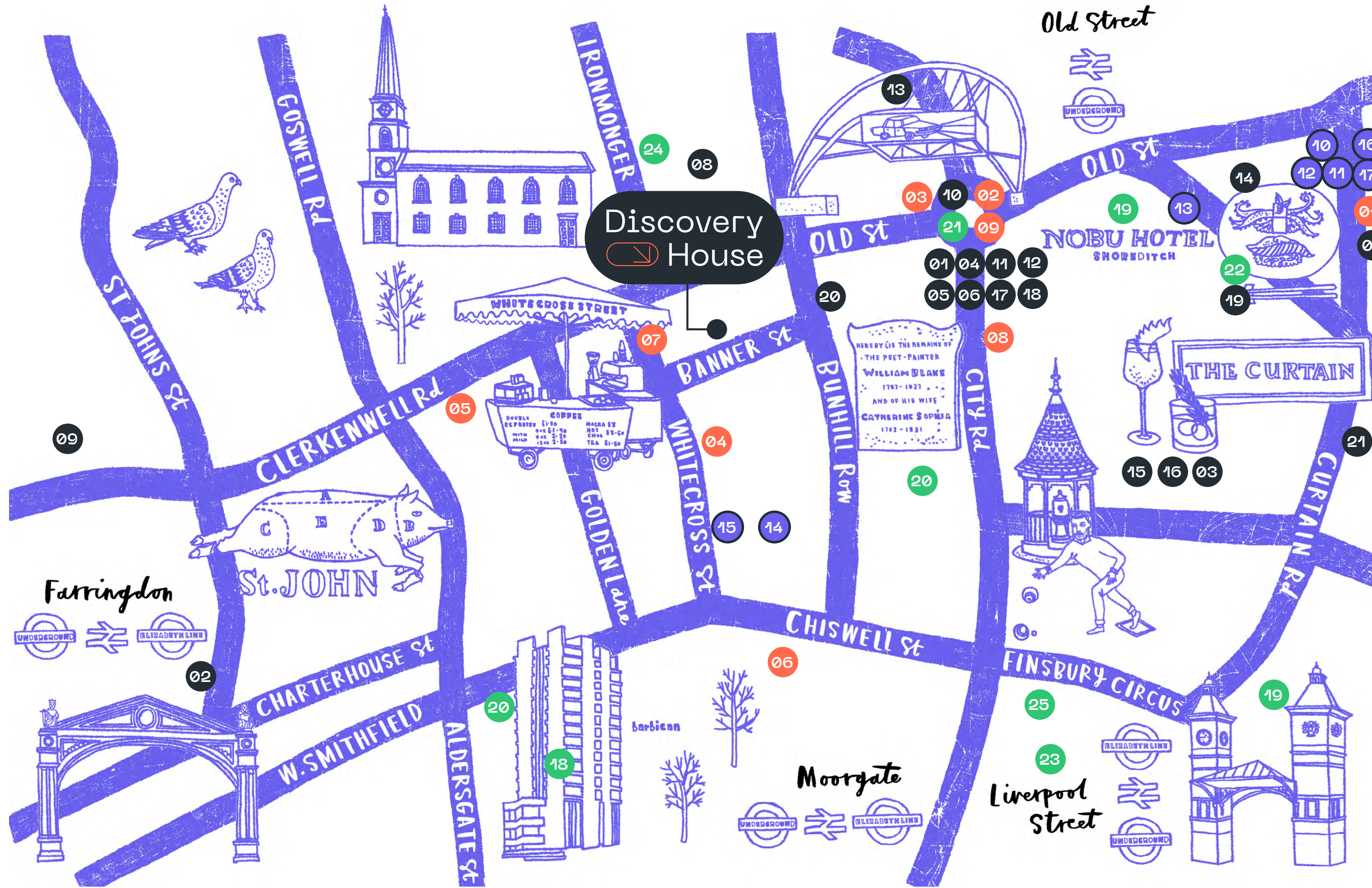


The Bower

A new landmark quarter on Old Street, home to trendy food and drink concepts such as Shoreditch Grind, Serata Hall, Brewdog, Bone Daddies, Wagamama and much more.



A destination of vibrant amenities...



Local Occupiers

- | | |
|-----------------------------------|------------------------|
| 01 Adobe | 11 Sage Publishing |
| 02 AKQA | 12 Inmarsat |
| 03 Allegis Group | 13 John Brown Media |
| 04 Brain Labs | 14 L.K Bennett |
| 05 Capital One | 15 Mind Candy |
| 06 BGL Group / Compare The Market | 16 Pivotal |
| 07 Buckley Gray Yeoman | 17 Accenture |
| 08 CBS | 18 Tide |
| 09 Deloitte Digital | 19 Vice |
| 10 Farfetch | 20 Turner Broadcasting |
| | 21 Amazon |

Food and Drink

- | | |
|-----------------------------|-----------------------|
| 01 Dishoom | 06 The Jugged Hare |
| 02 Nightjar | 07 The Whitecross Tap |
| 03 Bone Daddies | 08 Lantana |
| 04 Whitecross Street Market | 09 Grind |
| 05 Breddos | 10 Grind |

Retail

- | | |
|--------------|-------------|
| 10 Goodhood | 14 Waitrose |
| 11 SCP | 15 Whites |
| 12 Vitra | 16 A.P.C |
| 13 Tokyobike | 17 AIDA |

Culture / Leisure

- | | |
|------------------|--------------------------|
| 18 Barbican | 22 The Hoxton |
| 19 XOYO | 23 South Place |
| 20 Virgin Active | 24 Ironmonger Row Baths |
| 21 GymBox | 25 Montcalm Royal London |

Explore with ease...



Old Street Station is less than a three minute walk, with the Elizabeth line at Farringdon Station within a 10 minutes.

The transformation of Old Street roundabout has also created a new public space with improved access for pedestrians and cyclists.

Station Walk Times



Walk times in minutes from the building. Source: TfL

Elizabeth Line Journey Times

Discovery House



Journey times in minutes from Farringdon Station. Source: TfL

Discover more...



Terms

Upon application.

Viewings

Strictly through the joint sole letting agents:



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Shaun Simons
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07788 423 131



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Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

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