

# 3 OLD STREET YARD

OLD STREET EC1

3RD FLOOR

1,900 SQ FT OF FURNISHED + FLEXIBLE  
OFFICE SPACE, READY FOR OCCUPATION



FURNISHED \* FLEXIBLE



# WELCOME TO OLD STREET YARD

DL/ MEMBERSHIP



Positioned right next to the roundabout, Old Street Yard is a network of low-rise, old and new warehouse-style buildings surrounding the iconic White Collar Factory. The thriving campus offers a vibrant social, wellbeing and food scene and a central courtyard with seating and public art.

Less than a minute's walk away is Old Street underground station, where you can access the Northern Line and National Rail. The Elizabeth line is accessible from Liverpool Street station via Moorgate station, just two minutes away on the Northern line or an eight-minute walk.

Old Street Yard offers flexible workspace, enabling businesses of any size to establish themselves in London's technology hub, giving them the space to develop and grow.



# YOUR INSPIRING WORKSPACE

DL/ MEMBERSHIP

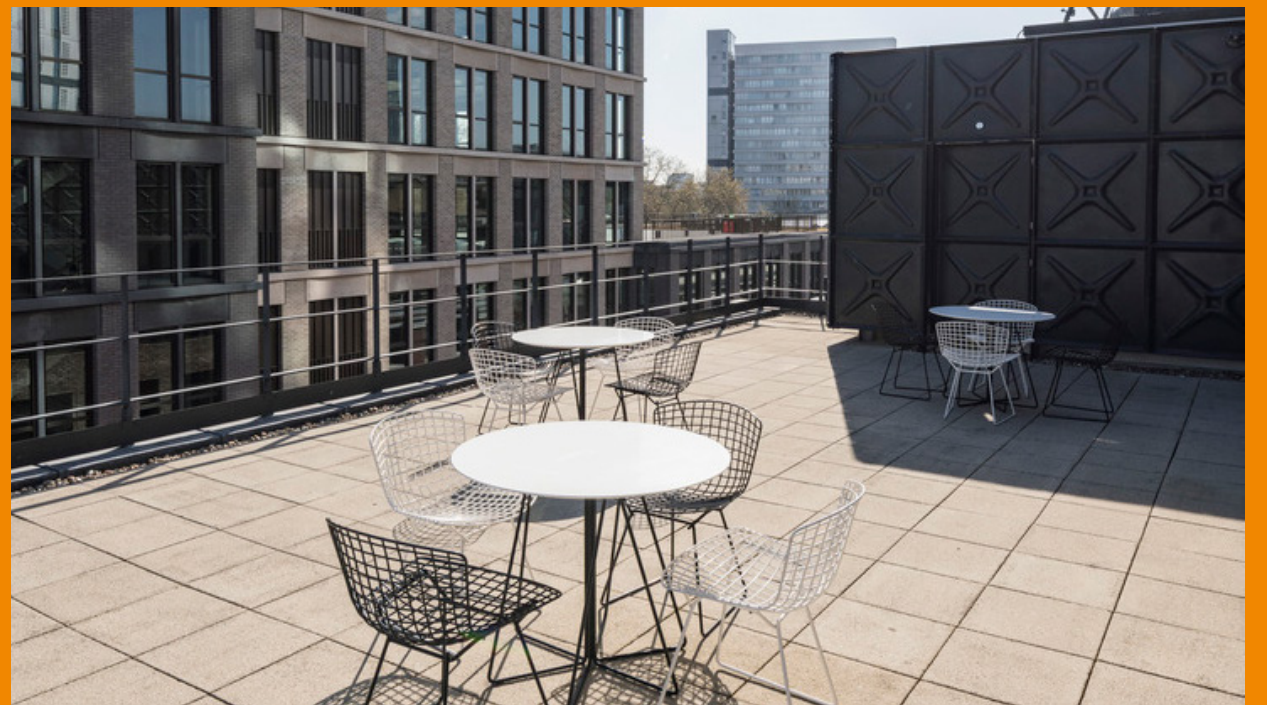
**Furnished + Flexible office space ready for occupation on the 3rd floor.**

- ❖ Warehouse style low rise building
- ❖ Bright and creative open plan workspace
- ❖ Shower facilities and communal bike storage in the basement of 1 Old Street Yard
- ❖ Campus courtyard
- ❖ Communal roof terrace for 3 Old Street Yard occupiers
- ❖ Dedicated reception
- ❖ Access to DL/28, directly opposite 3 Old Street Yard at The Featherstone Building
- ❖ 24-hour access with on-site security
- ❖ Loading bay operating 7am-7pm (entrance on Mallow Street)
- ❖ EPC Rating 'B'

FURNISHED + FLEXIBLE



Campus courtyard



Communal roof terrace

# 3RD FLOOR

DL/ MEMBERSHIP

## SIZE

1,900 sq ft / 177 sq m







## YOUR SIMPLE CONTRACT

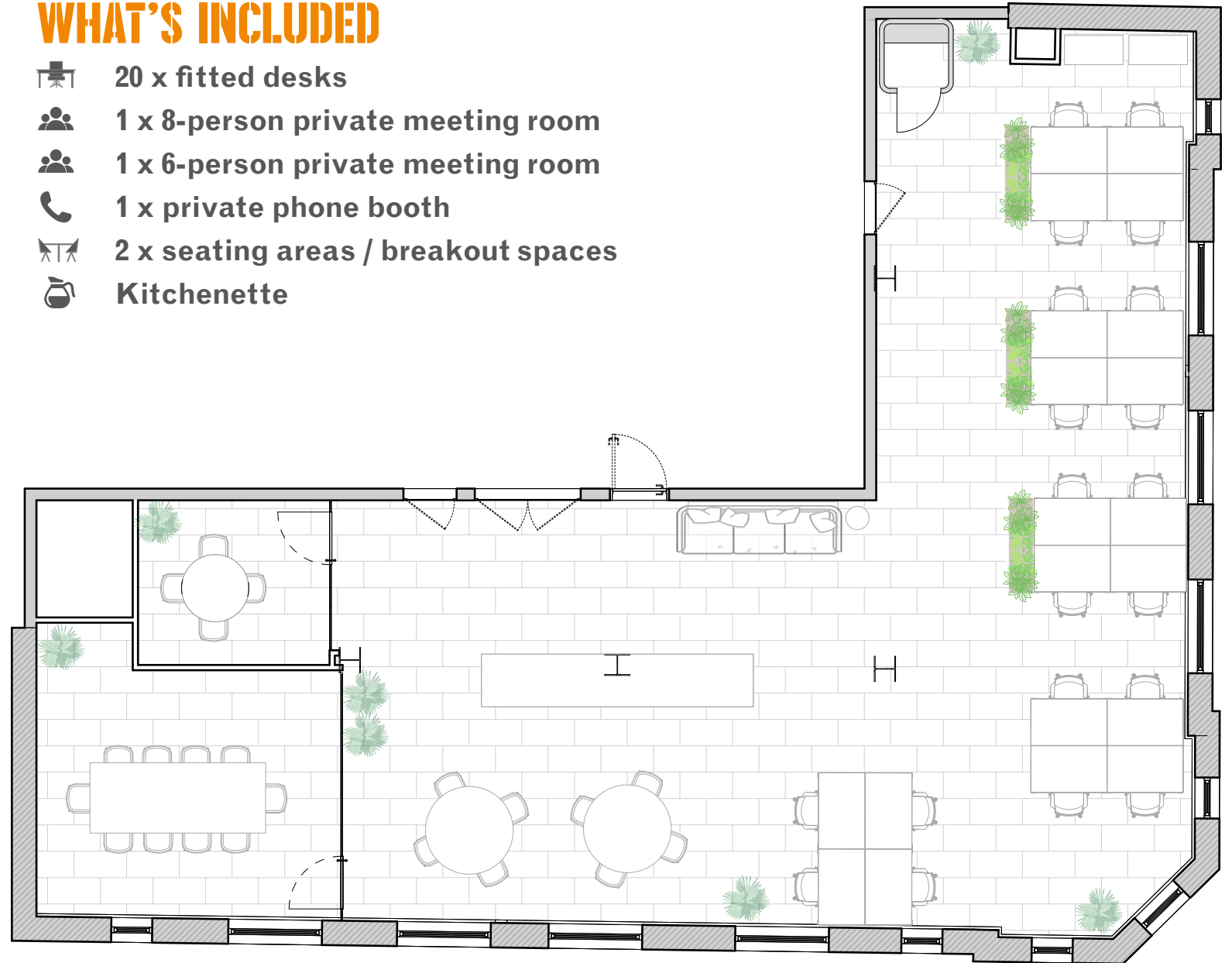
**ALL-IN RENT** inclusive of service charge,  
business rates and building insurance

**FLEXIBLE** lease term

**SIMPLE** short form contract

## WHAT'S INCLUDED

-  20 x fitted desks
-  1 x 8-person private meeting room
-  1 x 6-person private meeting room
-  1 x private phone booth
-  2 x seating areas / breakout spaces
-  Kitchenette





# YOUR INSPIRING WORKSPACE

DL/ MEMBERSHIP



Indicative fit-out



# 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/78 in Fitzrovia and DL/28 in Old Street (located directly opposite 3 Old Street Yard within The Featherstone Building) 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.

We believe in strong relationships, and we want to create a positive sense of community among all of us in the Derwent London family. DL/ Membership is us inviting you to be part 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.](#)



DL/28 Lounge



DL/28 drop-in working



# AGENTS

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