

WHITE  
COLLAR  
FACTORY

STUDIO





**SPACE WITH VOLUME AND  
EXCEPTIONAL CEILING HEIGHTS OF 6.6M**

- ✦ **THE STUDIO COMPRISES 13,376 SQ FT WITH 6.6M CEILING HEIGHTS AND SITS WITHIN WHITE COLLAR FACTORY, ADJACENT TO OLD STREET UNDERGROUND**
- ✦ **CLUSTERED AROUND A LANDSCAPED COURTYARD WITH OUTDOOR SEATING AND TWO RESTAURANTS**
- ✦ **A RECEPTION WITH A DIFFERENCE: COMMUNAL WORKSPACE AND CAFE OPERATED BY DL/ SERVICE**
- ✦ **ROOFTOP RUNNING TRACK AND COMMUNAL ROOF TERRACE WITH UNBEATABLE VIEWS OVER LONDON**
- ✦ **OPPOSITE DL/28 ON FEATHERSTONE STREET, A COMPLIMENTARY AND PRIVATE LOUNGE FOR DL/ MEMBERS TO ENJOY**
- ✦ **A BREEDING GROUND FOR COLLABORATION AND CREATIVITY, BUILDING A LIKE-MINDED COMMUNITY OF AMBITIOUS YOUNG BUSINESSES AND ESTABLISHED PLAYERS**

# CAMPUS FEATURES





STUDIO

Designed by leading architects AHMM, and boasting ceiling heights of up to 6.6m, the Studio offers flexible space, generous volumes and robust construction.

It's accessed via a dedicated lift from White Collar Factory's reception, which opens up into the generous double-height Studio. A bridge links over the reception area connecting both sides of the mezzanine, acting as a gallery overlooking the huge central space. Sitting neatly under one side of the mezzanine, meeting rooms are constructed from a modular demountable plywood wall system.

In the middle, the floor-level drops and four skylights puncture the vaulted concrete ceiling. Overhead, a regular array of can-shaped pendants hang between castellated steel beams, distinct in Prouvé green.

<b>FLOOR</b>	<b>SQ FT</b>	<b>SQ M</b>
<b>MEZZANINE</b>	<b>3,472</b>	<b>323</b>
<b>STUDIO</b>	<b>9,904</b>	<b>920</b>
<b>TOTAL</b>	<b>13,376</b>	<b>1,243</b>

## SCHEDULE OF AREAS

- ✂ **6.6M FLOOR-TO-CEILING HEIGHT**
- ✂ **MEZZANINE WITH GALLERY WALKWAY**
- ✂ **1 LARGE BOARDROOM**
- ✂ **3 MEETING ROOMS**
- ✂ **AIR CONDITIONING**
- ✂ **EXPOSED STEELS AND COLUMNS**
- ✂ **BOLON FLOORING**
- ✂ **FEATURE LED LIGHTING AND 4 LARGE SKYLIGHTS**
- ✂ **2 X KITCHENETTES**
- ✂ **DDA PLATFORM LIFT**
- ✂ **1 PERSON PER 8 SQ M OCCUPATIONAL DENSITY**
- ✂ **LOADING BAY ACCESSED VIA MALLOW STREET, OPEN 7AM – 7PM**

## KEY FEATURES



# OPPORTUNITY FOR ALTERNATIVE CLASS E USE



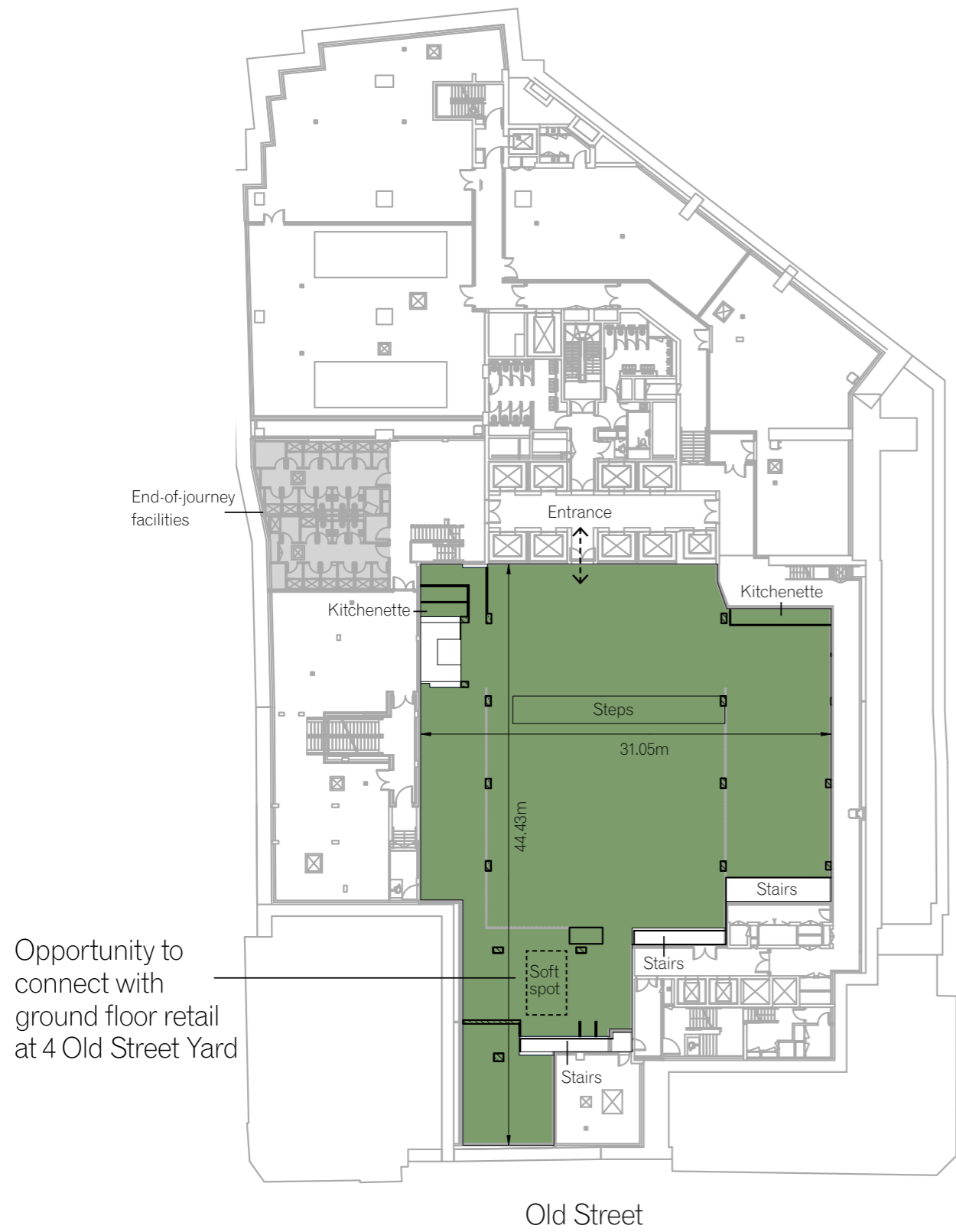
# OPPORTUNITY FOR ALTERNATIVE CLASS E USE



# CONVENTIONAL OFFICE SPACE WITH INDICATIVE LAYOUT



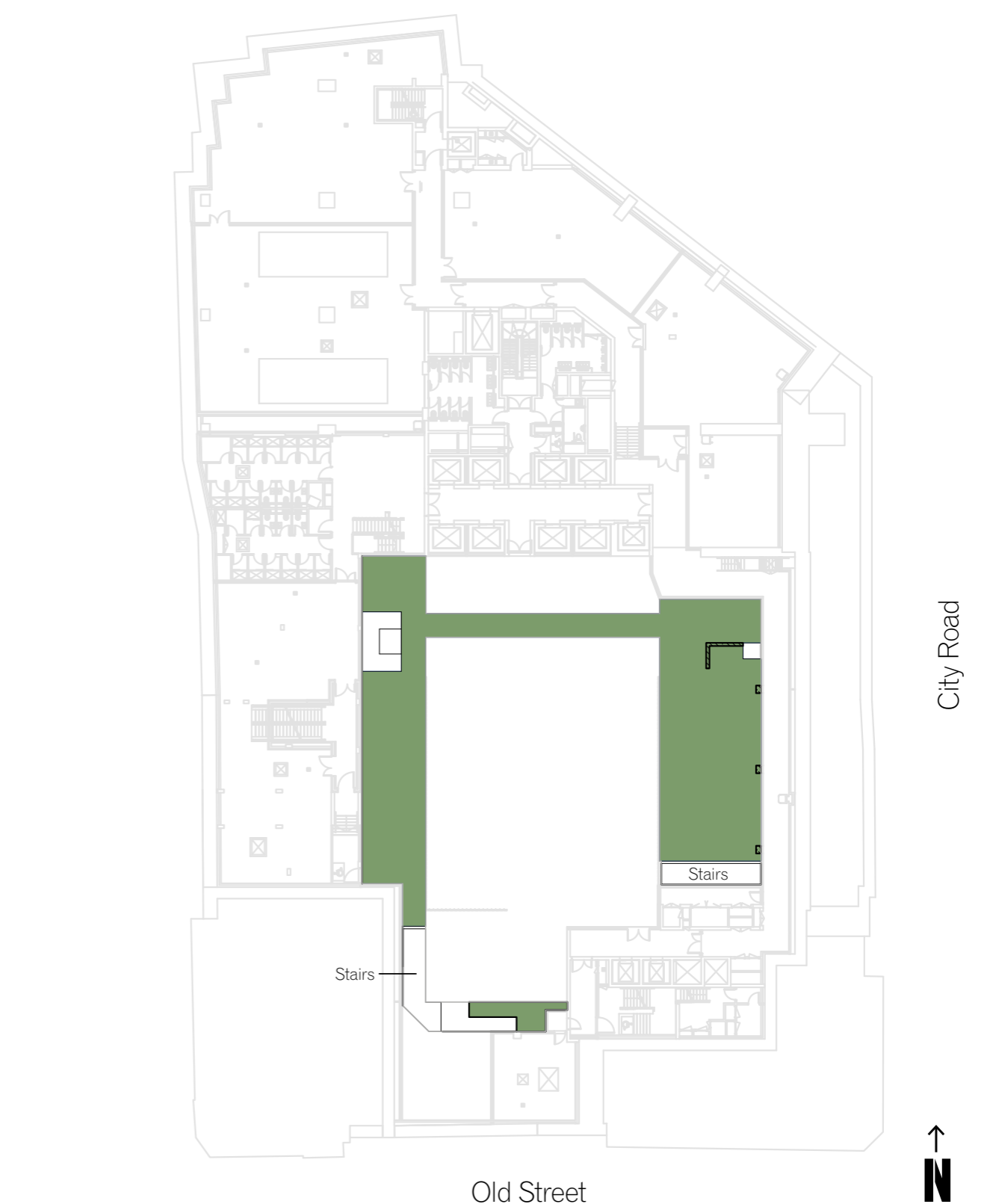
9,904 SQ FT / 920 SQ M



Opportunity to connect with ground floor retail at 4 Old Street Yard

# STUDIO FLOOR PLAN

3,472 SQ FT / 323 SQ M



# MEZZANINE FLOOR PLAN



Connects with  
White Collar Factory  
reception

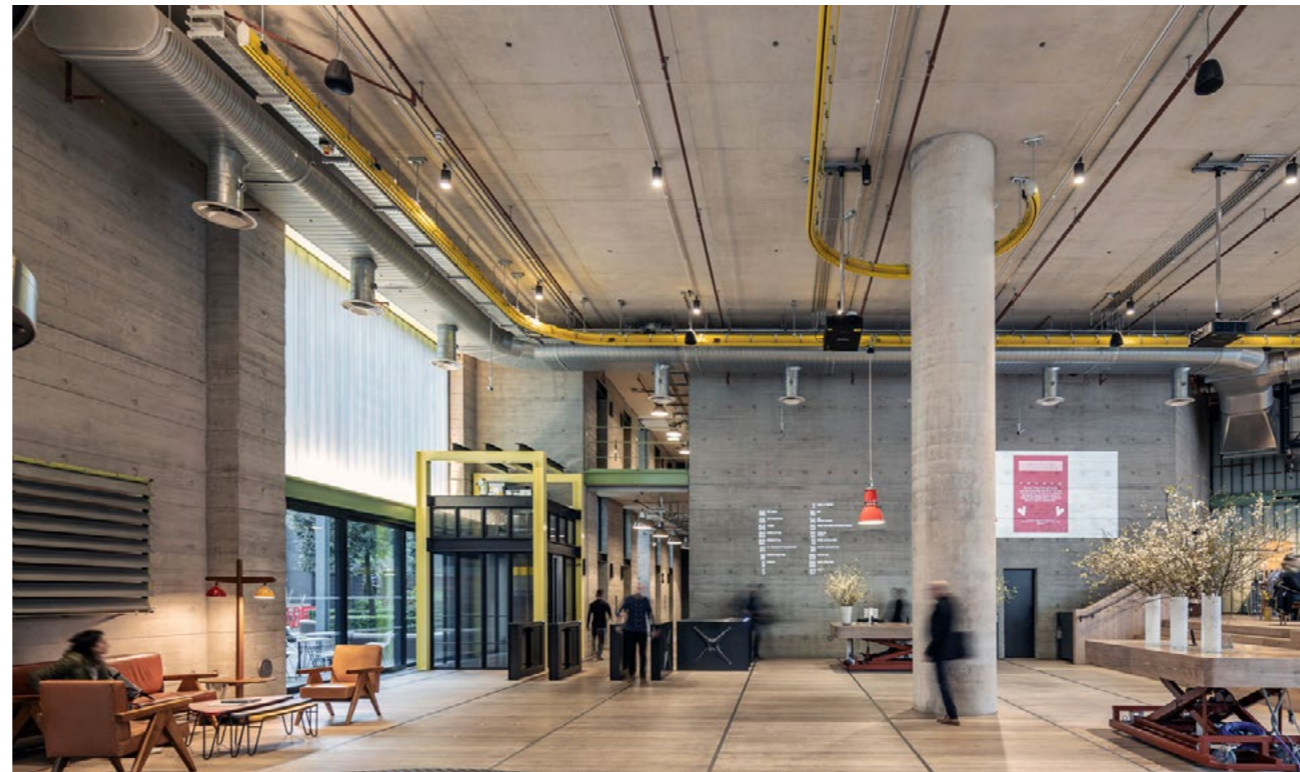
# SECTION



# THE CAMPUS

## DL/ Service

DL/ Service is a new food and drink offering at White Collar Factory, offering freshly prepared food made from carefully selected seasonal ingredients. The drinks list is led by speciality coffee from Extract Coffee Roasters and backed up by teas and super-fresh juices.



### RECEPTION

White Collar Factory

### DL/ SERVICE

White Collar Factory



**A RECEPTION  
WITH A DIFFERENCE  
DL/ SERVICE CAFE,  
COMMUNAL WORKSPACE,  
AND WI-FI ENABLED**

Old Street Yard offers a vibrant wellbeing and food scene around a tree-lined central courtyard. It's a space to enjoy and a hub for socialising with seating and public art.

It offers two excellent restaurants. Reputed chef Eyal Shani's most recent opening, **Lilienblum**, as well as Richard Corrigan's **Daffodil Mulligan**, which embodies the heart, soul and mischief of the Irish with international food influences, together with **Gibney's** sports bar on the lower ground floor.



**LILIENBLUM**  
80 City Road

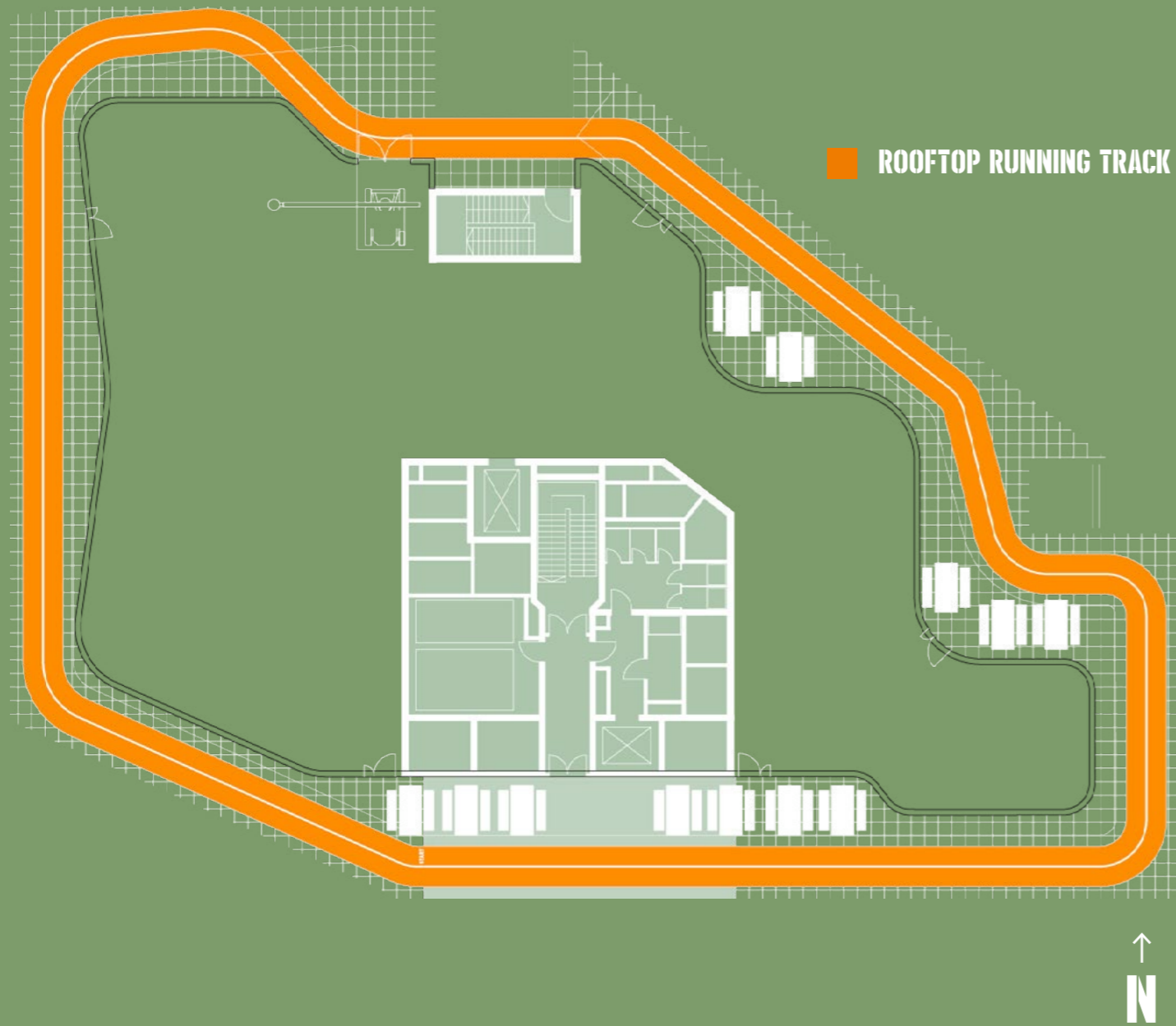
# OLD STREET YARD A CENTRAL COURTYARD



**COURTYARD**  
Old Street Yard



**DAFFODIL MULLIGAN**  
70-74 City Road



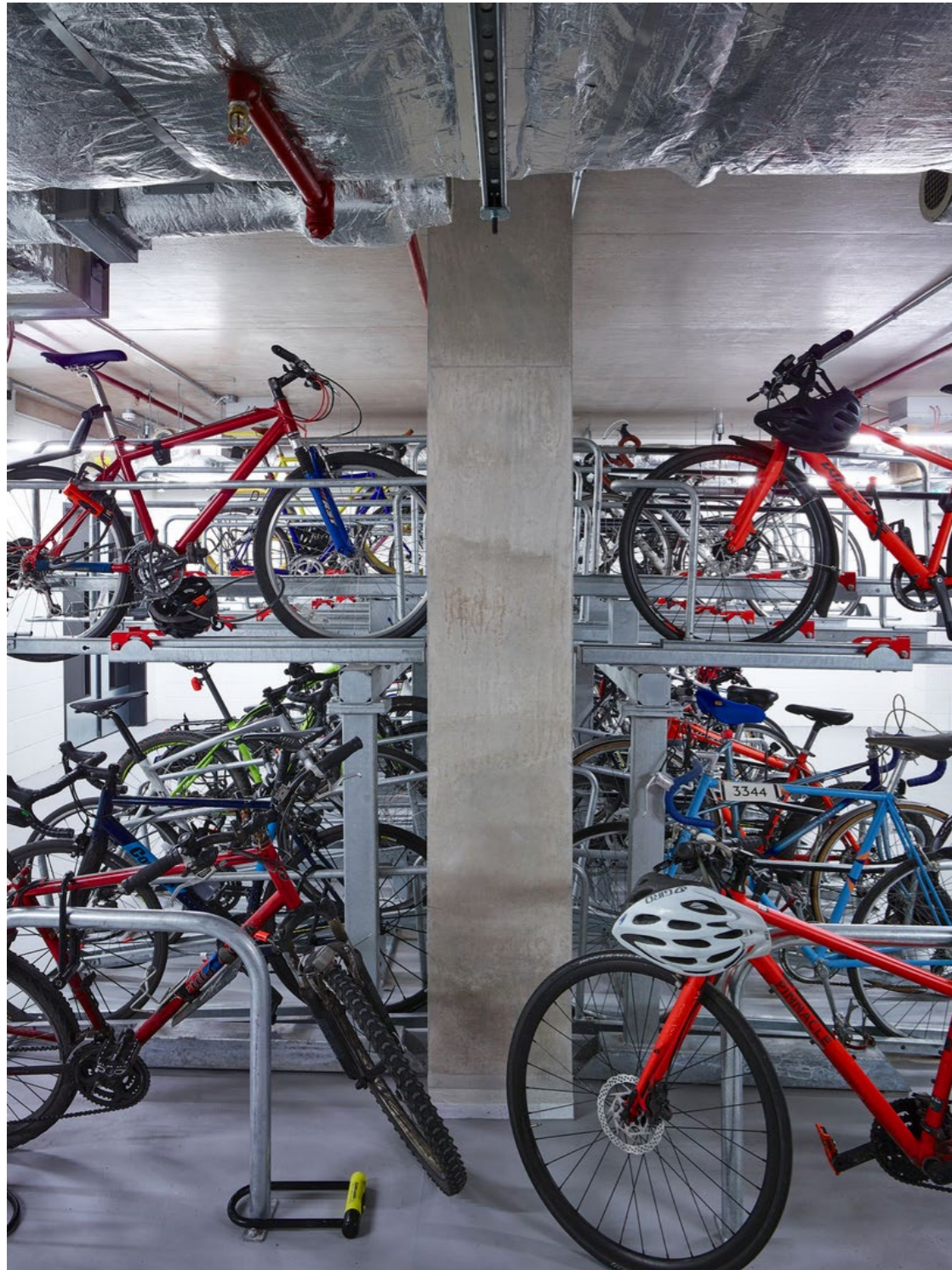
FEATURED ON THE ROOFTOP OF WHITE COLLAR FACTORY IS OUR INFAMOUS RUNNING TRACK, 140 METRES IN LENGTH. IT ALSO FEATURES AN IMPRESSIVE COMMUNAL ROOF TERRACE OF 2,750 SQ FT WITH FANTASTIC VIEWS ACROSS LONDON FOR ALL OCCUPIERS TO ENJOY



# ROOF TERRACE AND RUNNING TRACK



# FAR REACHING VIEWS OVER LONDON



❖ 276 CYCLING SPACES

❖ 36 SHOWERS

# END-OF-JOURNEY FACILITIES





**LOCATION**

Packed full of diverse eateries, an array of trendy bars, independent boutiques lining the bustling streets and many green spaces, Old Street is without a doubt one of London's thriving areas with a unique character.



**DAFFODIL MULLIGAN**  
70-74 City Road



**GLORIA**  
54-56 Great Eastern Street

**LYLE'S**  
Tea Building, 56 Shoreditch High Street



**THE HOXTON**  
81 Great Eastern Street



**WHITECROSS STREET MARKET**  
Whitecross Street



**PACHAMAMA EAST**  
73 Great Eastern Street



**PASSIONE VINO SHOP & BAR**  
85 Leonard Street



**OZONE COFFEE ROASTERS**  
11 Leonard Street

**OLD STREET**  
**A PLACE LIKE**  
**NO OTHER**

Opposite the building 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 on the Northern line or an eight minute walk from White Collar Factory.

By early 2024 Transport for London will have built a new main entrance to Old Street station and made the area more pedestrian and cycle friendly.

As part of the scheme they are:

- Building a new public space with improved lighting, paving and street furniture
- Adding signal-controlled pedestrian crossings and segregated cycle lanes
- Building a new lift from street level into the St Agnes Well mall retail concourse



# OLD STREET ROUNDABOUT REGENERATION

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DERWENT  
LONDON

- London's leading creative office specialist with 40 years' experience
- Inspiring and innovative architecture and design
- Largest central London office-focused REIT
- £4.9bn investment portfolio
- 5.4m sq ft in central London
- Net zero carbon business by 2030

**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**

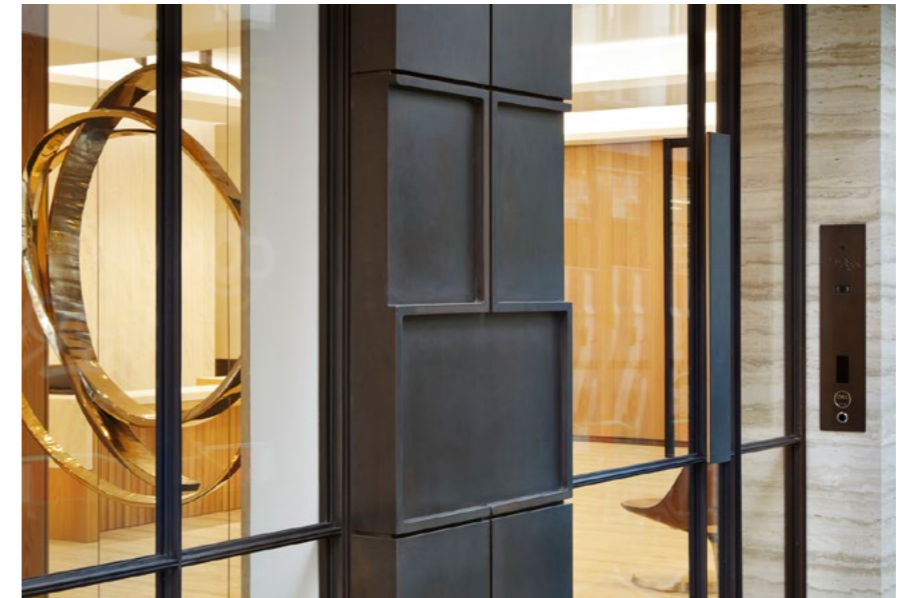
We provide our office tenants with complimentary DL/ Member status, offering enhanced amenity, service and experience with tangible benefits. We invest in the relationships we have with our tenants and communities alike.

**...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.

**DESIGN-LED  
TRACK RECORD  
BUILDING CREATIVE  
OFFICES FOR THE FUTURE**



**25 SAVILE ROW W1**

Designed by Piercy&Company

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

## 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 W1 and DL/28 in Old Street EC1, for meetings, connecting and collaboration.

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.

### DL / App

Your effortless personal portal to book meeting rooms in our DL/ Lounges, reserve your place at events and access exclusive discounts and offers.

### DL / Experience

Our dedicated team provide an excellent front-of-house experience to Members in our buildings. From networking events, rooftop yoga, film screenings and charity activities to connect with local communities.

**UNRIVALLED  
AMENITY  
DL/ MEMBERSHIP**

## DL / Lounges

Created for connection and collaboration, DL/78 and DL/28 are inspiring spaces where DL/ Members can work, meet, eat, socialise and be inspired. Drop in and work or network in these complimentary and private Lounges, each with their own on-site café, high-spec bookable meeting rooms and private event spaces.

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 is located directly opposite White Collar Factory at 28 Featherstone Street, Old Street EC1



DL/28 Lounge

For more information on DL/ Member benefits, please visit our [website](#).

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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 set a target to achieve net zero carbon by 2030.

OUR JOURNEY TO

**NET ZERO**  
2030

**AGENTS**



DERWENT  
LONDON