

55-71 City Road / EC1

OLIVER'S YARD.

11,453 Sq Ft Offices to Let



SHOREDITCH

Oliver's Yard is nestled between Shoreditch and the City, the landscaped courtyard provides a tranquil setting to relax and unwind.

The sixth floor is undergoing a thorough refurbishment to provide 11,453 sq ft of bright and efficient accommodation – with flexible plug & play possibilities. Completion of the works is due 6th February 2024.

The contemporary reception provides an impressive welcome to tenants and visitors. Additionally the building boasts best-in-class end-of-journey facilities, with 11 showers and ample bicycle parking bays.



WORKING.

SPECIFICATION



CAT B
plug & play
options



<1 mins walk
to Old Street
station



Bright &
welcoming
reception



Spacious
landscaped
courtyard



Exposed
services &
fully cabled



94
bicycle
bays



11 Showers
& changing
rooms



Generous
floor to ceiling
heights





Central bar CGI



SPACE TO

ACCOMMODATION

11,453 sq ft office space
available to let on the 6th floor.

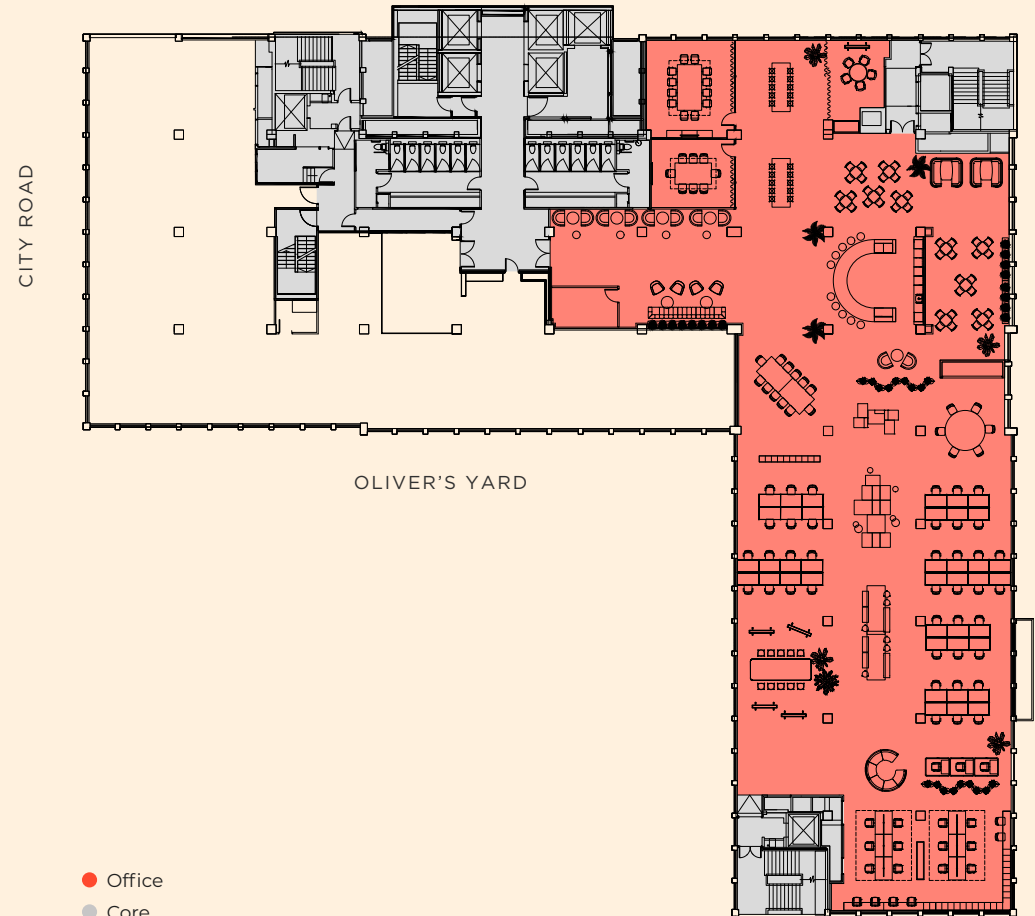
Workstations	40	Bar / breakout area	01
Hot desks	28	Focus booths	03
12 person boardroom	01	Reception / lounge	01
8 person meeting room	01	Meeting booths	02
Collaboration areas	06		



Flexible lease
terms until
March 2037

6TH FLOOR

11,453 SQ FT / 1,064 SQ M



● Office
● Core



Plan not to scale,
for indicative purposes only.

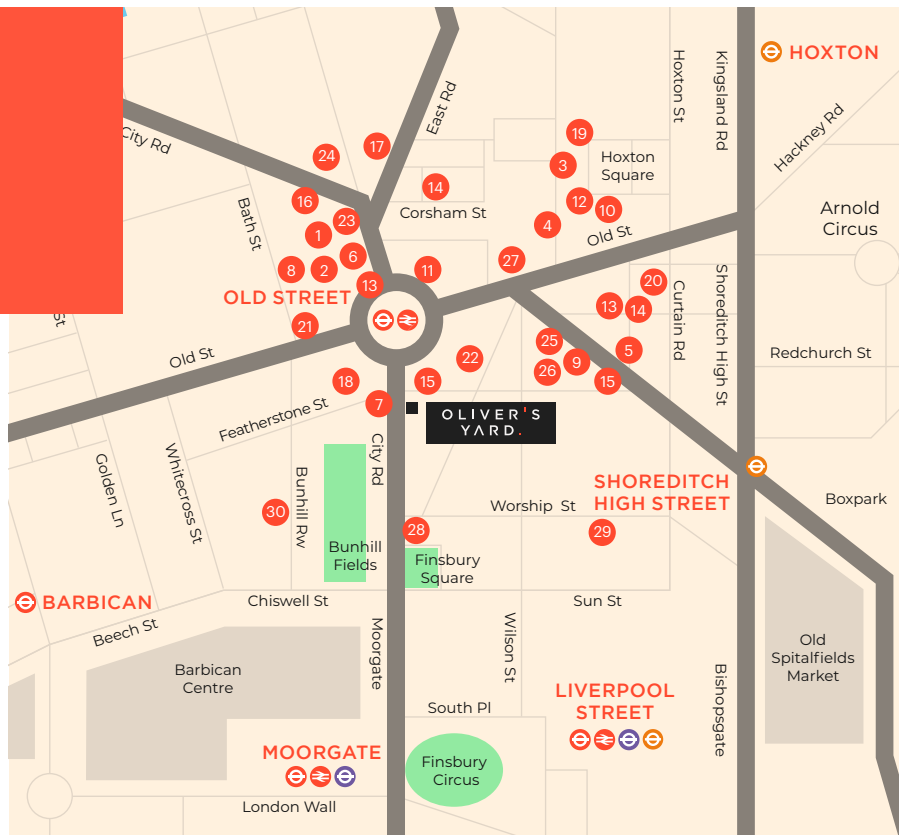
CREATE.



PERFECTLY

Oliver's Yard benefits from superb connectivity, being just a short walk from Old Street Station.

With Moorgate, Shoreditch High Street and Liverpool Street stations nearby – getting around town is easy. The arrival of the Elizabeth line at Liverpool Street, reducing travel times across London.



CONNECTIVITY

Walking times in minutes from building entrance. Source: TFL

1 MIN



Old Street

8 MIN



Moorgate

9 MIN



Shoreditch High Street

11 MIN



Liverpool Street

RESTAURANTS

1. Bone Daddies
2. Serata Hall
3. Cocotte
4. Meatliquor
5. Gloria
6. Crudo Cevicheria
7. Daffodil Mulligan
8. Wagamama
9. Hoxton Grill
10. The Breakfast Club

BARS & CAFÉS

11. Nightjar
12. Colours Hoxton
13. Shoreditch Grind
14. Nepa
15. Ozone Coffee
16. Old Fountain
17. The Alchemist
18. Gibney's London
19. Gigi's Hoxton
20. The Blues Kitchen

LEISURE

21. Gymbox
22. XOYO
23. The Z Hotel
24. Montcalm East Hotel
25. The Hoxton
26. Nobu
27. Bounce
28. Flight Club
29. Junkyard Golf
30. Virgin Active

PLACED.



A SPIRITED



LOCATION.

Shoreditch is home to some of the most vibrant and exiting amenities in London.

With an array of artisan coffee hotspots, restaurants, cultural institutions and leisure amenities on your doorstep.



1. Box Park
2. Shoreditch Grind
3. Comptoir Broadgate Circle
4. The Bower
5. Bunhill Fields

FURTHER INFORMATION.

TERMS

Upon application.

VIEWINGS

Strictly through the
sole letting agents.

CONTACT

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