

# 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.

18,118 sq ft of prime, CAT A office space is available on the fourth floor, offering an efficient and flexible floor plate along with a private terrace.

Furnished + Flexible workspace is available now across two units on the second floor, totaling 12,521 sq ft, and 24,774 sq ft on the third floor, available from June 2026.

A tranquil arrival through a hidden landscaped courtyard





A newly designed courtyard to escape the urban hustle



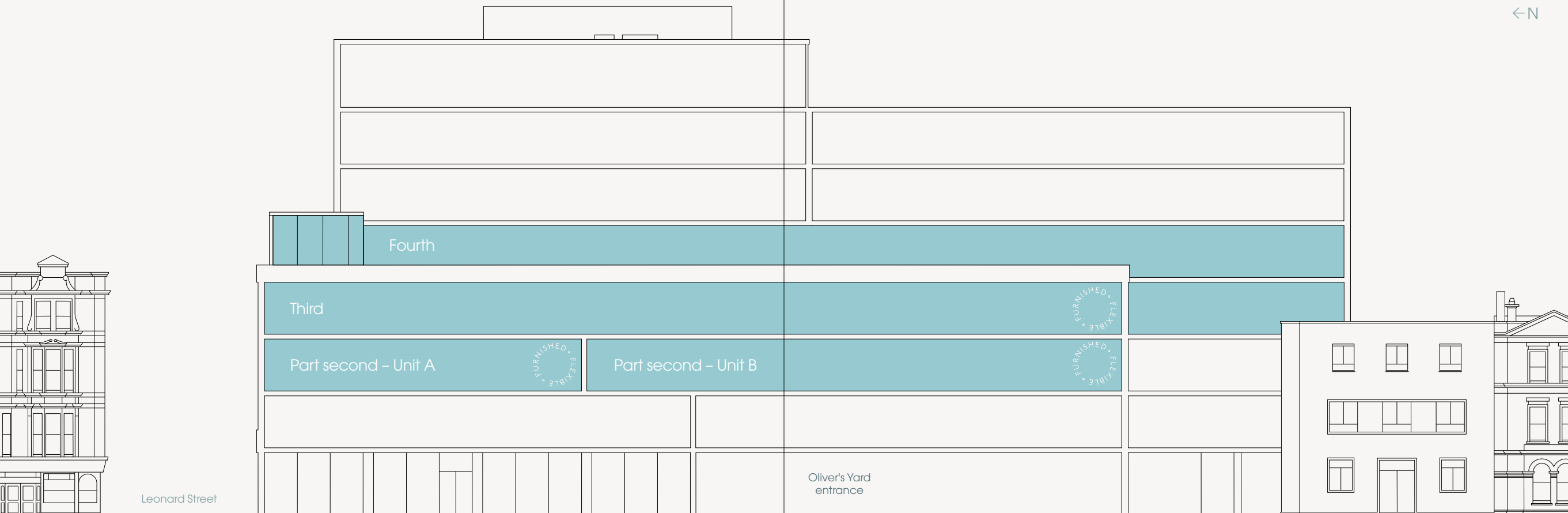
Office space



A newly refurbished entrance and contemporary reception lobby

## Key features

- ⦿ Spacious courtyard with new landscaping and seating
- ⦿ Newly designed, manned reception with six passenger lifts and two goods lifts
- ⦿ Situated opposite Old Street underground station and close to the Elizabeth line, accessed via Moorgate
- ⦿ Complimentary access to our Members' Lounges, DL/28 at The Featherstone Building (opposite Oliver's Yard) and DL/78 in Fitzrovia W1
- ⦿ Lower ground cycle store with 118 cycle spaces
- ⦿ 209 lockers (40 lockers dedicated to the fourth floor) and 13 showers
- ⦿ WiredScore Platinum
- ⦿ EPC Rating 'C'
- ⦿ Newly refurbished CAT A office space on the fourth floor and Furnished + Flexible office space on the second floor
- ⦿ Private terrace on the fourth floor totalling 2,530 sq ft
- ⦿ Generous 3m floor-to-ceiling height to the underside of slab
- ⦿ 1:10 occupational density
- ⦿ Newly refurbished WCs with nine superloos and one accessible WC
- ⦿ New LED lighting
- ⦿ FCU mounted air conditioning system



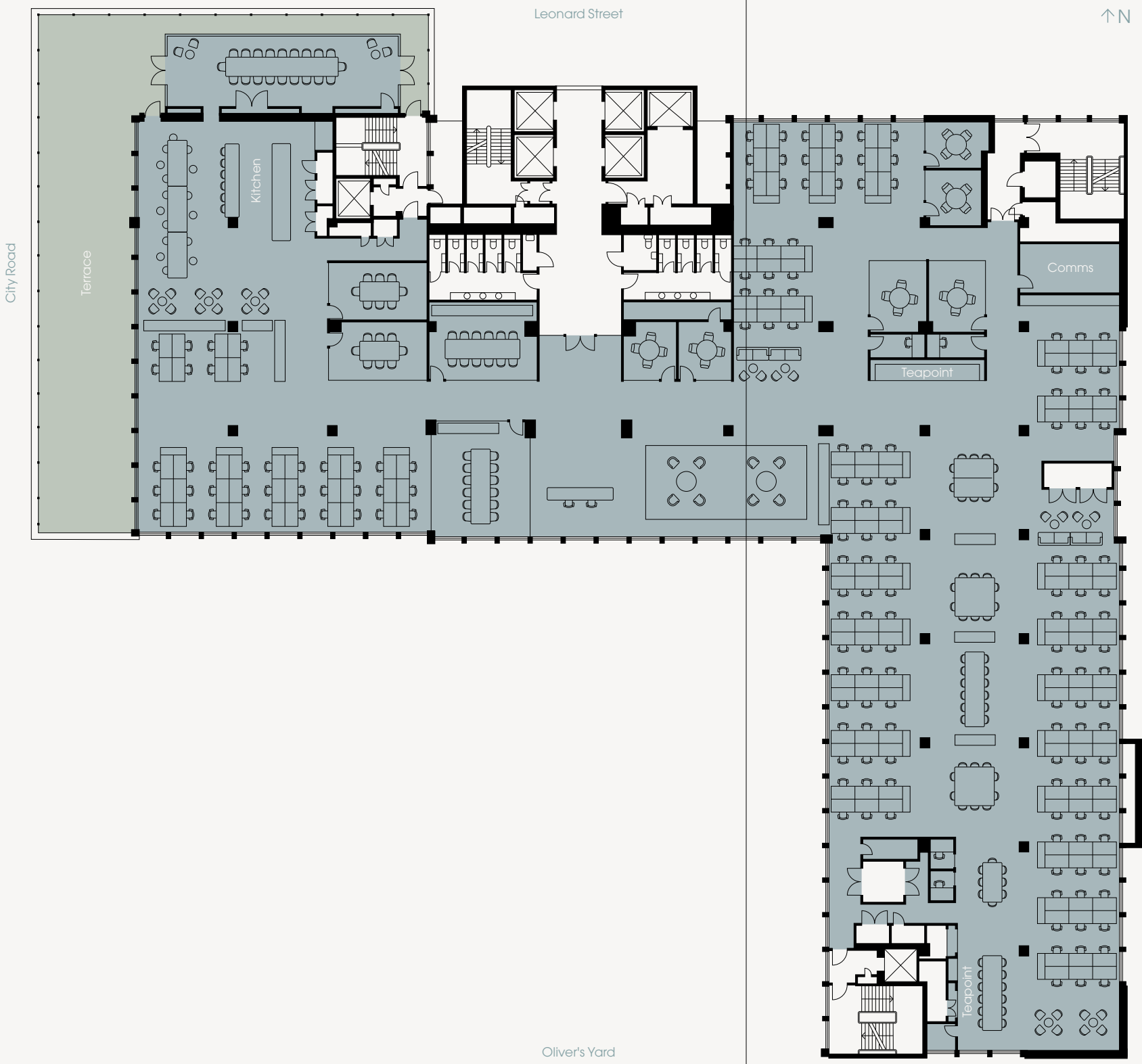
	Office sq ft	Office sq m	Terrace sq ft	Terrace sq m
Fourth	18,188	1,690	2,530	235
Third	24,774	2,302	-	-
Part second - Unit A	5,334	496	-	-
Part second - Unit B	7,187	668	-	-

Fourth floor - available now  
CAT A

Office 18,188 sq ft / 1,690 sq m  
Terrace 2,530 sq ft / 235 sq m



Fourth floor  
Indicative fit-out - open plan



- Occupier density 1:10
- ⊙ 170 x fitted desks
  - ⊙ 64 x hot desks
  - ⊙ 6 x 4-person meeting rooms
  - ⊙ 2 x 8-person meeting rooms
  - ⊙ 3 x 12-person meeting room
  - ⊙ 1 x 21-person boardroom
  - ⊙ Breakout space
  - ⊙ Reception and waiting area
  - ⊙ 4 x private phone booths
  - ⊙ Kitchen and seating area
  - ⊙ 2 x teapoints
  - ⊙ Cabled and enabled with high-speed fibre

Fourth floor  
Indicative fit-out - cellular



- Occupier density 1:15
- ⊙ 112 x fitted desks
  - ⊙ 64 x hot desks
  - ⊙ 8 x private offices
  - ⊙ 4 x 4-person meeting rooms
  - ⊙ 3 x 8-person meeting rooms
  - ⊙ 1 x 12-person meeting room
  - ⊙ 1 x 21-person boardroom
  - ⊙ Breakout space
  - ⊙ Reception and waiting area
  - ⊙ 4 x private phone booths
  - ⊙ Kitchen and seating area
  - ⊙ 2 x teapoints
  - ⊙ Cabled and enabled with high-speed fibre



Open plan workspace with abundant natural light



Spacious pavilion overlooking the private terrace

Newly refurbished with generous floor-to-ceiling height

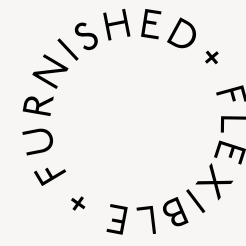




Private terrace offering views of the City

Third floor - available from June 2026  
 Furnished + Flexible (partially fitted floor - indicative space plan)

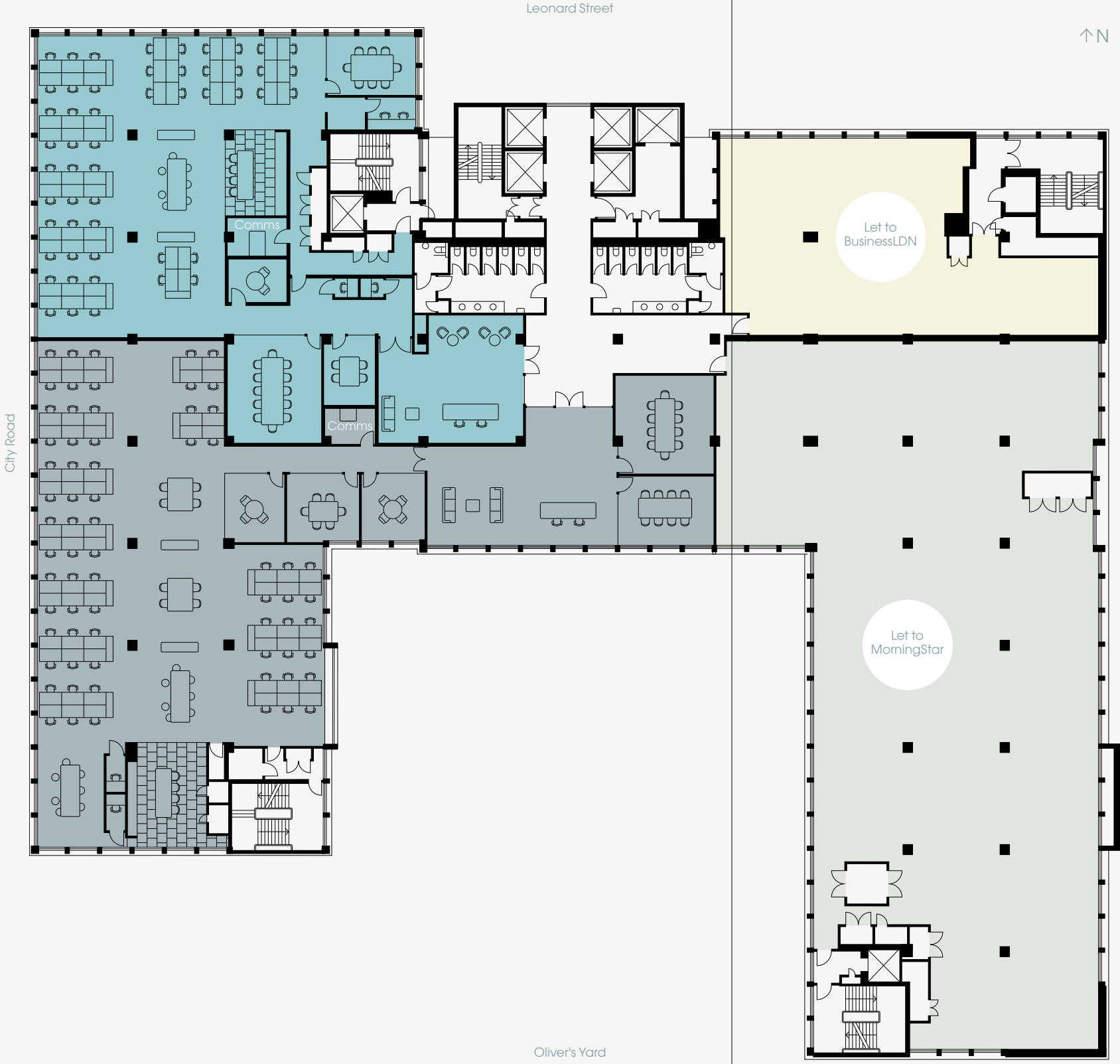
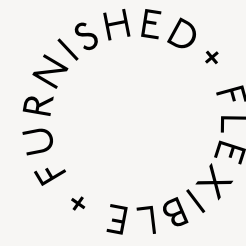
24,774 sq ft / 2,302 sq m



- ⊙ 208 x fitted desks
- ⊙ 4 x 2-person meeting rooms
- ⊙ 9 x 4-person meeting rooms
- ⊙ 2 x 6-person meeting rooms
- ⊙ 2 x 10-person meeting room
- ⊙ 3 x 12-person meeting room
- ⊙ 1 x 16-person meeting room
- ⊙ 13 x private phone booths
- ⊙ 4 x 4-person pods
- ⊙ Wellness room
- ⊙ Breakout spaces
- ⊙ Reception and waiting area
- ⊙ Kitchenette and teapoint with seating areas
- ⊙ On-floor WCs
- ⊙ Cabled and enabled with high-speed fibre

Part second floor - available now  
Furnished + Flexible

Unit A 5,334 sq ft / 496 sq m  
Unit B 7,187 sq ft / 668 sq m



- Unit A**
- ⊙ 52 x fitted desks
  - ⊙ 2 x 2-person meeting room
  - ⊙ 1 x 4-person meeting room
  - ⊙ 1 x 8-person meeting room
  - ⊙ 1 x 12-person meeting room
  - ⊙ Breakout spaces
  - ⊙ Reception and waiting area
  - ⊙ 2 x private phone booths
  - ⊙ Kitchenette and seating area
  - ⊙ On-floor WCs
  - ⊙ Cabled and enabled with high-speed fibre

- Unit B**
- ⊙ 68 x fitted desks
  - ⊙ 1 x 3-person meeting room
  - ⊙ 1 x 4-person meeting room
  - ⊙ 1 x 6-person meeting room
  - ⊙ 1 x 8-person meeting room
  - ⊙ 1 x 10-person meeting room
  - ⊙ Breakout spaces
  - ⊙ Reception and waiting area
  - ⊙ 2 x private phone booths
  - ⊙ Kitchenette and seating area
  - ⊙ On-floor WCs
  - ⊙ Cabled and enabled with high-speed fibre

● Unit A  
● Unit B

Spacious reception



Large boardroom



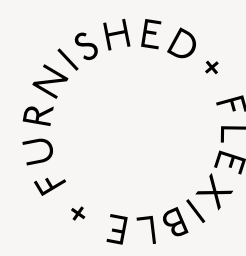
Reception lounge seating

Bright, open plan workspace



Kitchenette and breakout space





Reception overlooking the courtyard

Spacious meeting room



Contemporary breakout space

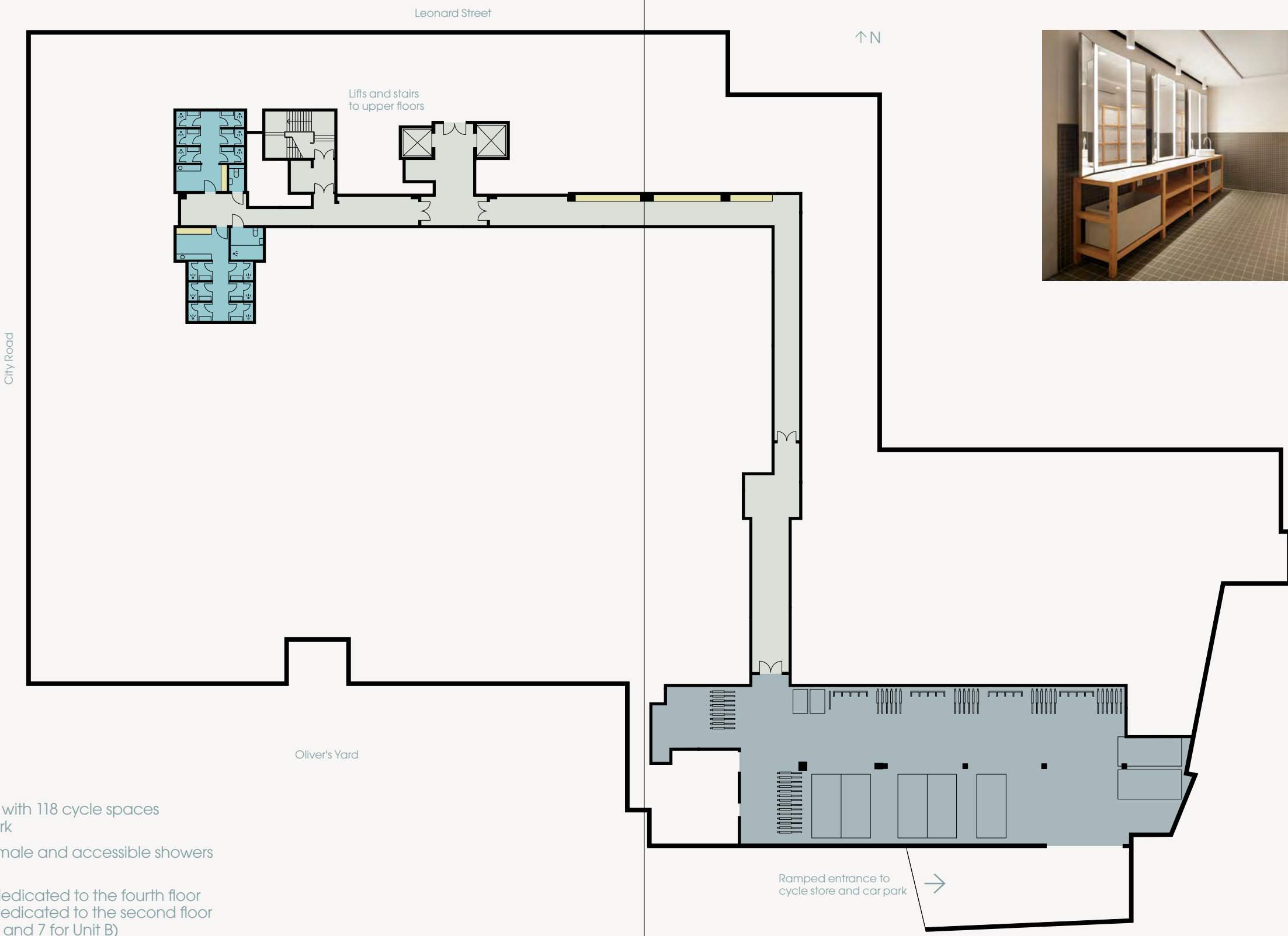


Kitchenette

Bright, open plan workspace



Lower ground floor  
End-of-journey facilities



- Cycle store with 118 cycle spaces and car park
- 13 male, female and accessible showers
- 209 lockers:  
27 lockers dedicated to the fourth floor  
14 lockers dedicated to the second floor  
(7 for Unit A and 7 for Unit B)





**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.



Fare, Old Street



A Pinch of Salt, Old Street

**Culinary Delights**

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

DL/Service at DL/28



Gloria, Great Eastern Street



The Old Fountain, Baldwin Street



**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, Old Street



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

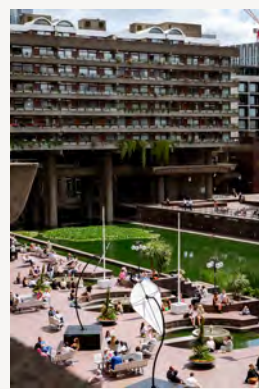
**Tasty Street Food**

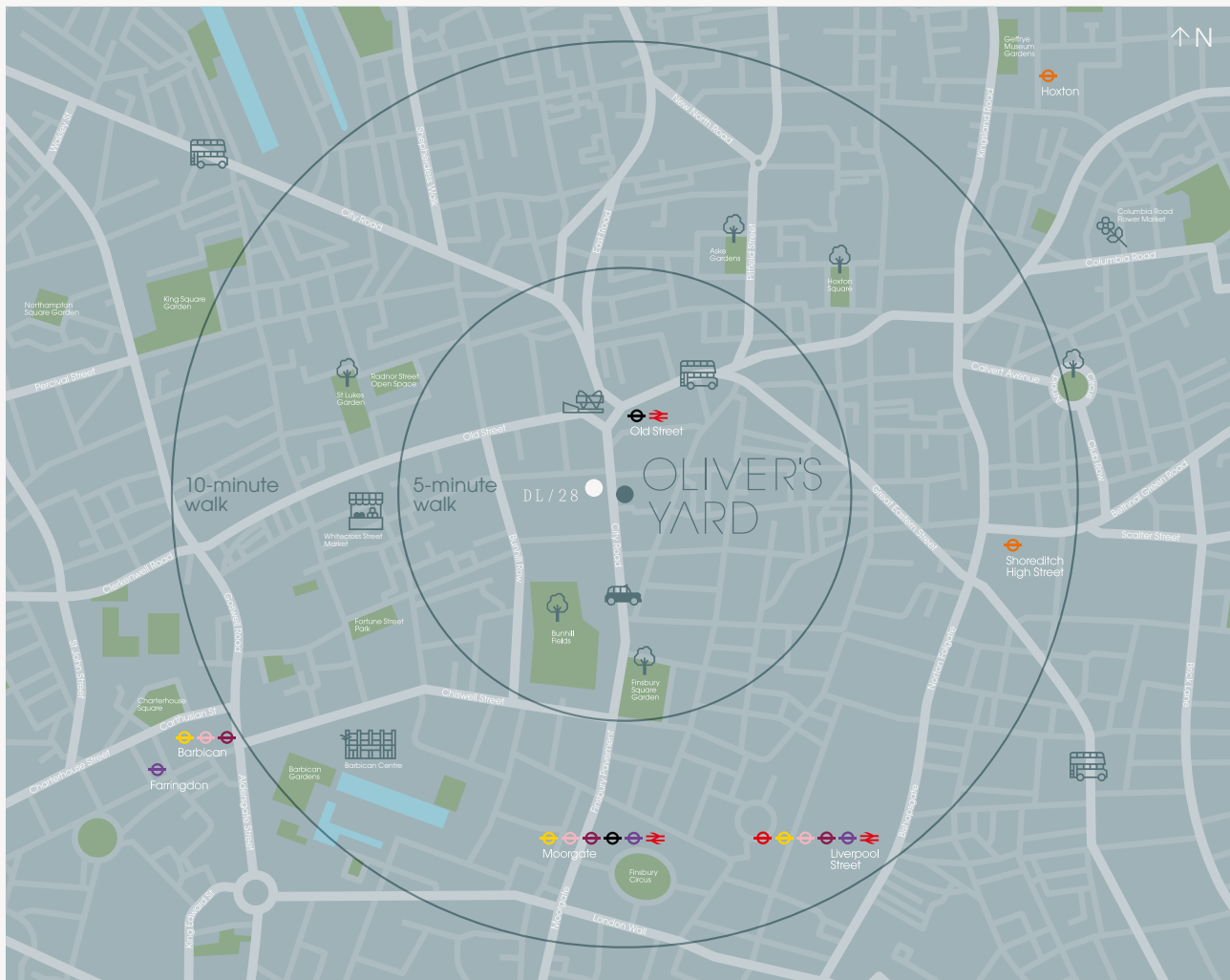
Your temptingly close neighbourhood food market on Whitecross Street where you can indulge in delicious food from all over the world.

Whitecross Street Market



Barbican Centre, Silk Street





## Neighbours

Within 5 minutes  
 Barry's Bootcamp  
 Bistro Freddie  
 Daffodil Mulligan  
 DL/Service  
 Gloria  
 Gymbox  
 The Hoxton  
 Lantana  
 Nightjar  
 Ozone  
 Serata Hall  
 Shoreditch Grind  
 Whitecross Street Food Market

Within 10 minutes  
 Boundary  
 Boypark  
 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 (2-minute walk) or Moorgate (8-minute walk) 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.



The background is a solid dark teal color. A vertical white line runs down the center. A white arc curves from the top right towards the center. Two sets of concentric white circles are positioned on the right side, one in the upper half and one in the lower half, both partially cut off by the vertical line.

Team

## Derwent London

### 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
- © £5.1bn investment portfolio
- © 5.3m sq ft in central London
- © Net zero carbon (NZC) business by 2030
- © DL/Membership for every office occupier

25 Savile Row W1



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

## DL/Members by Derwent London

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 EC1 and DL/78 in Fitzrovia W1 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

Discover what it means to be a DL/Member [here](#)

## DL / MEMBERS

by DERWENT LONDON

DL/28, 28 Featherstone Street EC1



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Design: Cartledge Levene

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Date of preparation April 2026.

DERWENT  
LONDON

