

WHITE
COLLAR
FACTORY

STUDIO





UNIQUE SPACE IN A LANDMARK BUILDING WITH A 6.6M FLOOR-TO-CEILING HEIGHT



**OPPORTUNITIES FOR OFFICE OCCUPIERS,
LEISURE, RETAIL OR GALLERY**

- ✦ **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**

CAMPUS FEATURES





STUDIO

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

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.

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

SCHEDULE OF AREAS

- ✂ **6.6M FLOOR-TO-CEILING HEIGHT**
- ✂ **MEZZANINE WITH GALLERY WALKWAY**
- ✂ **DISPLACEMENT AIR CONDITIONING SYSTEM**
- ✂ **EXPOSED STEELS AND COLUMNS**
- ✂ **BOLON FLOORING**
- ✂ **FEATURE LED LIGHTING AND 4 LARGE SKYLIGHTS**
- ✂ **DDA PLATFORM LIFT**
- ✂ **1 PERSON PER 8 SQ M OCCUPATIONAL DENSITY**
- ✂ **LOADING BAY ACCESSED VIA MALLOW STREET, OPEN 7AM – 7PM**
- ✂ **OPPORTUNITY TO CONNECT WITH A GROUND FLOOR UNIT OFFERING BRANDED FRONTAGE ON FEATHERSTONE STREET**

KEY FEATURES

13,376 SQ FT

UNIQUE SPACE

4

MEETING ROOMS

276

CYCLE SPACES

2,750 SQ FT

**ROOF TERRACE WITH A BAR
AND PIZZA OVEN**

2

KITCHENETTES

36

SHOWERS

140 M

**ROOFTOP RUNNING
TRACK**

1

COMMS ROOM

2

**MEMBERS' LOUNGES
DL/28 & DL/78**

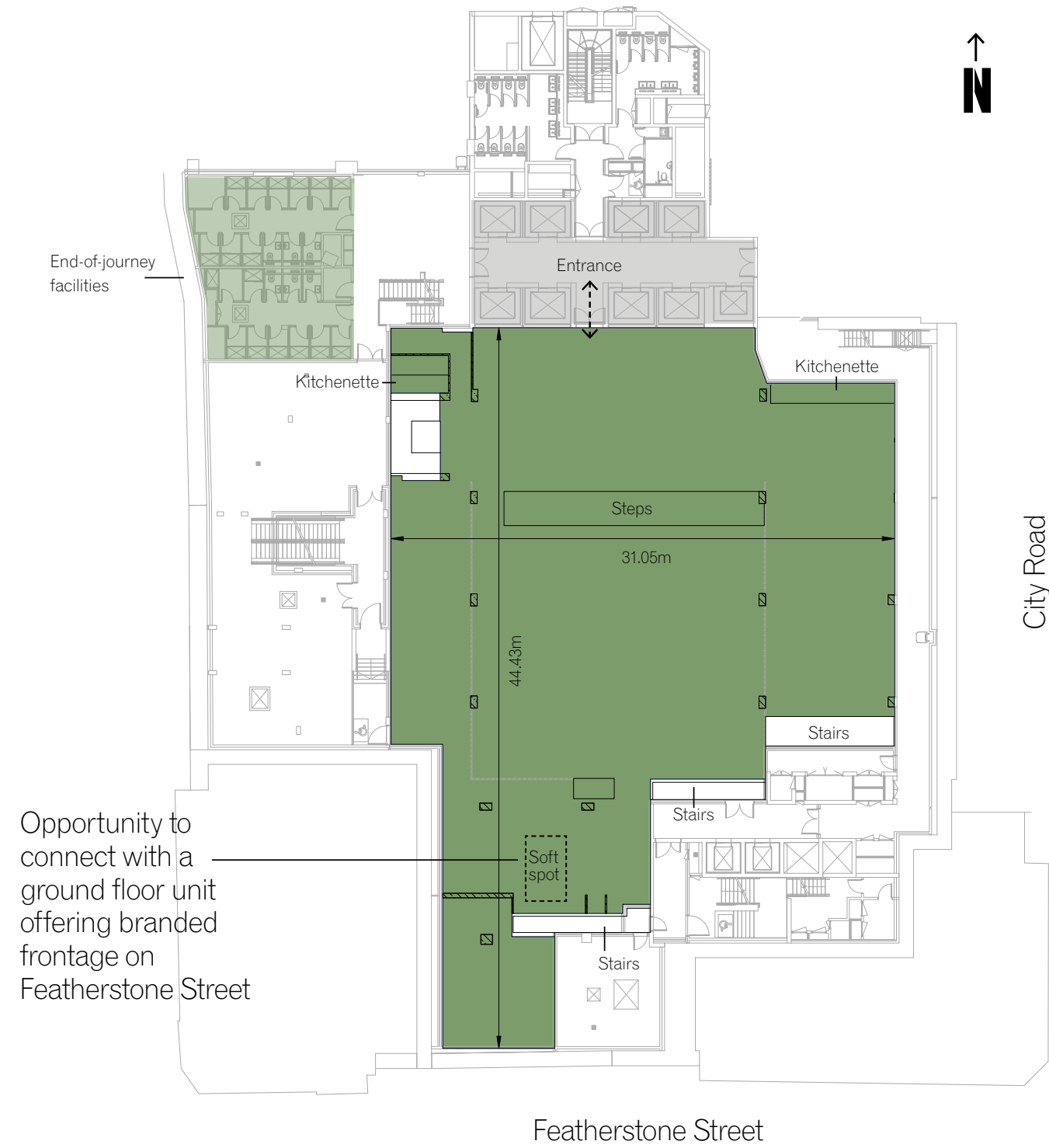
THE NUMBERS

3

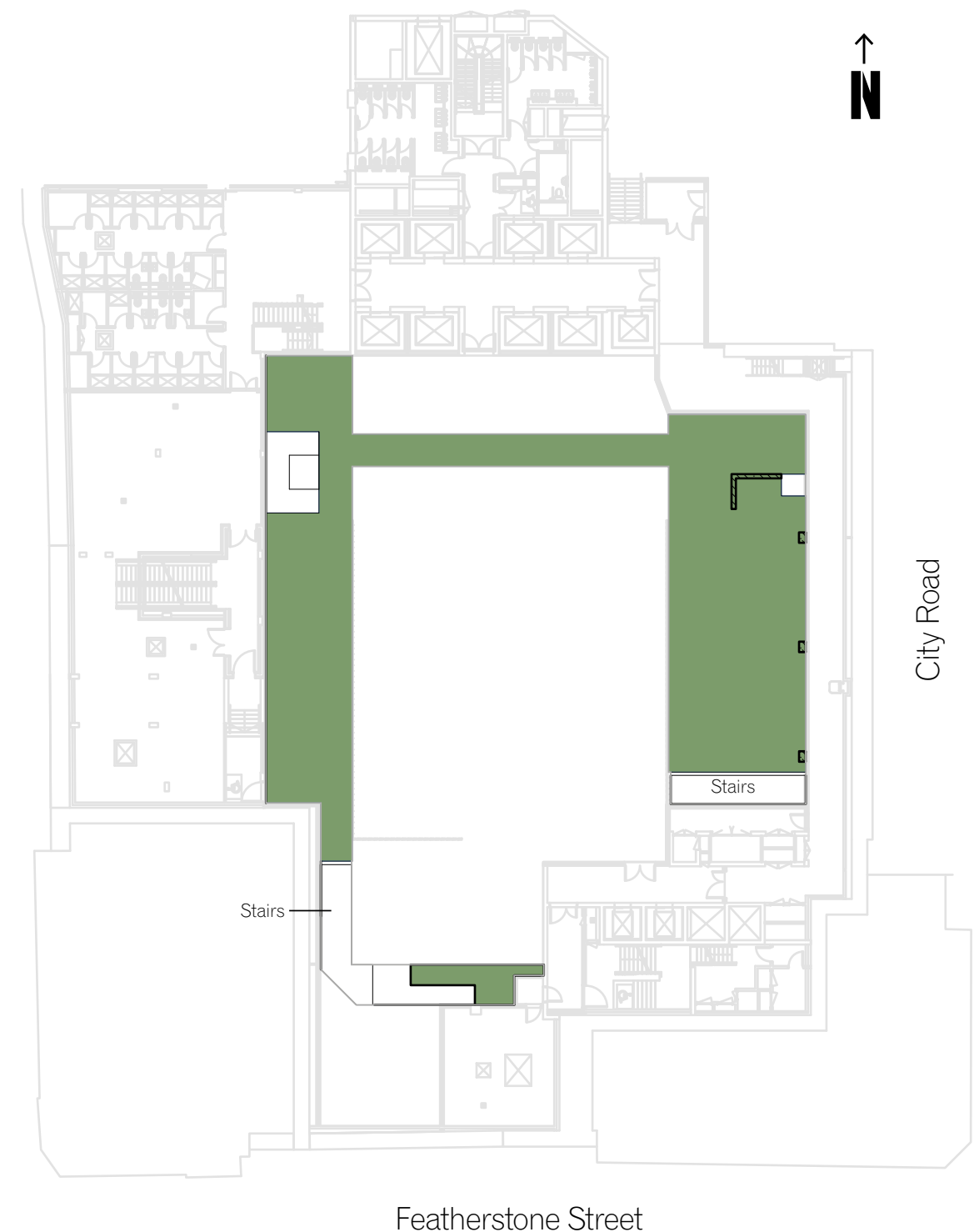
**CAMPUS RESTAURANTS
AND CAFES**

9,904 SQ FT / 920 SQ M

3,472 SQ FT / 323 SQ M



STUDIO FLOOR PLAN



MEZZANINE FLOOR PLAN

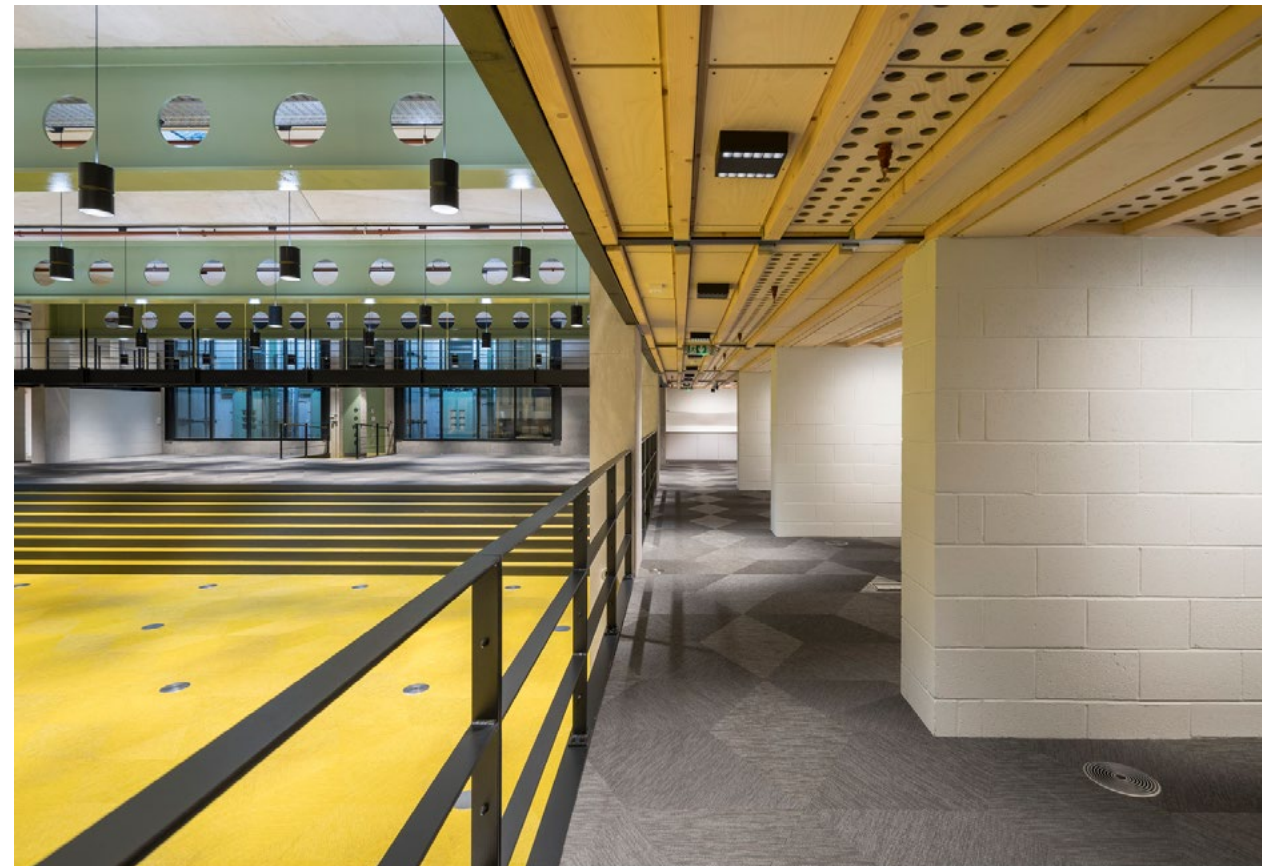


Connects with
White Collar Factory
reception

SECTION



**GENEROUS VOLUMES
OFFERING ENDLESS
POSSIBILITIES**





THE CAMPUS

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

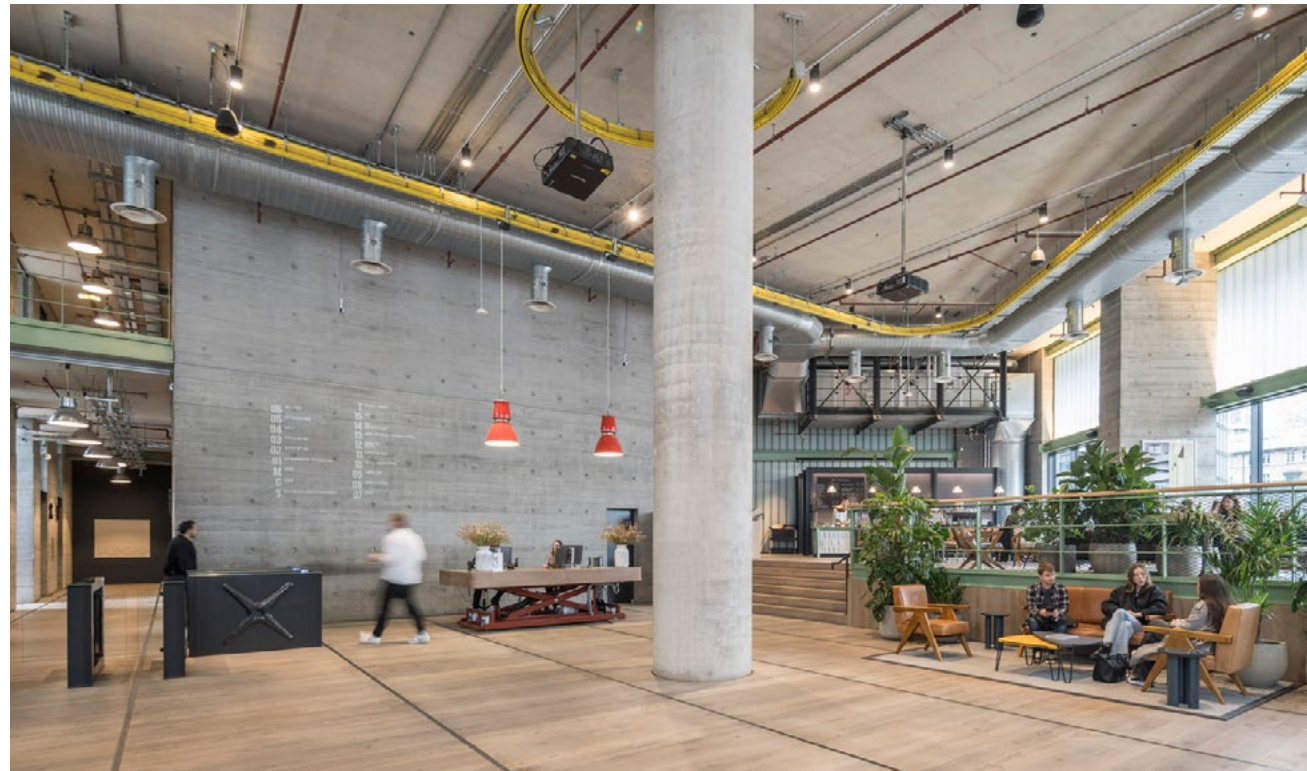
OLD STREET YARD A CENTRAL COURTYARD



DL/ Service

DL/ Service is a new food and drink offering at White Collar Factory. The ground floor café offers 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.

DL/ Members can enjoy preferential rates on all food and drink. For more information, please visit the DL/ Service [website](#).



RECEPTION

White Collar Factory

DL/ SERVICE

White Collar Factory



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

DL/28.OLD STREET

Created for connection and collaboration, DL/28 is an inspiring space where DL/ Members can work, meet, eat, socialise and be inspired. Drop in and work or network in the complimentary and private Lounge, with its own on-site café, high-spec bookable meeting rooms and private event spaces.

DL/28 includes:

- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to your needs
- Library for quiet working
- Outdoor terrace
- 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.

For more information on DL/ Member benefits click [here](#).



DL/28
Drop-in working

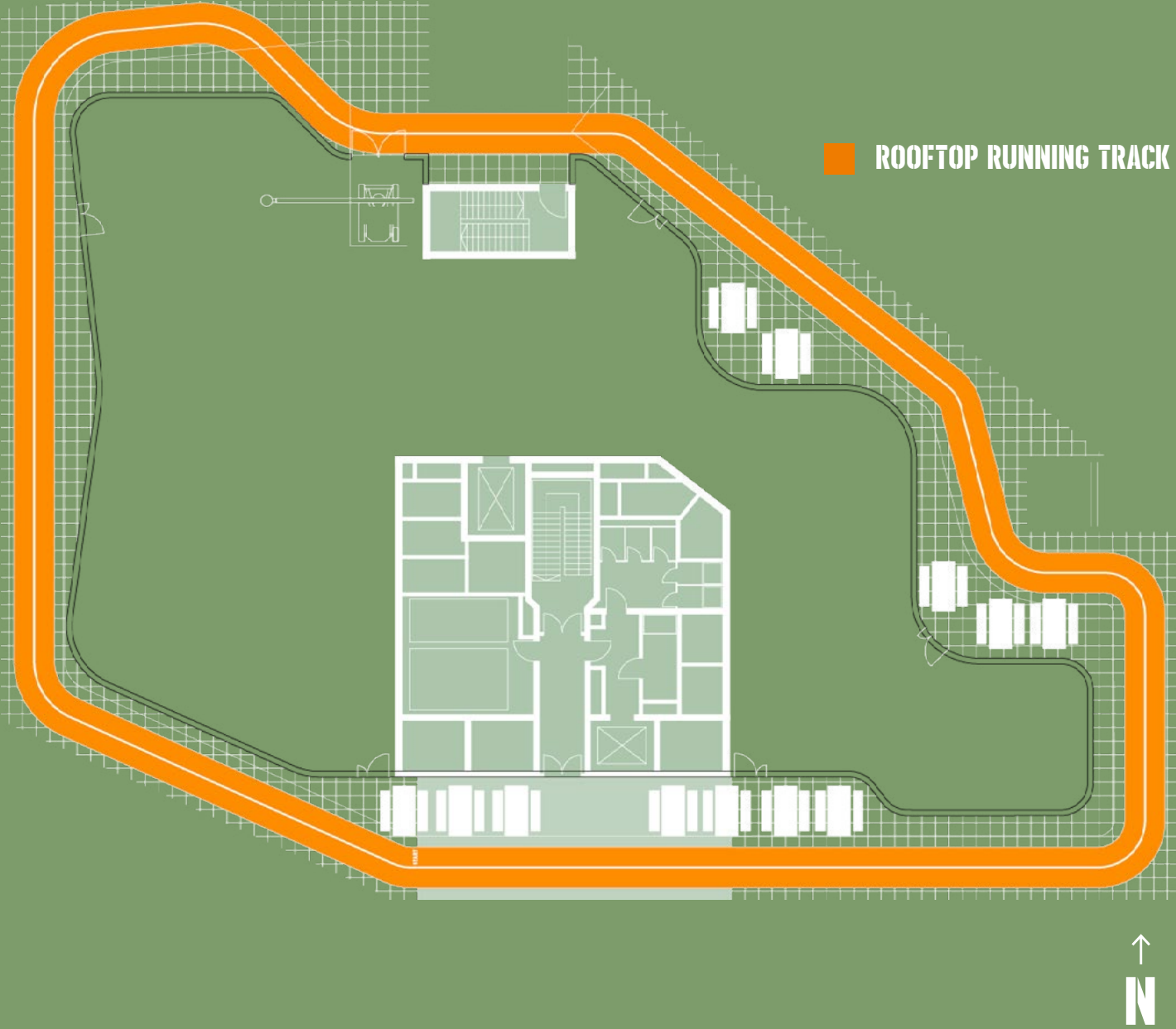


DL/28
Le Corbusier meeting room

DL/28
MEMBERS LOUNGE

The impressive 2,750 sq ft rooftop terrace is the perfect place to work, socialise, exercise or relax during the day. It offers fantastic views across London, and features the infamous 140m running track.

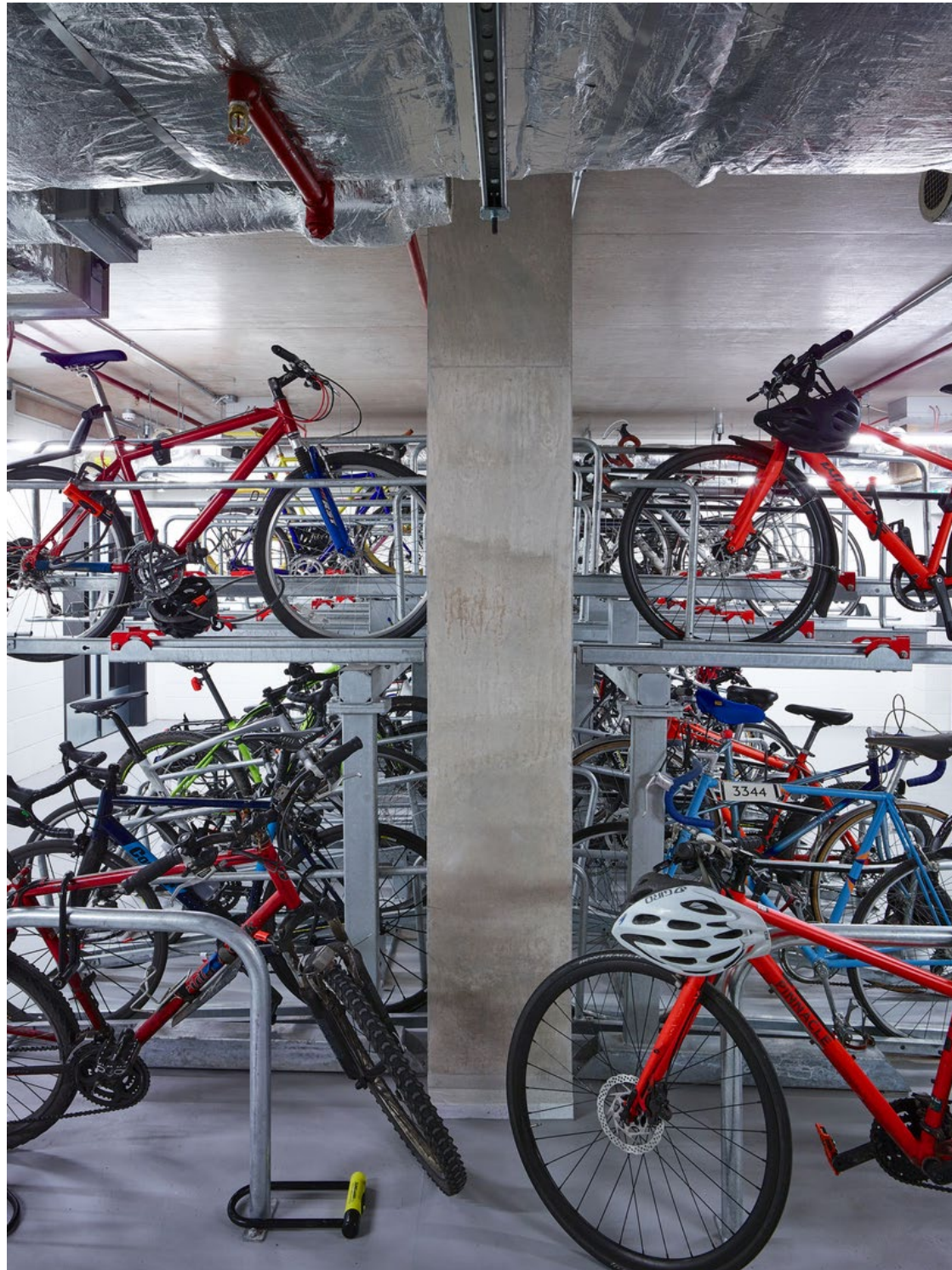
The newly designed café and bar, complete with a pizza oven, is operated by DL/ Service and serves alcoholic and non-alcoholic drinks, bar snacks and pizzas. The rooftop is also available to book for private hire.



ROOFTOP TERRACE AND RUNNING TRACK



FAR REACHING VIEWS OVER LONDON



❖ 276 CYCLING SPACES

❖ 36 SHOWERS

END-OF-JOURNEY FACILITIES

Mechanical, Electrical and Plumbing	✦
Water	Metered connection; max load 3/s
Power	250A supply; max demand 300W/sq m
Gas	Metered supply; 250kW for specific tenant demise usage
HVAC	Louvres for supply and heat rejection
Drainage	Pumped drainage required to core

Floor Loading	✦
Total Live Load	5 kN/m ²
Dead Load	2 kN/m ²

Services	✦
Goods	In/out loading bay, off Mallow Street via internal route. No direct access into unit from Goods lift.
Bin store	Communal bin store accessed from the courtyard

Fire Strategy & Means of Escape

- ✦ Fire Engineered Solution providing for a single stair escape strategy
- ✦ Sprinklers in the unit
- ✦ A single stair designed with an equivalent level of protection to that required for a Fire Fighting stair
- ✦ Disabled refuge in the core

Plant

- ✦ A plant area will be provided by the Landlord.

Loading Bay

- ✦ The loading bay entrance is located on Mallow Street and is open 7am-7pm. All deliveries to the building should be made via the loading bay. For occupier access the loading bay and post room are accessible from the court yard, or internally from the goods lift lobby at ground floor level.
- ✦ For internal access, the route to the loading bay and post room is access controlled. Any occupiers that require access to the post room as part of their role, should contact the security manager to discuss.

Couriers

- ✦ All couriers should deliver packages to the loading bay. Courier deliveries will be signed for by the loading bay team, entered onto the central postal system, and delivered by the postal runner at the next scheduled delivery.
- ✦ If you need a delivery more urgently, the package can be collected directly from the loading bay. You will receive an email notification once the package has been logged onto the central postal system by the team.

Goods Lift

- ✦ The goods lift is available for use and must pre-booked with the Landlord with 24 hours notice.

Security

- ✦ There is 24/7 security for the campus.



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.

Transport for London are making the area around Old Street station 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 ROUNDAABOUT REGENERATION



New station entrance (open now)



Green-roofed station entrance (open now)

44

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

Our two exclusive Lounges, DL/28 in Old Street and DL/78 in Fitzrovia, are here for all DL/ Members to use and enjoy.

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

Collaboration and working space

For further 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

whitecollarfactorystudio.com

AGENTS



DERWENT
LONDON