

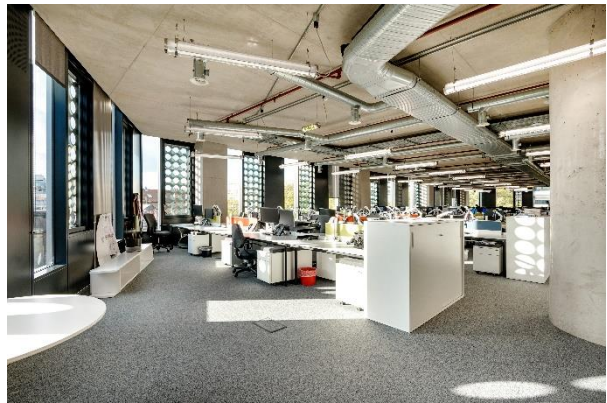
# white collar factory, old street, ec1

## fully fitted opportunity

within derwent london's iconic development

5,000/8,000 sq ft or 14,000 sq ft - bespoke unit size can be created

for rent on new flexible sub lease for any term up to december 2028



derwent london's, white collar factory designed by renowned architects and stirling prize winners ahmm has revolutionised the shoreditch/clerkenwell/hoxton workplace being located immediately adjacent to the old street roundabout and station

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### amenities

- fully fitted and ready-to-go
- fitted with a broad selection of meeting rooms
- fitted kitchen
- 3.5 meter ceiling height
- 150m running track on roof
- large communal terraces
- 5,500 sq ft multi-functional ground floor reception area with café
- public courtyard with restaurants and outdoor seating
- concrete core cooling throughout
- operable windows
- 8 passenger lifts
- 26 showers and 276 cycle spaces within the building
- dramatic and impressive reception

### accommodation

to comprise part 4<sup>th</sup> floor comprising 5,000/8,000/14,000 sq ft approx.

a bespoke unit size can be created to suit.

### lease

a new sub lease for a flexible term until dec 2028, contracted outside the landlord and tenant act 1954 (part ii as amended).

### rent

upon application

### viewing

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