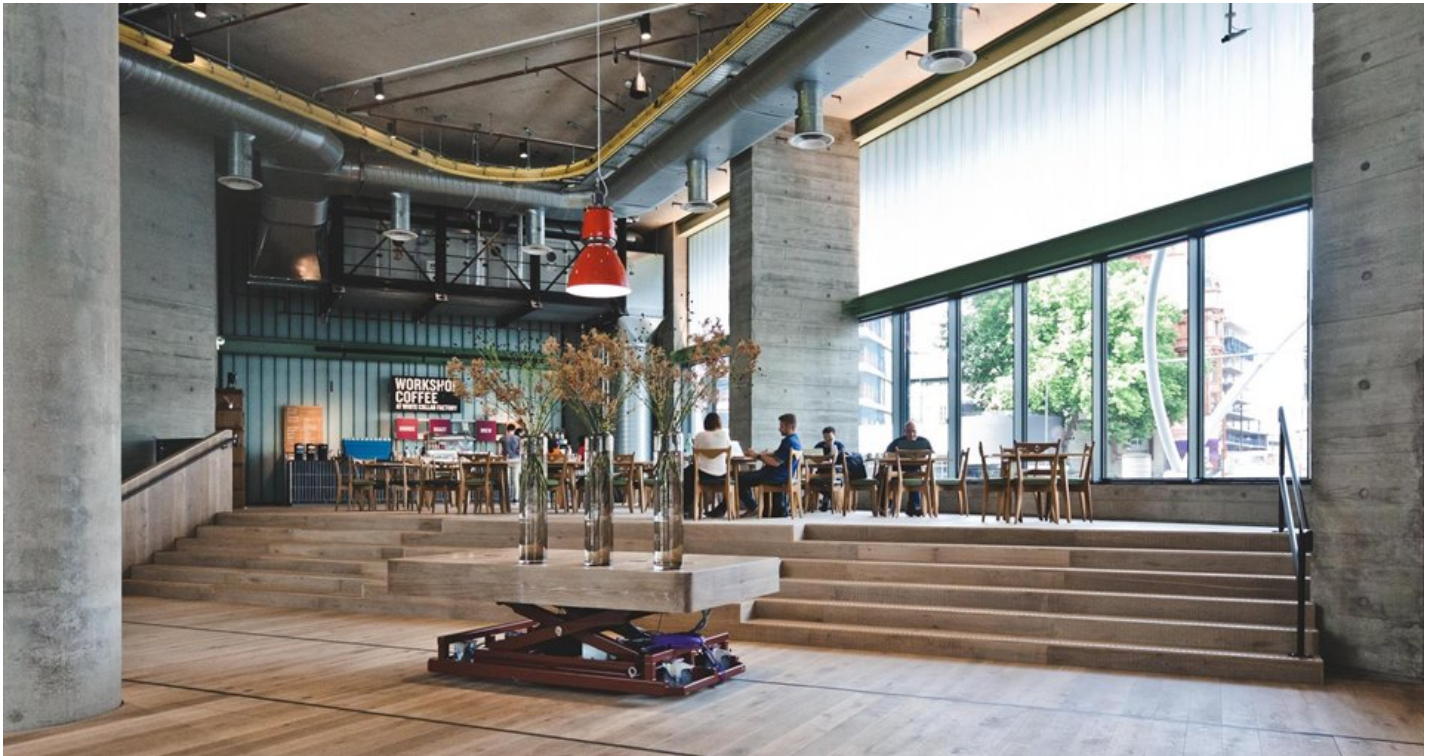


# WHITE COLLAR FACTORY

1 OLD STREET YARD, LONDON, EC1Y 8AF



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This serviced office provider is based in the heart of tech city, just off Old Street Roundabout. The centre offers an array of working solutions from private office units, lounge areas, co-working desks, and studio space. Complete with courtyard, cafe's, restaurants, incredible views of London, roof terrace, 276 cycle spaces and a 150m rooftop running track.

## LOCATION

Located just on Old Street Roundabout with easy access onto the Northern line, and only a 5 minute walk to Moorgate Station giving access to Hammersmith & City, Circle and Metropolitan Lines as well as the Elizabethan Line.

## SPECIFICATION/AMENITIES

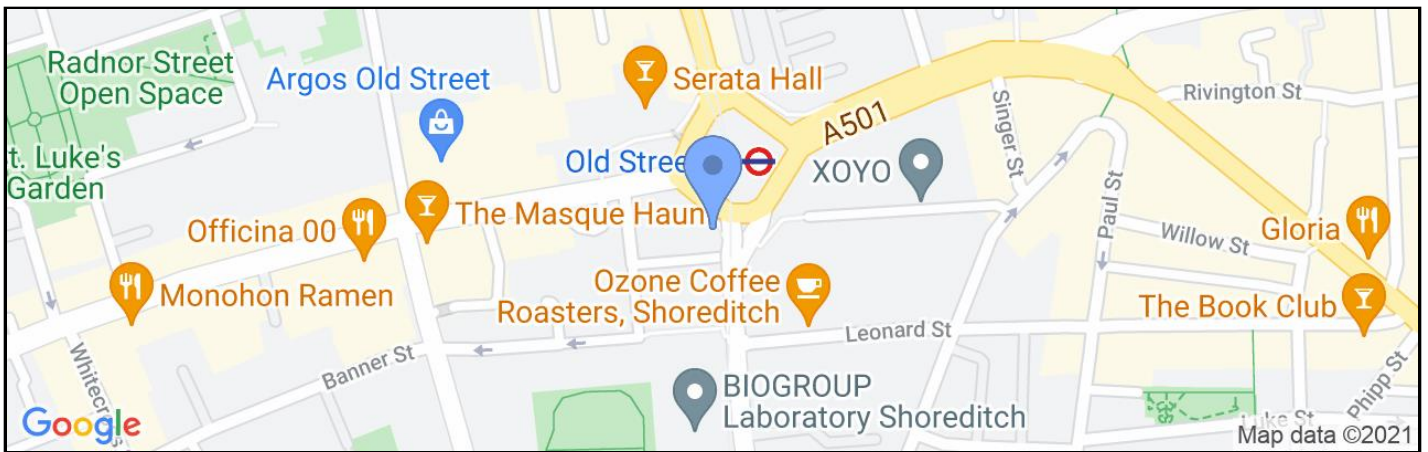
- Fully furnished private offices
- Studios
- Co-Working Areas
- Meeting rooms
- Event Spaces
- Lounge Areas
- Roof Garden / Terrace
- Cafe

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2021