

# DANE'S YARD

CREATIVE  
QUARTER

# 1 COOPERAGE YARD

1 Cooperage Yard sits at the heart of Dane's Yard's network of historic yards and alleyways. The gym at ground floor provides state of the art exercise facilities and showers and lockers for the keen cyclists and runners amongst your ranks.

## NIA

	GYM
Ground	
Floor 1	5,457 sqft / 507 m <sup>2</sup>
Floor 2	5,476 sqft / 508.7 m <sup>2</sup>
Floor 3	4,081 sqft / 379.1 m <sup>2</sup>
Total	15,014 sqft / 1,394.8 m <sup>2</sup>

## KEY FEATURES

TRIPLE ASPECT

HIGH CEILINGS

SOUTH FACING ROOF TERRACE

PARKING AVAILABLE BY  
NEGOTIATION

CAT A FIT OUT



## LOCATION



24/7 ACCESS



ENERGY EFFICIENT  
HEATING NETWORK



AIR CONDITIONING



DDA COMPLIANT



TERRACE

ROOF TERRACE



UP TO 10GB SUPER  
FAST FIBRE



WC

UNISEX SUPERLOOS



LIFT ACCESS



NATURAL VENTILATION



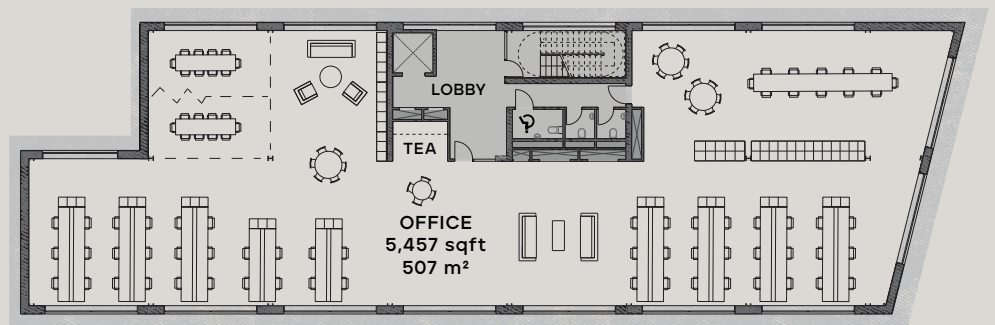
SECURE BICYCLE  
STORAGE



PARKING AND  
DISABLED PARKING BY  
NEGOTIATION

# FLOOR PLANS

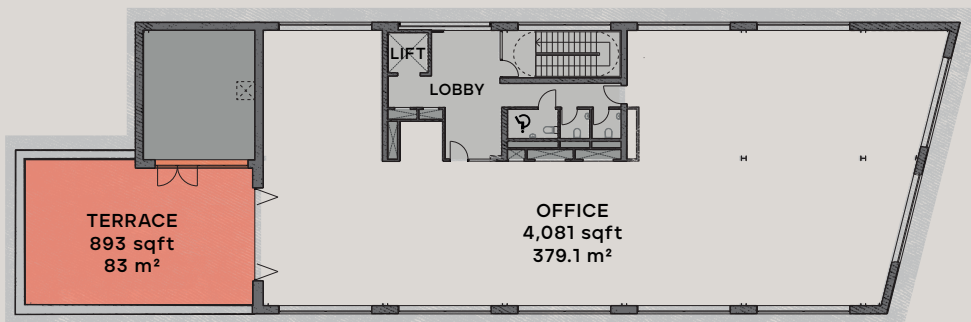
1st floor & 2nd floor



Indicative layout



Third floor



- Office Space
- Reception And Core Space
- Plant Space
- Terrace

Not to scale, for indicative purposes only

# DANE'S YARD

CREATIVE QUARTER

## THE ISLAND

- LET
- PART LET
- AVAILABLE
- RESIDENTIAL
- FUTURE PHASES



1 **JERMS** ☕  
**PRINT HOUSE** 🍷🍴  
BAR & KITCHEN

4 **school 360**

2 **Entain**  
**MAINFREIGHT**

5 **GYM** 🏋️  
ARRIVING 2022

3 **THE TALENT HOUSE**   
**URBAN DEVELOPMENT**

6 **PHAIDON**

8 **THE MARKET** 🏪

7 **ALTA**  
LONDON  
 LEEDS  
 NEW YORK

9 **DRY CLEANERS** 🧺  
ARRIVING 2022