

5-27 Old Street EC1



FURNISHED * FLEXIBLE *

morelands

Derwent London, Your Landlord

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.1bn investment portfolio
- 5.3m sq ft in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do



Discover more about Derwent London and our story so far



25 Savile Row W1

→ Vision

We craft inspiring and distinctive space where people thrive.

→ Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

→ Values

We build long-term relationships.
We lead by design.
We act with integrity.

DL/Members by Derwent London

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and, as DL/Members, all employees can enjoy access to:

DL/Lounges

Our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1 for work, meetings and informal catch ups. They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food and drink
- All connected via the DL/App

DL/Service

Preferential Member rates on high-quality, seasonal, food and drink at the five DL/Service cafés within our buildings and Lounges.

DL/App

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.

Member Events

A packed calendar of exciting events curated by our dedicated DL/Member Experience team.

→ Morelands is a 8-minute walk from DL/28 in Old Street EC1.

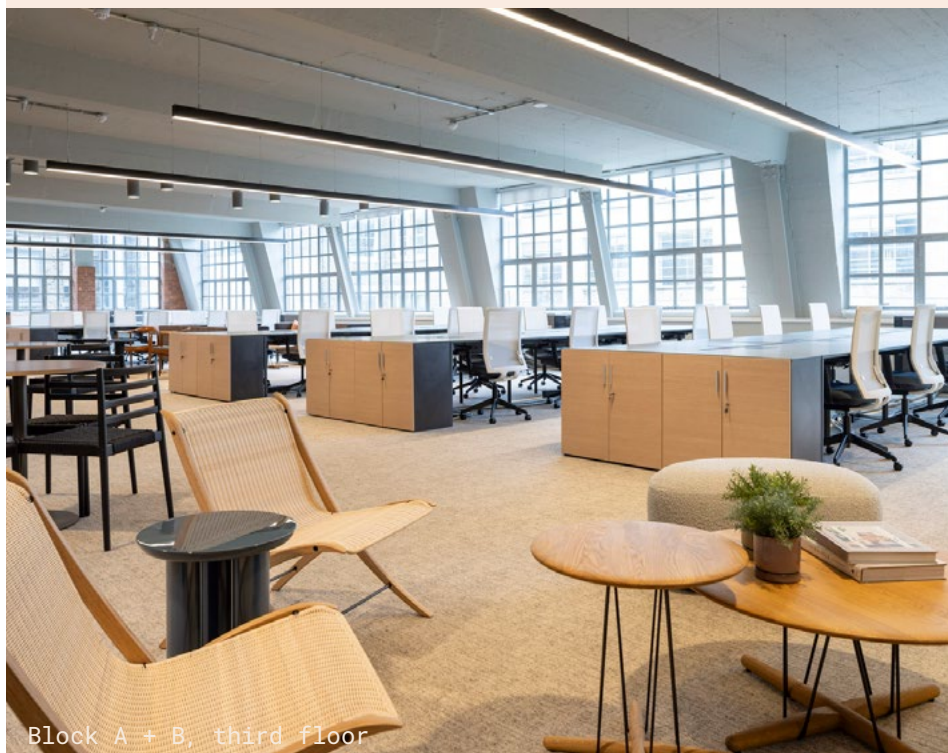


Discover what it means
to be a DL/Member

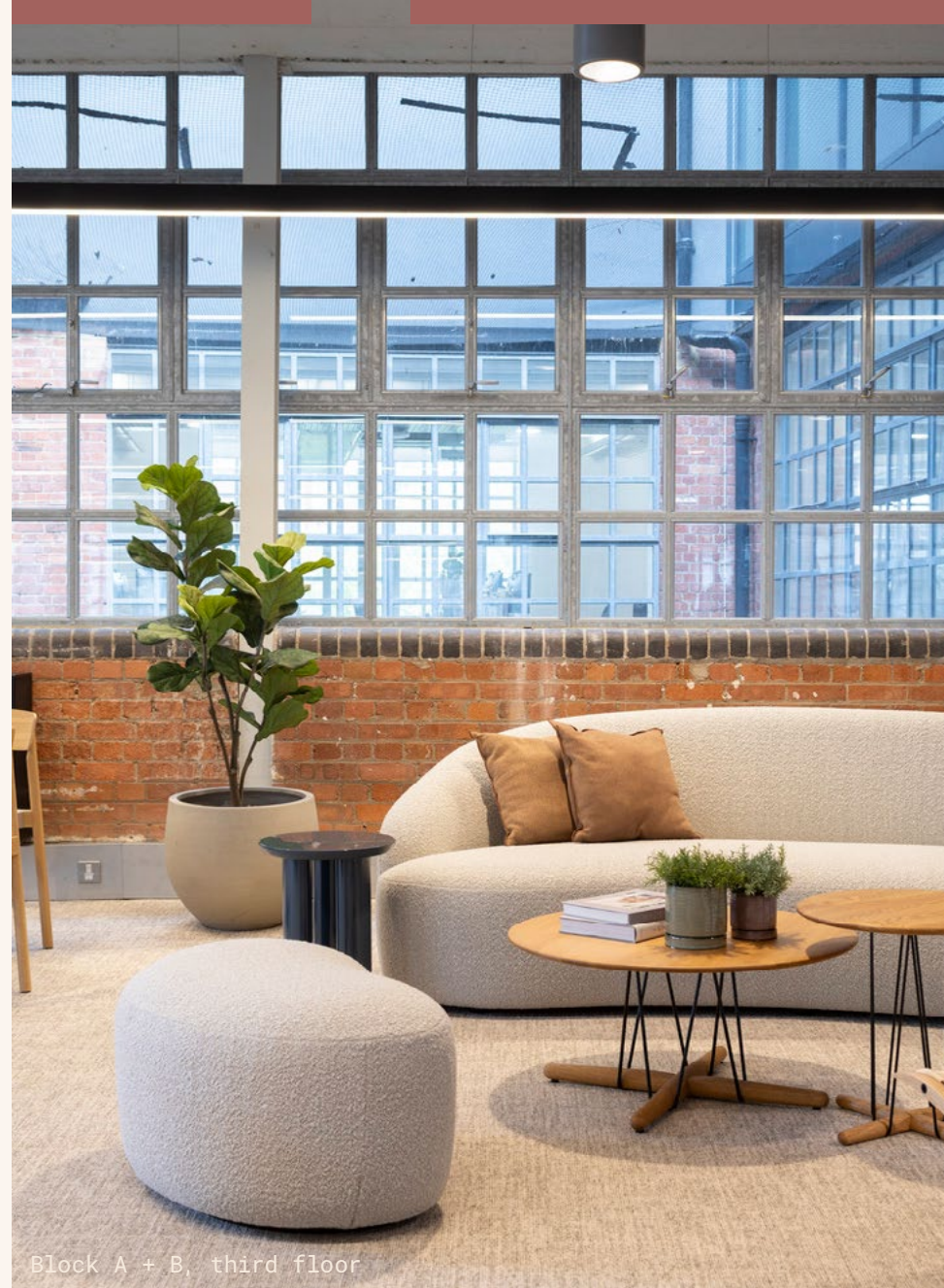
DL/MEMBERS
by DERWENT LONDON

Both Furnished + Flexible and partially-fitted space is available on the Morelands campus, within close proximity to Old Street and the Farringdon Elizabeth line entrance at Barbican station.

A cluster of characterful industrial warehouses, thoughtfully reimagined into a vibrant campus. Furnished + Flexible spaces offer ready to move in workspace, whilst Block F presents a blank-canvas, suitable for retail, showroom or office purposes.



Block A + B, third floor



Block A + B, third floor

key features →



A range of Furnished + Flexible and partially-fitted spaces from 850 sq ft to 3,914 sq ft



Be a part of a dynamic campus community



Ground floor reception



Air-conditioning and openable crittal-style windows



Cabled and enabled with high-speed fibre



Secure bike storage with 102 spaces



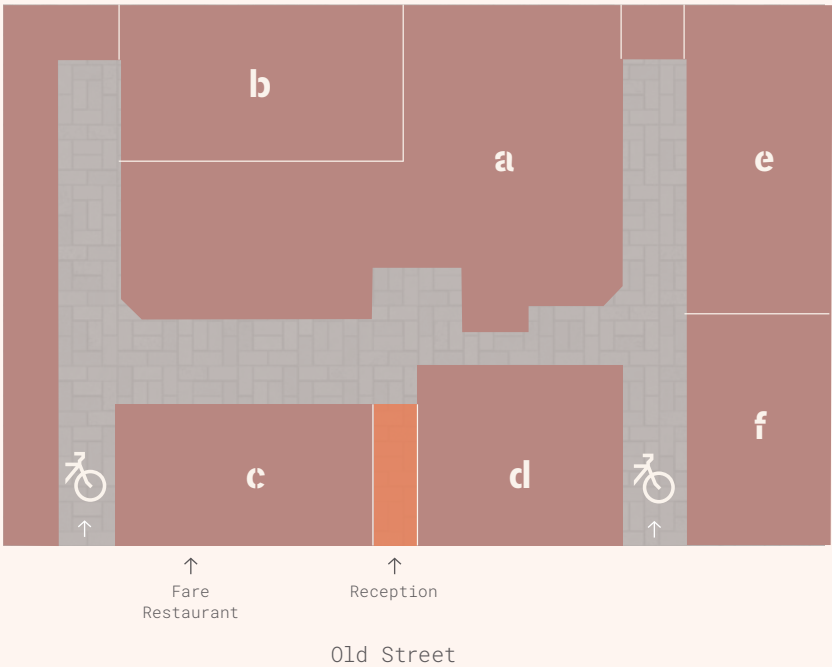
7 x showers



All spaces benefit from a complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1



Site Plan



Schedule of Areas

Block		Floor	sq ft	sq m	Availability
a&b	Furnished + Flexible	Part third	3,914	363	Available now
f	Furnished + Flexible	First	850	79	Available now
	Partially fitted	Ground*	572	53	February 2027
		Lower ground*	789	73	February 2027
	Total		2,211	205	

*Taken together as one unit

Originally home to textile merchants, watchmakers and printers, Morelands now offers c.90,000 sq ft of design-led office and retail space for architects, designers and a diverse mix of creative businesses.

→ Joining a campus with other occupiers including:

- AHMM Architects
- Alicorn
- Axiom Architects
- Avroko
- Breddos Tacos
- Etherstack
- Exigere Project Services
- Ingeus
- Next Management
- Ralph Applebaum Associates
- The Thornton Partnership
- Venesta



Block F, first floor

Part third floor

3,914 sq ft -- 363 sq m

What's included



40 x desks



10 x hot desks



3 x meeting rooms



2 x phone booths



Breakout spaces



Kitchenette

● Demise

→ Third

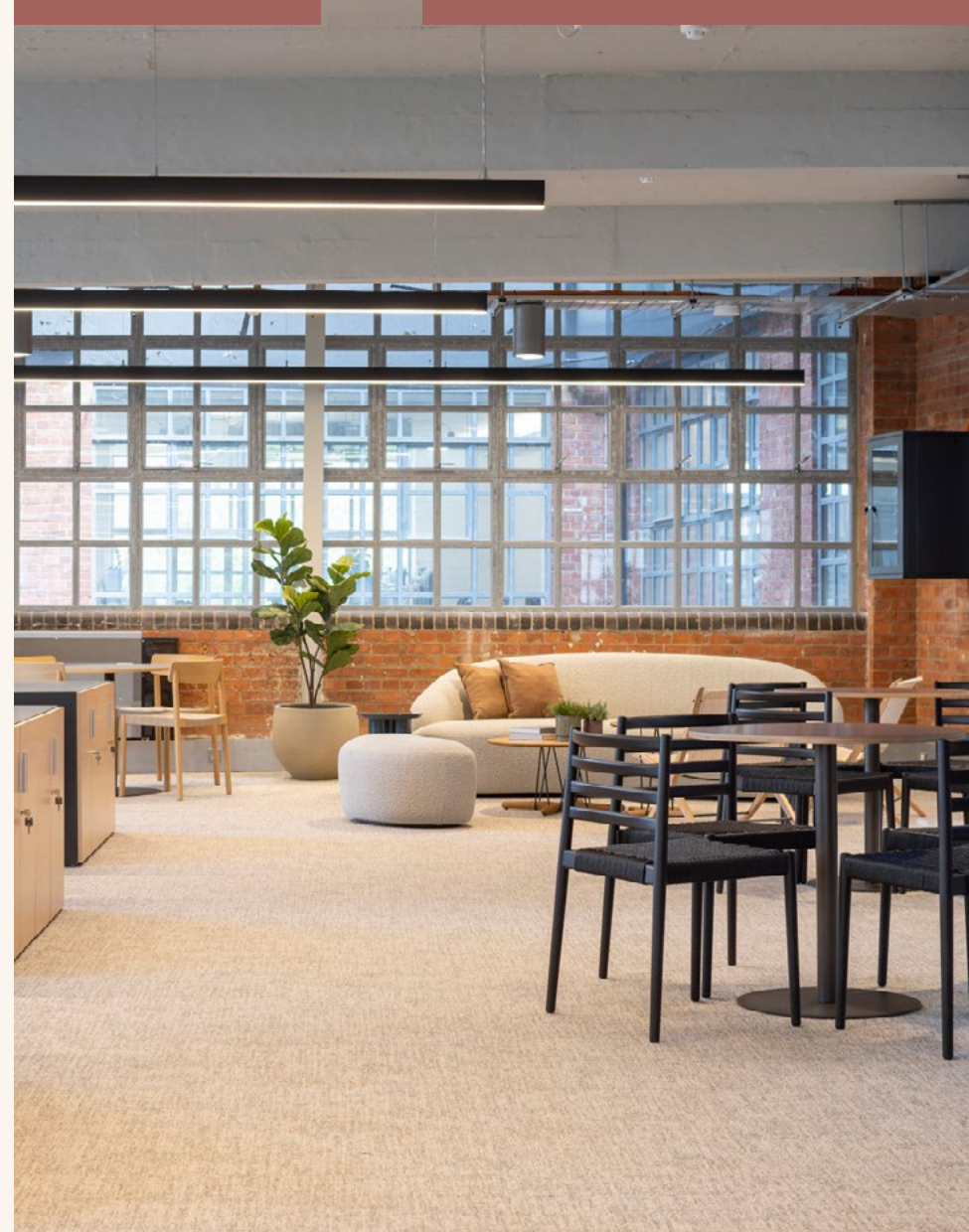


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Part third floor

3,914 sq ft -- 363 sq m



First floor

850 sq ft -- 79 sq m

What's included



8 x desks



1 x meeting room



1 x phone booth



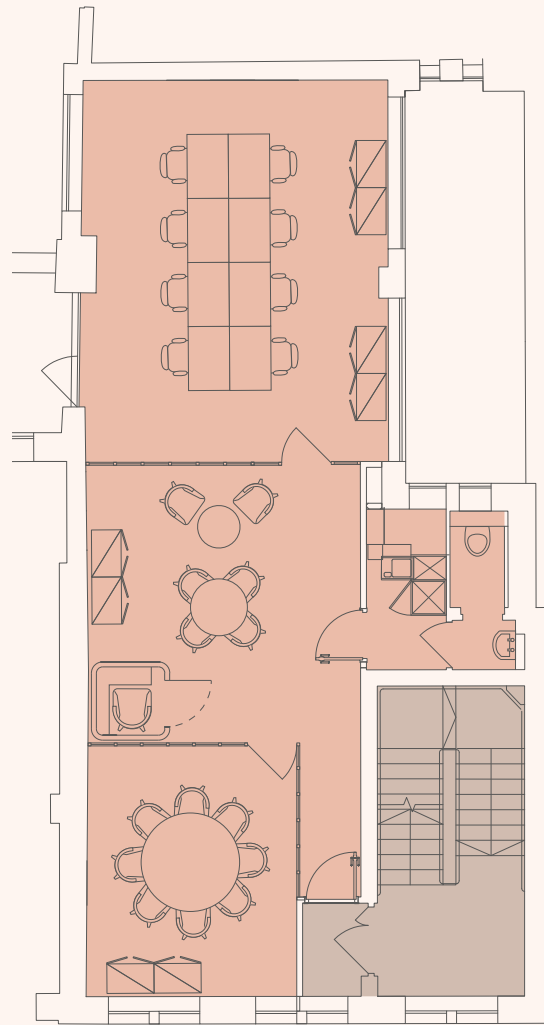
Breakout spaces



Kitchenette

- Demise
- Common parts

→ First



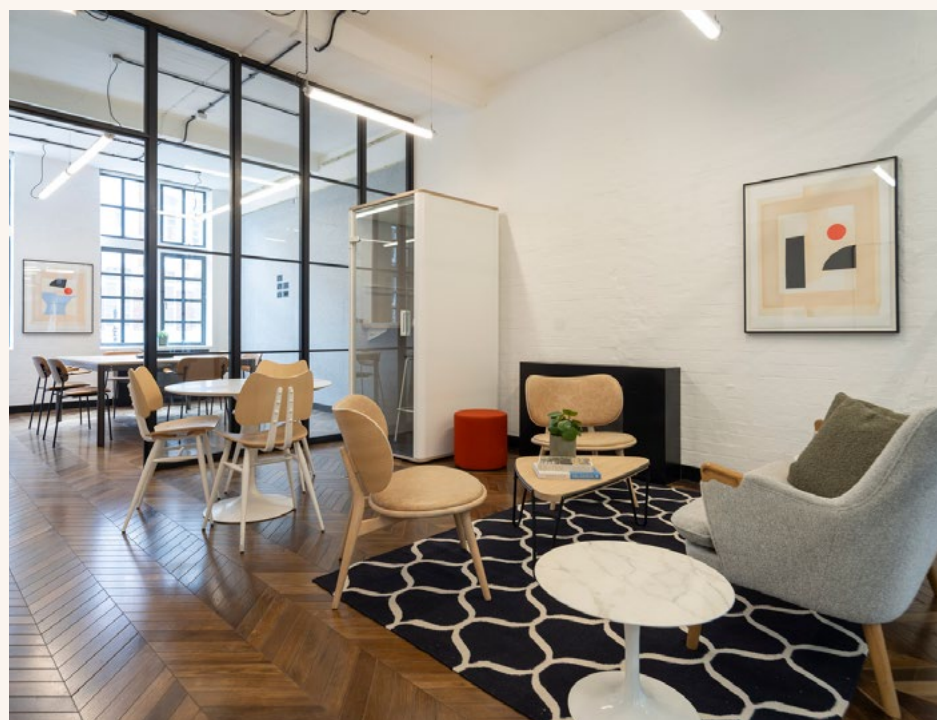
Old Street



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First floor

850 sq ft -- 79 sq m



Ground floor

572 sq ft -- 53 sq m

Lower ground floor

789 sq ft -- 73 sq m

Available February 2027

What's included



1 x meeting room



Breakout space



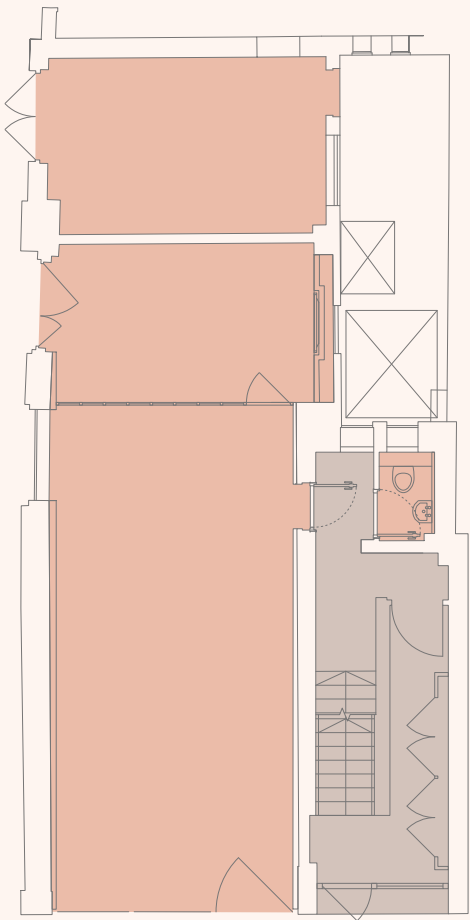
Kitchenette



Shower & changing room

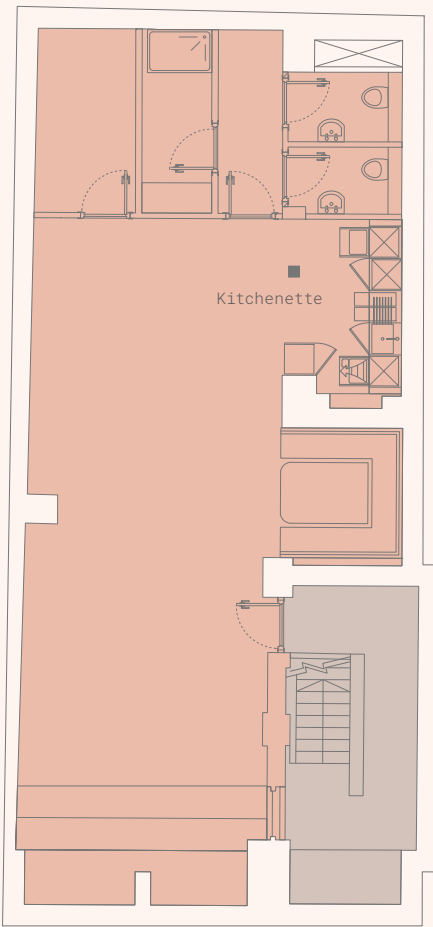
- Demise
- Common parts

→ Ground



Old Street

→ Lower ground



Old Street



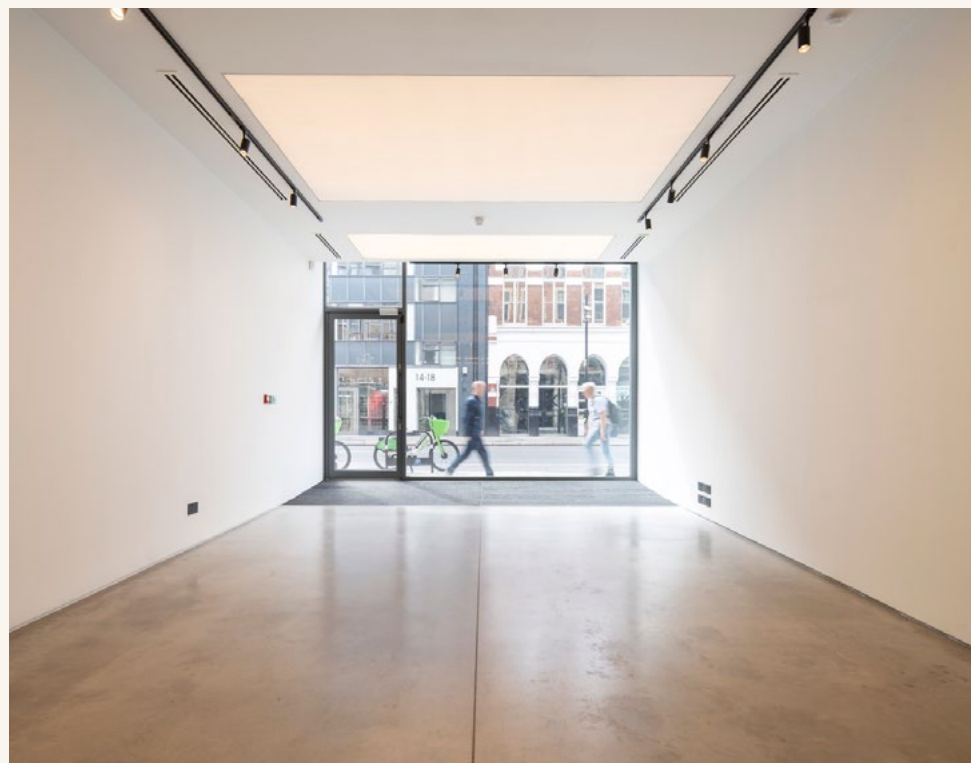
Ground floor

572 sq ft -- 53 sq m

Lower ground floor

789 sq ft -- 73 sq m

Available February 2027



Within 5-minutes walk:

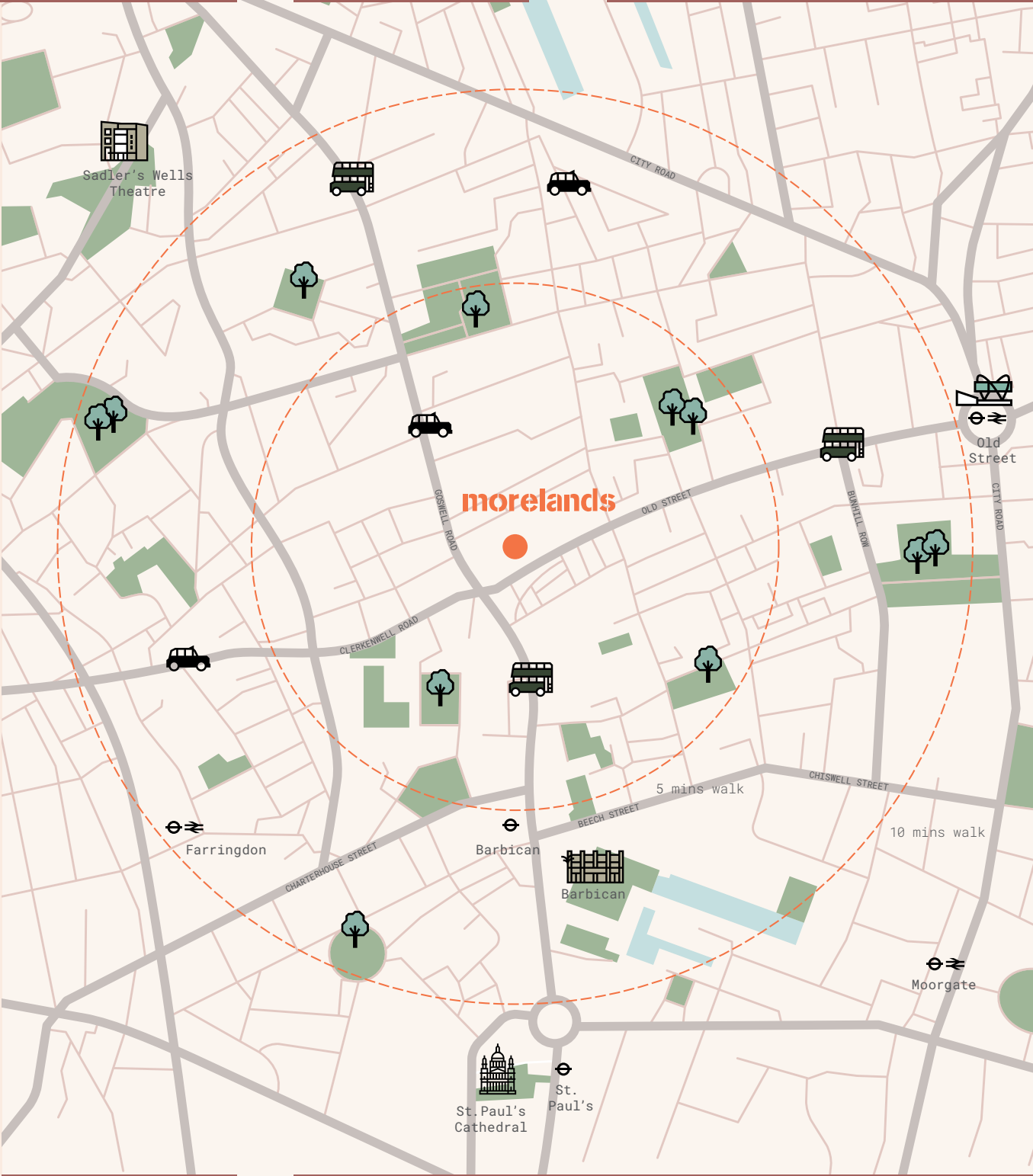
- Breddos Tacos
- The Black Olive Cafe
- Fare
- Hat & Feathers
- Luca
- Pret a Manger
- Whitecross Market

Within 10-minutes walk:

- AKQA
- Alexander McQueen
- Bouchon Racine
- Brutto
- DL/28, Old Street EC1
- Gail's Bakery
- Granger & Co.
- Le Café du Marché
- Sessions Arts Club
- Smiths of Smithfield
- St. John Restaurant
- The Zetter Hotel

Walking times from Morelands to the nearest Underground stations:

Barbican	  	6 minutes
Farringdon	   	8 minutes
Old Street		9 minutes
St. Paul's		12 minutes



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