

FURNISHED * FLEXIBLE *

80 Goswell
Road
at morelands

Clerkenwell EC1

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
- £5.2bn 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



25 Savile Row W1



Discover more about Derwent London
and our story so far

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:

- 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.

80 Goswell is a 10-minute walk from DL/28 in Old Street EC1.



DL/Service at DL/28 in Old Street EC1



DL/Service at DL/28 in Old Street EC1



Discover what it means to be a DL/Member

DL/MEMBERS
by DERWENT LONDON

80 Goswell Road EC1

at morelands

Reimagined by award-winning architects AHMM, 80 Goswell Road offers prime workspace in Clerkenwell's central and well-connected neighbourhood.

Bright and thoughtfully designed, the building provides private fully-fitted Furnished + Flexible offices across the first and third floors.

The building features as part of the Morelands campus. Once home to textile merchants, watchmakers, silversmiths and printers, this prominent cluster of industrial warehouses is now a thriving home for contemporary creative businesses.





Key Features

- Refurbished ground floor entrance and common parts
- Retained period features and exposed brickwork
- Voluminous ceiling heights and extensive glazing
- Exposed metal caged passenger lift
- Exposed industrial-style services
- LED lighting
- Air conditioning
- Secure bike storage and showers as part of Morelands campus
- EPC rating 'B'
- Complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1

Ground floor entrance

Schedule of Areas

The first, and third floors offer private Furnished + Flexible office space, ready to occupy. Boasting spacious floor plates, excellent ceiling heights and exposed brick walls. The interior spaces are defined using AHMM's modular 'Jack' system where fabric-covered panels create partitioned meeting rooms, phone booths and a kitchenette, and allow free-flowing work zones and breakout areas.

The first floor space also features an additional glazed meeting room leading onto a private outdoor terrace.

Floor	sq ft	sq m
Third	1,948	181
First	2,282	212
Total	4,230	393












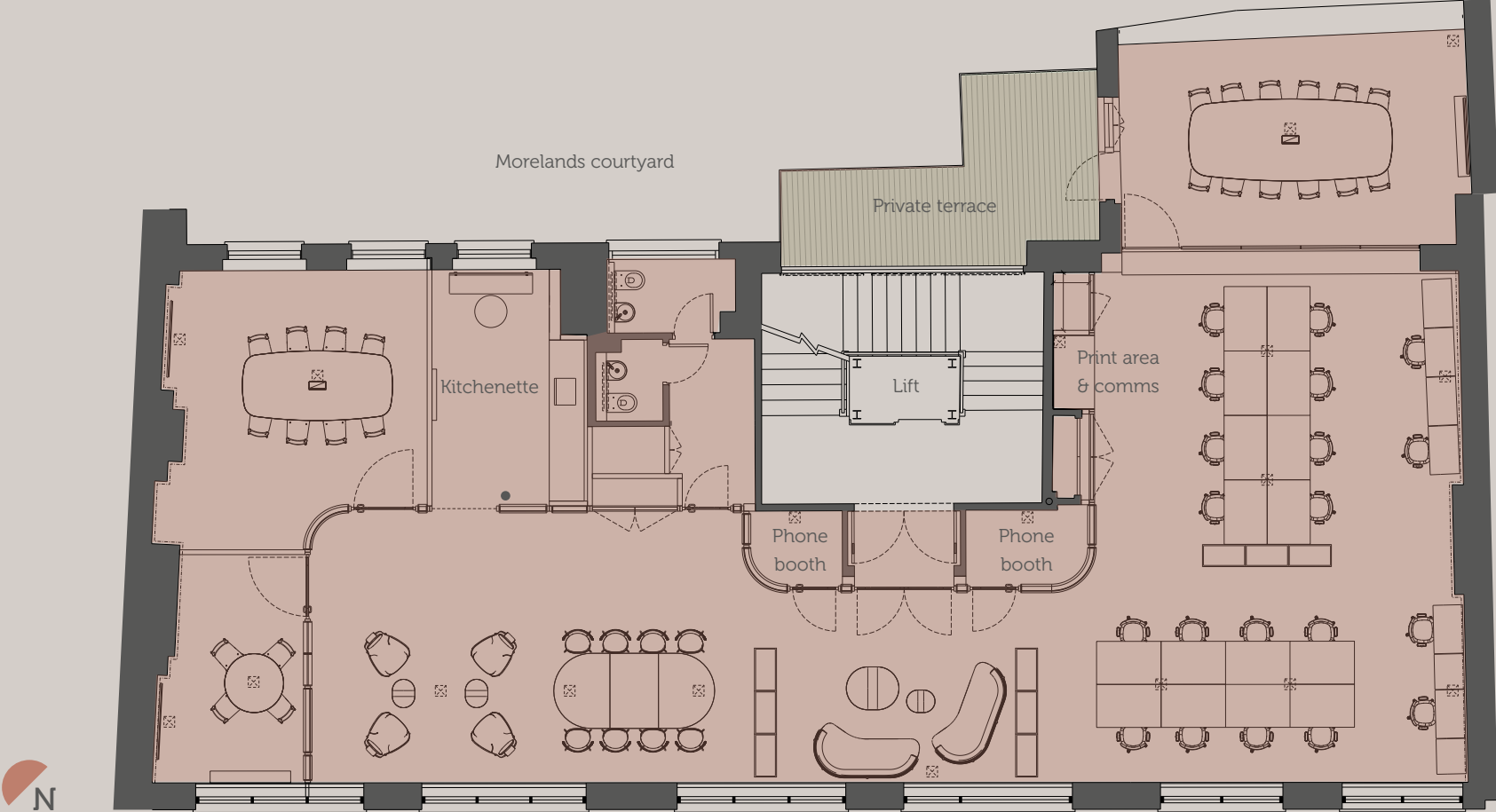
First floor

2,282 sq ft (212 sq m)

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What's Included

-  20 x desks
-  1 x 12-person boardroom
-  1 x 8 person meeting room
-  1 x 3-person meeting room
-  2 x phone booths
-  Kitchenette
-  Breakout spaces
-  Private terrace
-  Demised WCs



Goswell Road












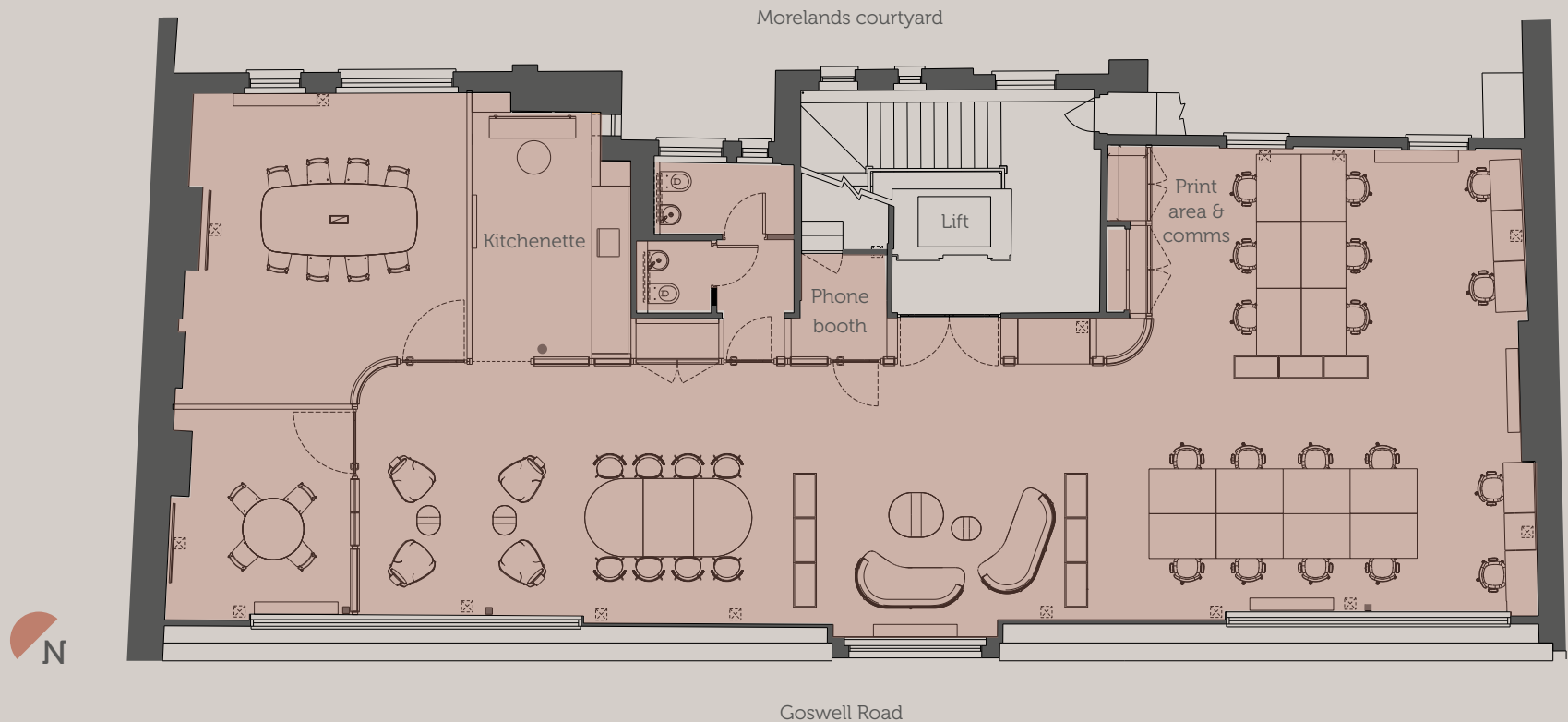
Third floor

1,957 sq ft (181 sq m)

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What's Included

-  18 x desks (with option to have up to 24 x desks)
-  1 x 8-person meeting room
-  1 x 4-person meeting room
-  Phone booth
-  Kitchenette
-  Breakout spaces
-  Demised WCs





Third floor entrance



Location

One of London's best-connected districts.

80 Goswell Road is just a 6-minute walk to the Barbican exit of Farringdon station, where the Elizabeth line has transformed this into a central transport hub, offering both north-to-south and east-to-west services across the capital. Even closer to hand are London Underground stations at Barbican and Old Street. Multiple bus routes and Santander Cycles docking stations are also within easy reach.

Within 5-minutes:

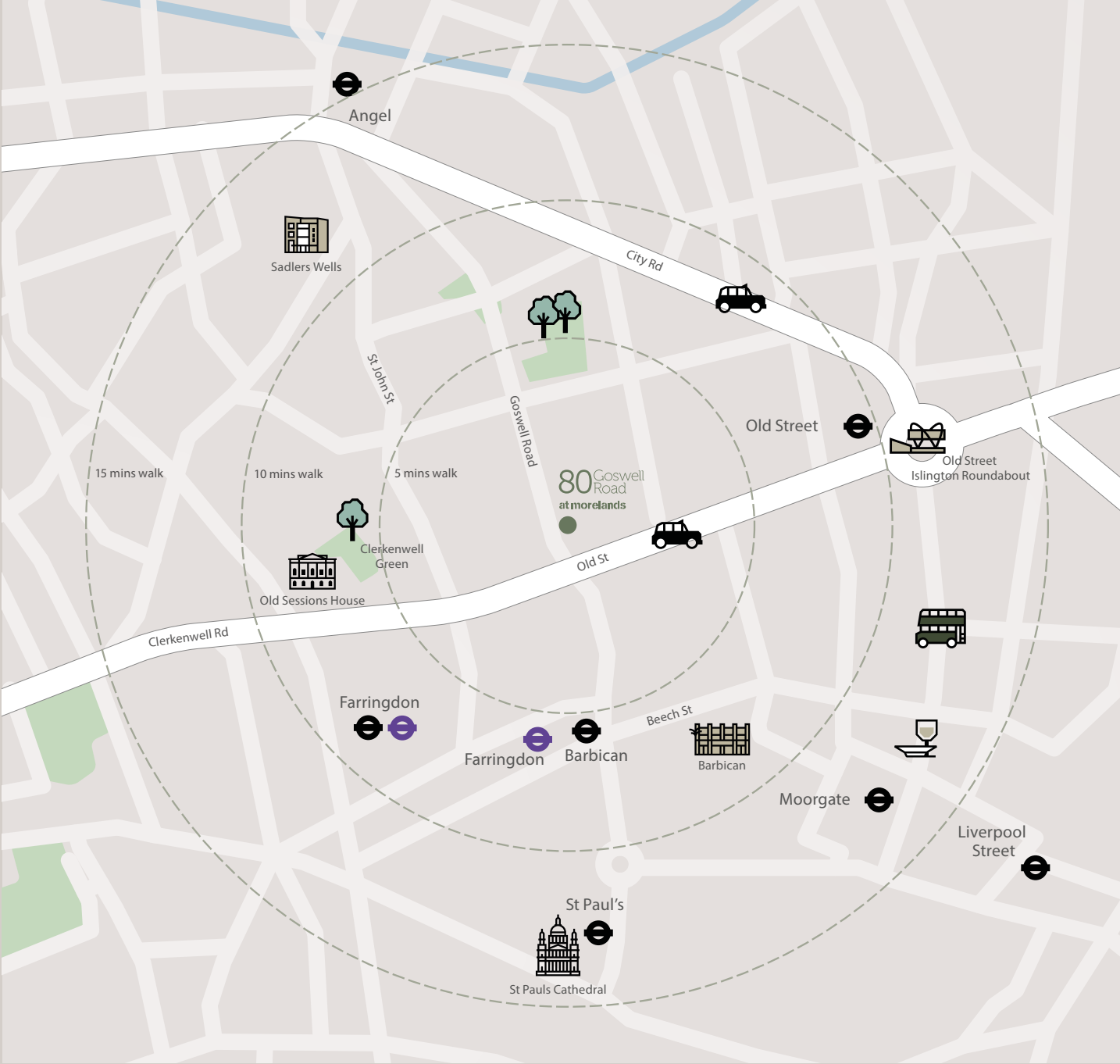
- Alexander McQueen HQ
- Fare Restaurant
- Hansgrohe HQ
- Havwoods HQ
- Knoll HQ
- Luca Restaurant
- The Slaughtered Lamb
- The Zetter Townhouse
- Waitrose & Partners
- Whitecross Market
- Zaha Hadid Design HQ

Within 10-minutes:

- Adobe HQ
- Barbican Centre
- Exmouth Market
- Gymbox
- Ibai Restaurant
- LinkedIn HQ
- Serata Hall
- Sessions Art Club
- St John Restaurant
- The Piano Works
- TikTok HQ

Walking times from 80 Goswell Road to the nearest Underground or Elizabeth line stations

Barbican	  	6 mins
Farringdon		6 mins
Farringdon	  	9 mins
Old Street		10 mins
Moorgate	   	14 mins



Agents

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LONDON

80goswell.co.uk

