



FURNISHED * FLEXIBLE *

more than just a flat

23-27 Old Street EC1



1,766 sq ft of Furnished + Flexible office space available in the heart of Old Street, within close proximity to Old Street & Barbican stations.

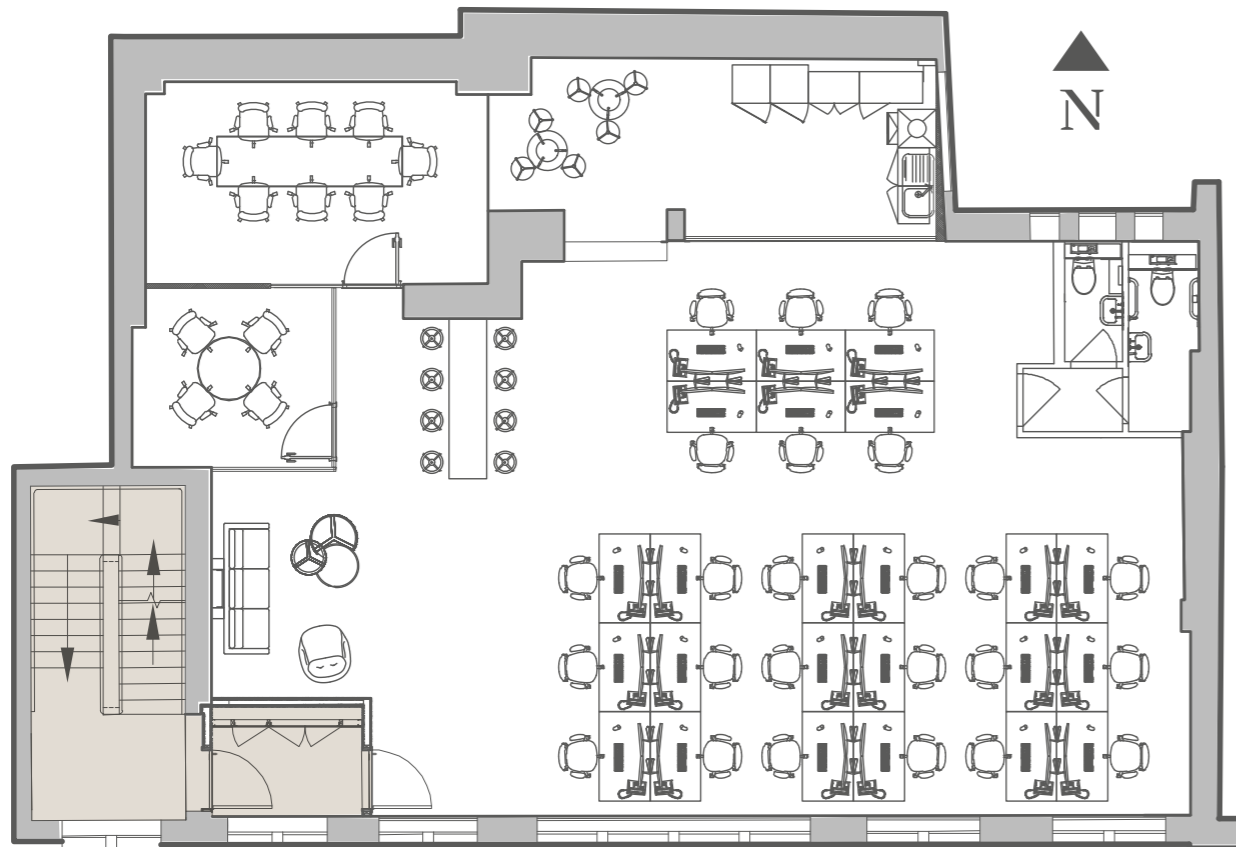
A cluster of industrial warehouses built between the years of 1905 and 1940, the Morelands complex originally evolved more by demand than by design. And yet over the past two decades, thoughtful and innovative architectural interventions have brought these disparate buildings, passages and entrances together into a characterful space.

Centred around a U-shaped communal courtyard, the original blocks were once home to textile merchants, watchmakers, silversmiths and printers. Today, they provide around 90,000 sq ft of office and retail space, housing designers, architects and a wide mix of other creative businesses.

Industrial aesthetic with bespoke stencil signage



FLOOR PLAN







	SQ FT	SQ M
FIRST FLOOR	1,766	164

 Common area

02

WHAT'S INCLUDED

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-  24 x fixed desks
-  2 x private meeting rooms
-  Kitchenette with integrated appliances
-  Private WCs



Your Simple Contract:

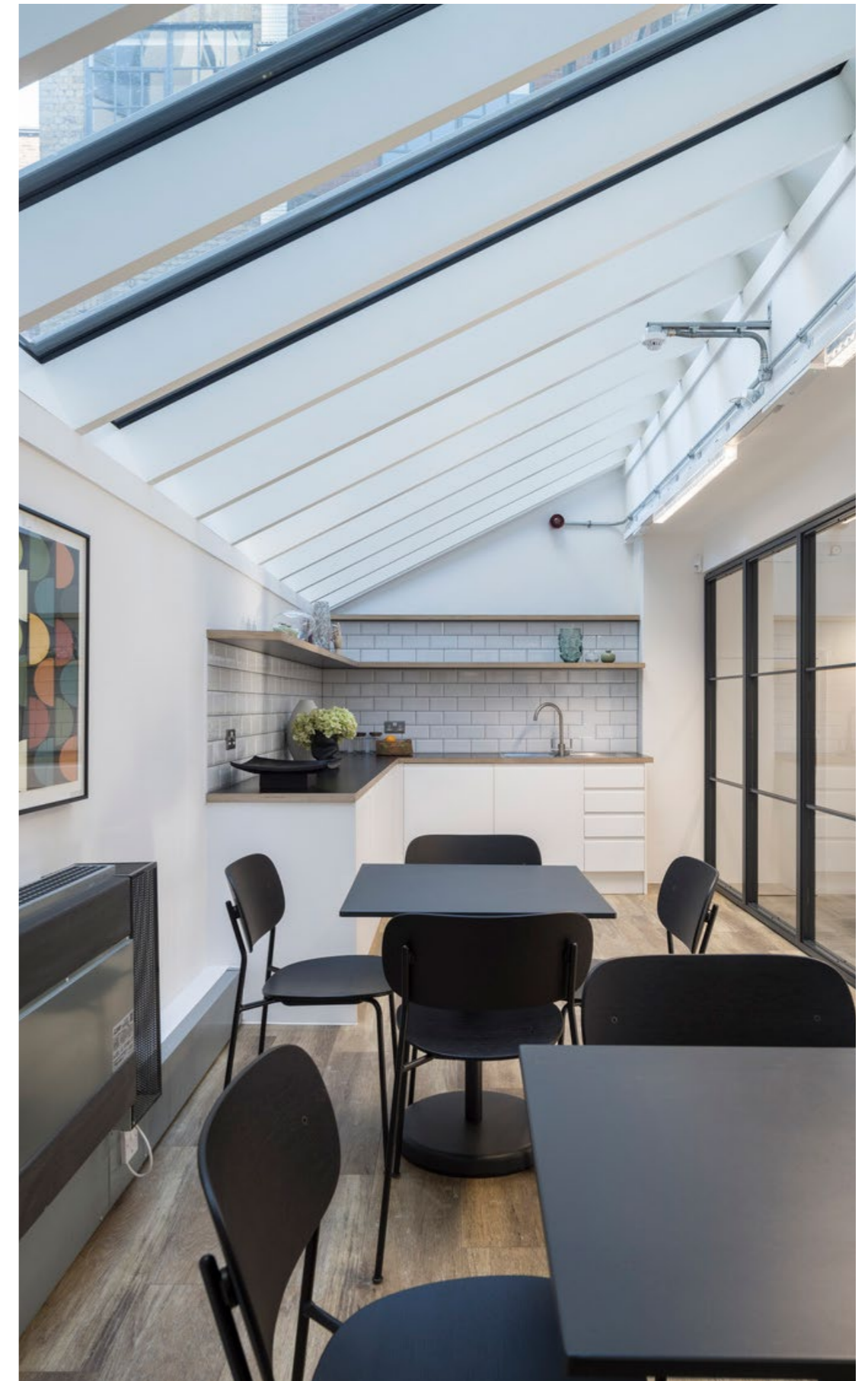
- **All-in-rent** inclusive of rent, service charge, business rates and building insurance
- **Flexible** lease term
- **Simple** short form contract

KEY FEATURES

- 1,766 sq ft of Furnished + Flexible office space available on the first floor
- Set within an original 1930s factory development
- Generous floor-to-ceiling height
- Air-conditioning
- Crittal-style windows
- Signage opportunity within the entrance
- Ground floor reception
- Cabled and enabled with high-speed fibre internet
- Secure bike storage with 102 spaces
- 5 x showers



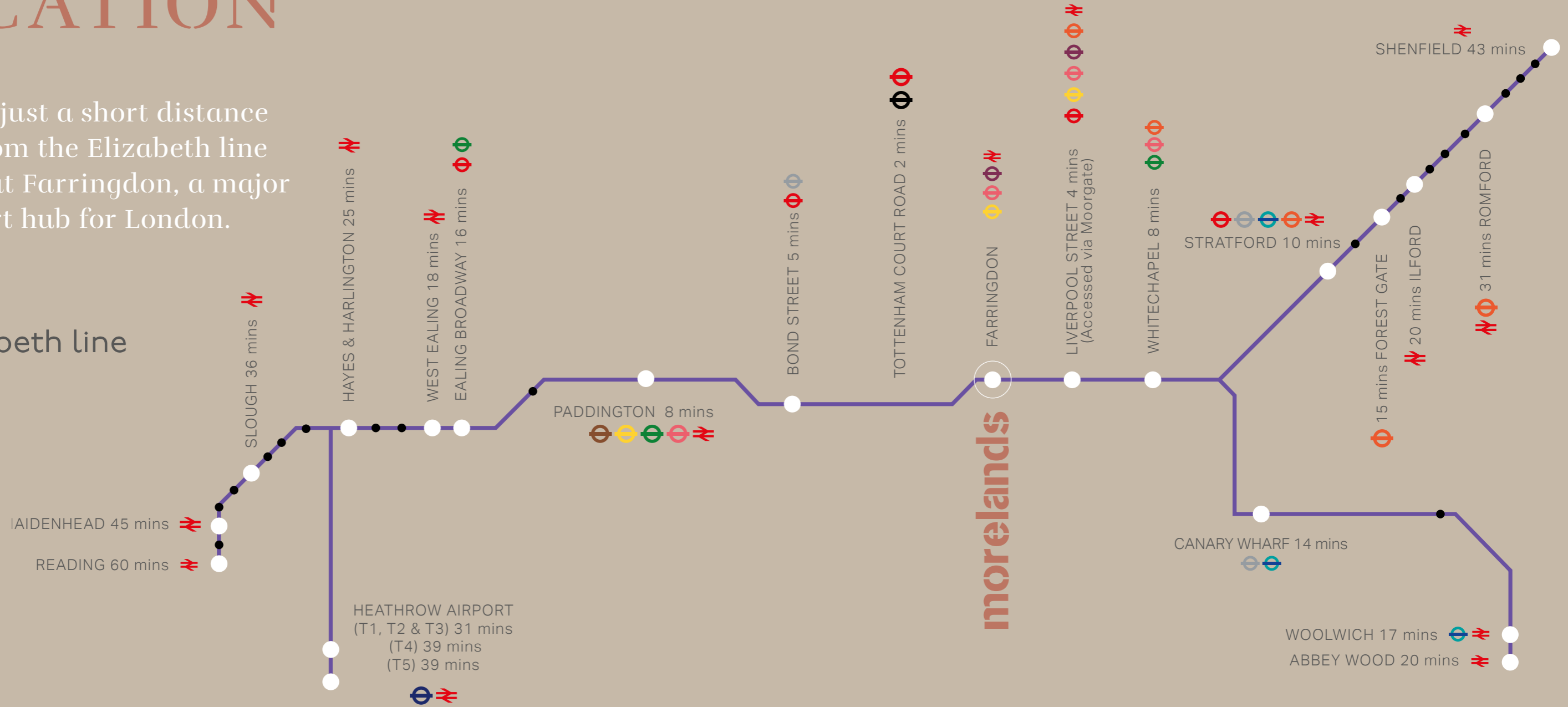
THE SPACE



LOCATION

Located just a short distance away from the Elizabeth line service at Farringdon, a major transport hub for London.

Elizabeth line



Morelands is well situated for public transport connections. It is a five-minute walk from Barbican tube on the Metropolitan, Circle and Hammersmith & City Underground lines and the Barbican entrance also serves the Farringdon Elizabeth line station entrance. In addition, the building is also close to Old Street station on the Northern line, and surrounded by multiple bus stops serving all directions.

The Elizabeth line from Farringdon station is the only station offering both north-to-south and east-to-west services across the capital. Cyclists are well catered for with secure on-site storage for up to 102 cycles in newly built bays. Multiple Santander Cycle hire sites are also within easy reach on Goswell and Clerkenwell Roads.

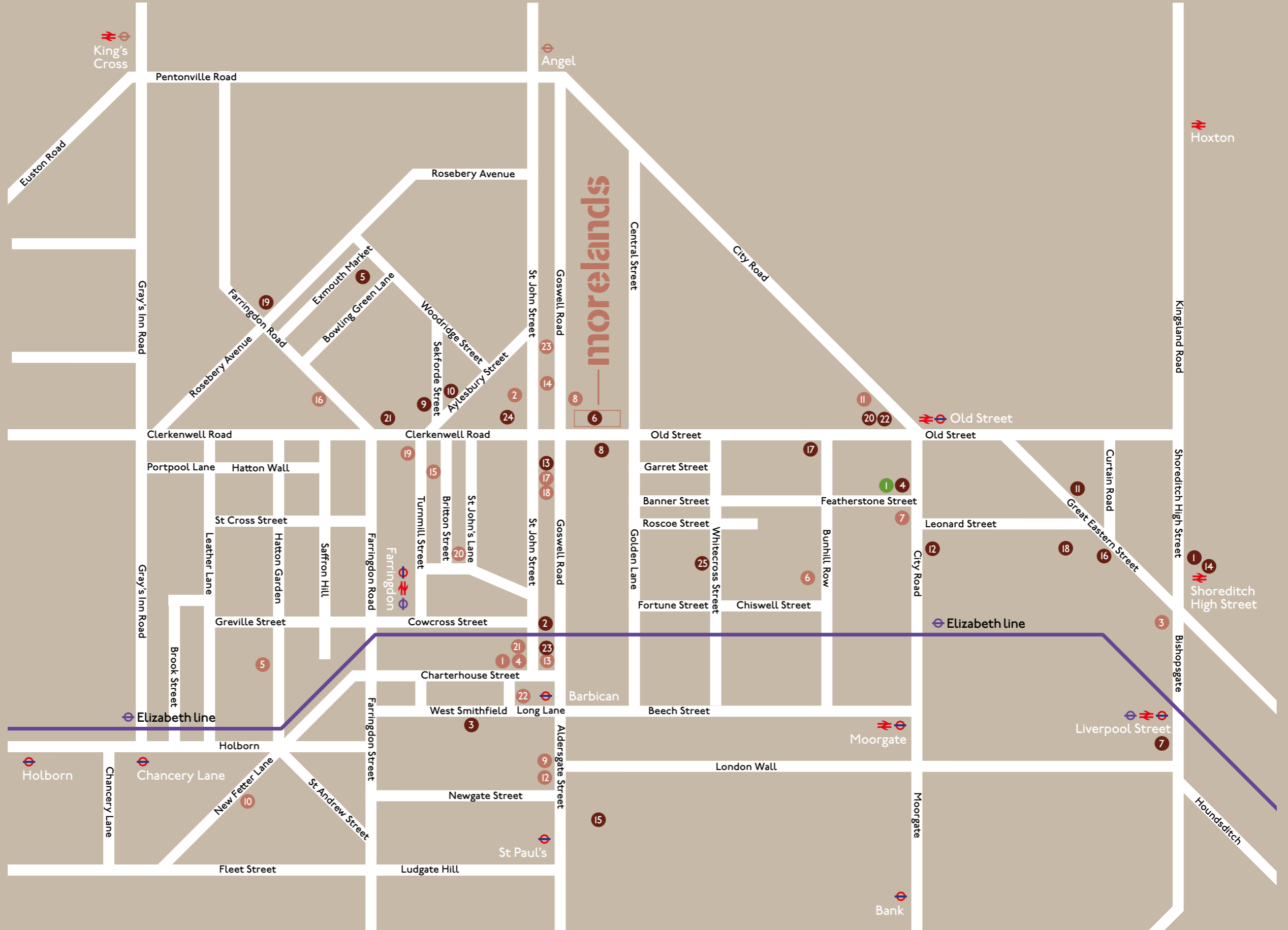
I. DL/28 at The Featherstone Building ECI

RESTAURANTS

1. Brat
2. Café Du Marché
3. Club Gascon
4. Daffodil Mulligan
5. Exmouth Market
6. Fare
7. Gaucho
8. The Gibson
9. Granger & Co
10. Gloria
11. Lantana
12. Leather Lane Market
13. Luca
14. Lyle's
15. Manicomio
16. Manteca
17. Officina 00
18. Padella
19. Quality Chop House
20. Serata Hall
21. Sessions Arts Club
22. Shoreditch Grind
23. St John Restaurant
24. The Zetter Townhouse
25. Whitecross Market

OFFICE OCCUPIERS

1. AKQA
2. Alexander McQueen
3. Amazon
4. Anomaly
5. AO WorldWide
6. Bayes Business School
7. Brainlabs
8. Breddos Tacos
9. Chicago Booth
10. Deloitte Digital
11. Farfetch
12. FTI Consulting
13. Goodman Masson
14. Jestico + Whiles
15. Kurt Geiger
16. LinkedIn
17. Leigh Day
18. Pepsico
19. Publicis Sapient
20. Save the Children
21. Shelter
22. TikTok
23. Zaha Hadid Architects



DERWENT LONDON

- London's leading creative office specialist with 40 years' experience
- Inspiring and innovative architecture and design
- Largest central London office-focused REIT
- £5.2bn investment portfolio
- 5.4m sq ft in central London
- Net zero carbon (NZC) business by 2030

We design and innovate...

Our vision is to craft inspiring space where people thrive.

Our design-led philosophy is our legacy and integral in all that we do.

...with an unrivalled brand and expertise.

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

We have a proven track-record, always looking ahead, delivering best-in-class office buildings.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.

...to build and connect our communities.

We provide our office tenants with complimentary DL/ Member status, offering enhanced amenity, service and experience with tangible benefits.

We invest in the relationships we have with our tenants and communities alike.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and entirely user-focused.



DL / MEMBERS

As a valued tenant of Derwent London, you will automatically enjoy complimentary DL/ Membership status.

DL/Members have access to an ever-growing package of exclusive benefits. You can use our Lounges, DL/28 in Old Street ECI and DL/78 in Fitzrovia W1, for meetings, connecting and collaboration.

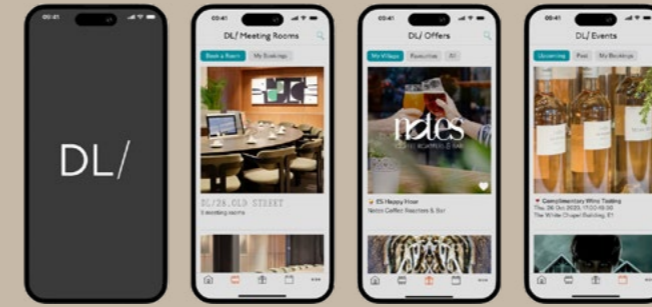
You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.



DL / App

Your effortless personal portal to book meeting rooms in our DL/ Lounges, reserve your place at events and access exclusive discounts and offers.



DL / Lounges

Created for connection and collaboration, DL/78 and DL/28 are inspiring spaces where DL/ Members can work, meet, eat, socialise and be inspired. Drop in and work or network in these complimentary and private Lounges, each with their own on-site café, high-spec bookable meeting rooms and private event spaces.

Our DL/ Lounges include:

- ◆ Communal collaboration and working areas in the Lounge
- ◆ Bookable meeting rooms configured to your needs
- ◆ Library for quiet working (DL/28)
- ◆ Outdoor terrace (DL/28)
- ◆ Event / town hall space available for exclusive hire
- ◆ On-site café operated by Lantana at DL/78 and DL/ Service at DL/28
- ◆ Curated events programme
- ◆ All connected via the DL/ App

Morelands is located just a 10-minute walk from DL/28, in Old Street.

DL / Experience

Our dedicated team provide an excellent front-of-house experience to Members in our buildings. From networking events, rooftop yoga, film screenings and charity activities to connect with local communities.

AGENTS

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Misrepresentation act

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