

# Compton

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**Old Street**  
Morelands  
27 Old Street  
EC1V 9HL

---

Fully fitted and ready to occupy office space within Morelands development available for lease on flexible terms.

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**For Rent**  
1,766 ft<sup>2</sup>

020 7101 2020  
compton.london



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## Location

The property is located a short walk from both Barbican and Old Street Stations making it an ideal location for occupiers. Barbican also houses the new entrance to Farringdon Crossrail.

The junction of Old Street and Goswell Road provides various restaurant and café offerings including 'Fare' Bar and Breddos Tacos amongst others. The office is also a short walk to Whitecross Street food market.

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Kitchenette

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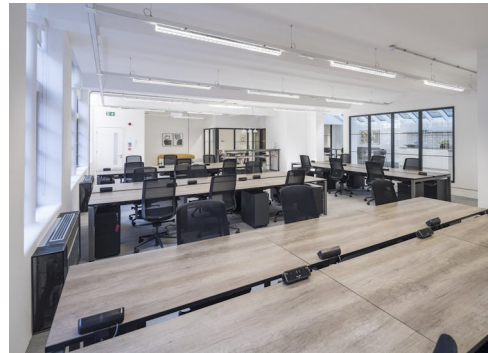
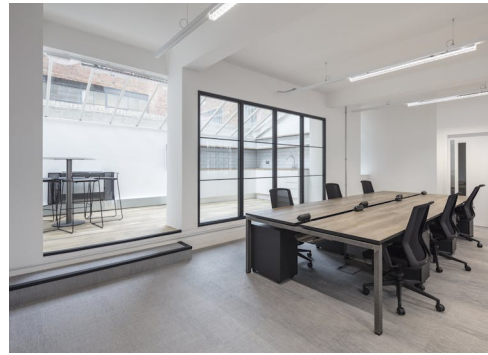
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## Amenities

- Fully fitted to include 24 desks, 2 meeting rooms and a kitchen/ break-out area
- Available on flexible lease terms
- Set within an original 1930's factory development
- New double glazed Crittalstyle windows spanning the front and rear elevations
- Air Conditioning
- Demised WC facilities
- On-site shower and bike storage facilities
- On-site commissionaire
- Enabled with high-speed fibre internet
- Access to external bookable meeting rooms and event-hire space in Old Street (DL/28) & Fitzrovia (DL/78)

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## Description

The 1st floor, Block D offers a fully-fitted office floor which includes 24 desks, 2 meeting rooms (1 x 4 person and 1 x 8 person) and a kitchen/ break-out area. The office also benefits from demised WC facilities and communal shower and bike storage as well as a manned reception.

The office is available to lease on flexible terms. Being part of the Derwent portfolio, you will also have access to external bookable meeting rooms and event hire space at DL/28 (Old Street) and DL/78 (West End). Further information can be found in the following link: <https://www.derwentlondon.com/dl-members>

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 home.

Centered 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.

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## Content

Watch the film



Watch the film



View on Website



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## Tenure

Leasehold

## Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord, also available on flexible lease terms

## VAT

The property is elected for VAT

## Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

## Local Authority

The London Borough of Islington

## Bookable meeting rooms & Event hire space (DL/28 & DL/78)

A range of meeting rooms and event spaces are available to book outside of the office, which can be used for meetings and events. These are located on Featherstone Street in Old Street and Charlotte Street in the West End. Further information can be found:  
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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Floor/Unit	Description	sq ft	Rent	Availability
1st	Block D	1,766	£14,167 per month inclusive of rent, business rates, service charge and insurance	Under Offer

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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[sh@compton.london](mailto:sh@compton.london)  
07936 338 774

Shaun Simons  
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