



FURNISHED * FLEXIBLE *

more than just a space

5-27 Old Street EC1



Two Furnished + Flexible units of 6,318 sq ft and 1,937 sq ft are available to be taken individually or as a combined unit of 8,255 sq ft.

Located just 6-minutes from Barbican station with the Elizabeth line.

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

SECOND FLOOR



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	SQ FT	SQ M
UNIT A	6,318	587
UNIT B	1,937	180
TOTAL	8,255	767

WHAT'S INCLUDED

UNIT A - 6,318 SQ FT

- 60 x desks
- 5 x meeting rooms
- Breakout spaces
- Kitchenette

UNIT B - 1,937 SQ FT

- 18 x desks
- 2 x meeting rooms
- Breakout spaces
- Kitchenette

COMBINED UNIT A / B - 8,255 SQ FT

- 78 x desks
- 7 x meeting rooms
- Breakout spaces
- Kitchenette

Your Simple Contract:

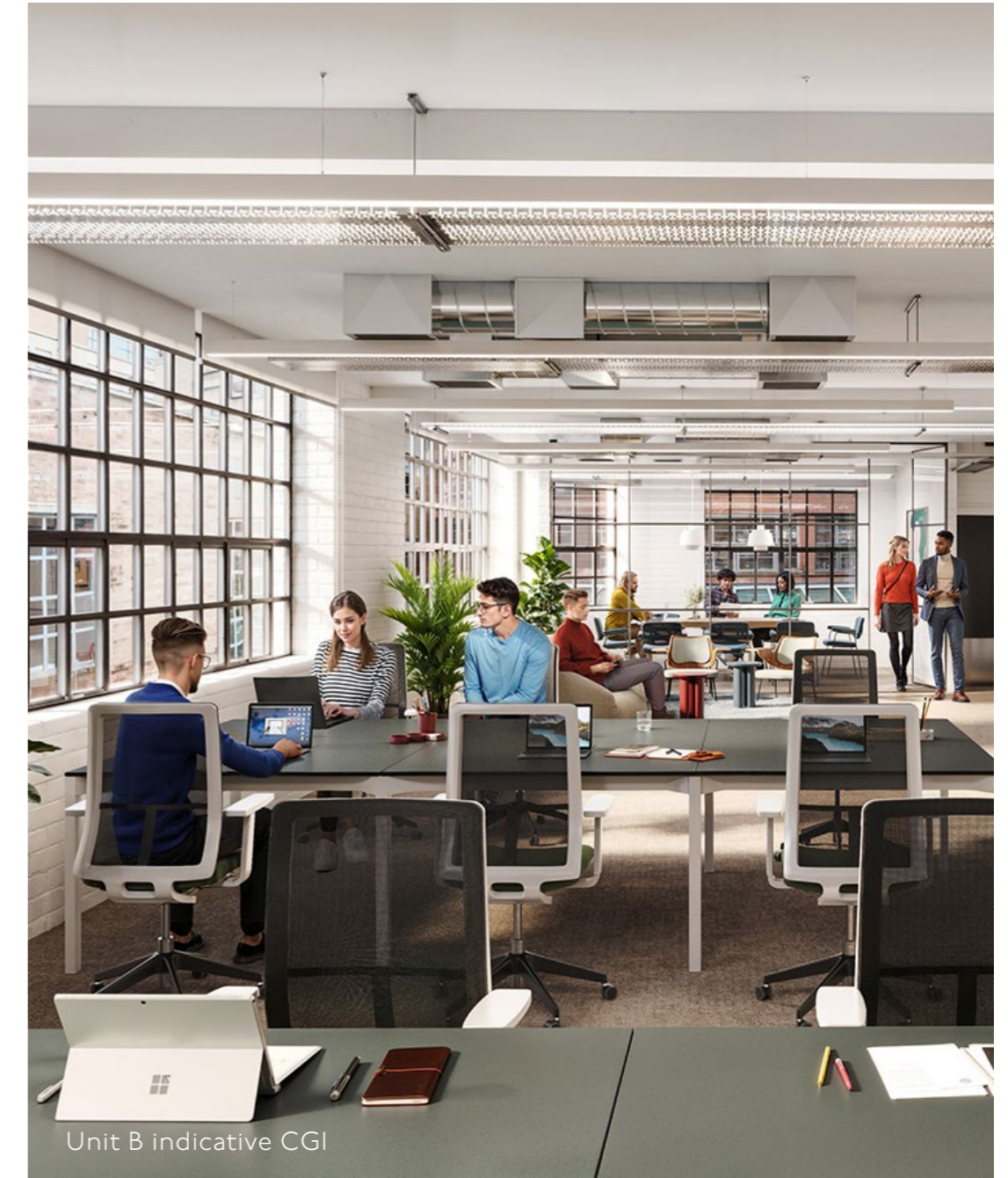
- **All-in-rent** inclusive of rent, service charge, business rates and building insurance
- **Flexible** lease term
- **Simple** short-form contract

KEY FEATURES

- Two Furnished + Flexible units of 6,318 sq ft and 1,937 sq ft are available to be taken individually or as a combined 8,255 sq ft unit
- Set within an original 1930s factory development
- Generous floor-to-ceiling height and expansive glazing
- Air-conditioning
- Crittal-style openable windows
- Demised WC and shower facilities
- DDA compliant with lift access
- Ground floor manned reception
- Cabled and enabled with high-speed fibre
- Secure bike storage with 102 spaces and additional showers



THE SPACE



OUT & ABOUT

Within 5 minutes:

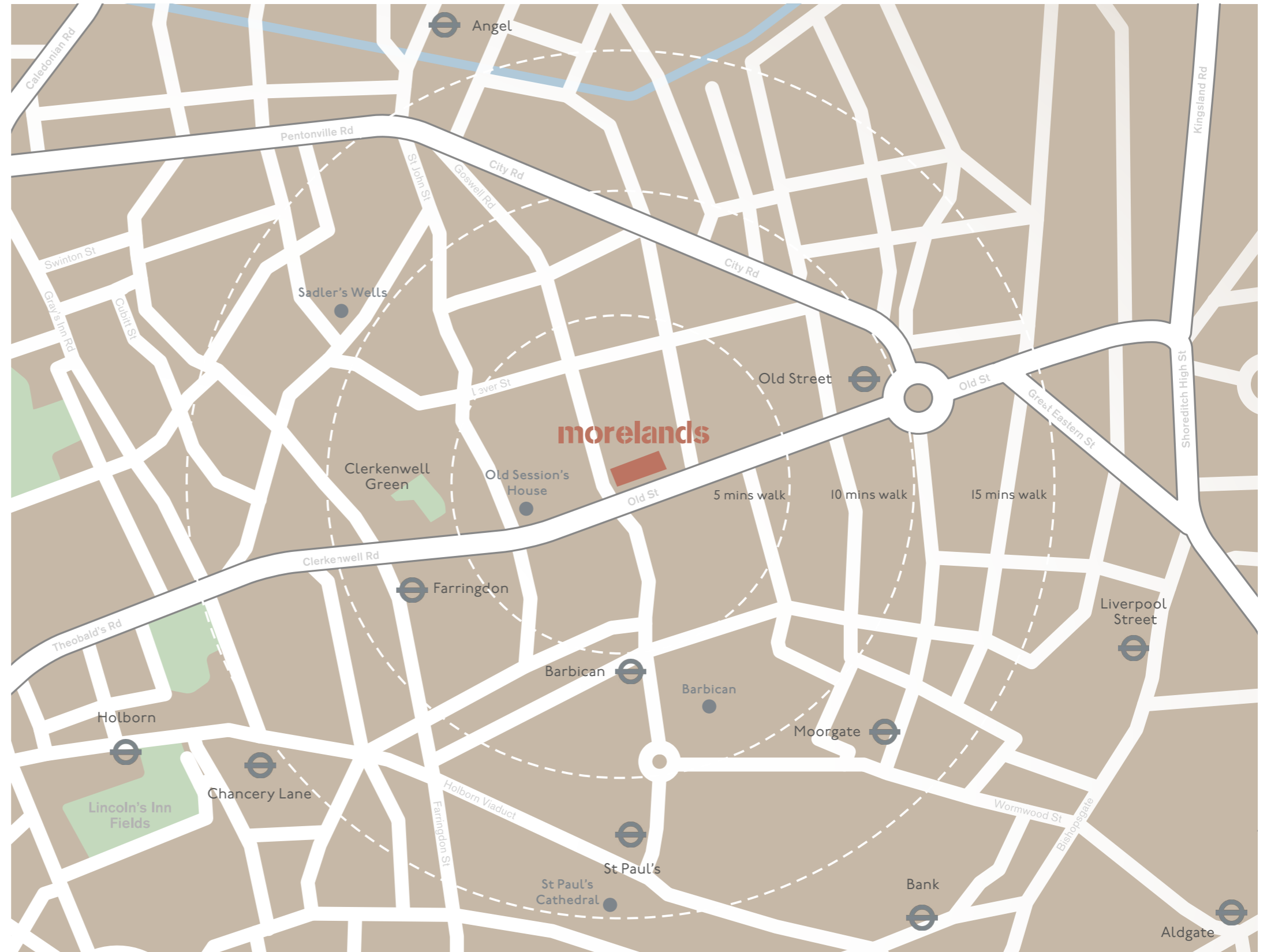
- Breddos Tacos
- Fare
- Goodman Masson
- Leigh Day
- Luca

Within 10 minutes:

- AKQA
- Alexander McQueen
- Anomaly
- Bouchon Racine
- Brutto
- Cloth
- DL/28 in Old Street ECI
- Gail's Bakery
- Granger & Co.
- Knoll
- Kurt Geiger
- 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 mins
Farringdon	   	8 mins
Old Street		9 mins
St. Paul's		12 mins
Moorgate	  	12 mins



THE DERWENT LONDON EXPERIENCE

We Design & Innovate...

We are experts in our industry, delivering transformative, design-led spaces that become thriving places.

...to Build & Connect Communities...

We invest in our communities and provide best-in-class service, offering all office tenants complimentary DL/ Membership with exceptional amenity, service and benefits.

...with an Unrivalled Brand & Expertise

We take pride in our track-record as London's leading design-led developer of world-class commercial buildings. Our buildings are, and always will be, our brand.



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From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and 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/78 in Fitzrovia and DL/28 in Old Street for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate.

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/ Service at DL/28



DL/28 in Old Street ECI



DL/78 in Fitzrovia W1

Our DL/ Lounges include:

- Communal collaboration and working areas
- 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 DL/ Service
- Curated events programme
- All connected via the DL/ App

DL/78, 78 Charlotte Street, Fitzrovia W1

DL/28, 28 Featherstone Street, Old Street ECI

Only a 10-minute walk from Morelands



Discover what it means to be a DL/ Member

AGENTS

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Date of preparation November 2024.