



FURNISHED * FLEXIBLE *

more than just a flat

23-27 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 8,256 sq ft.

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

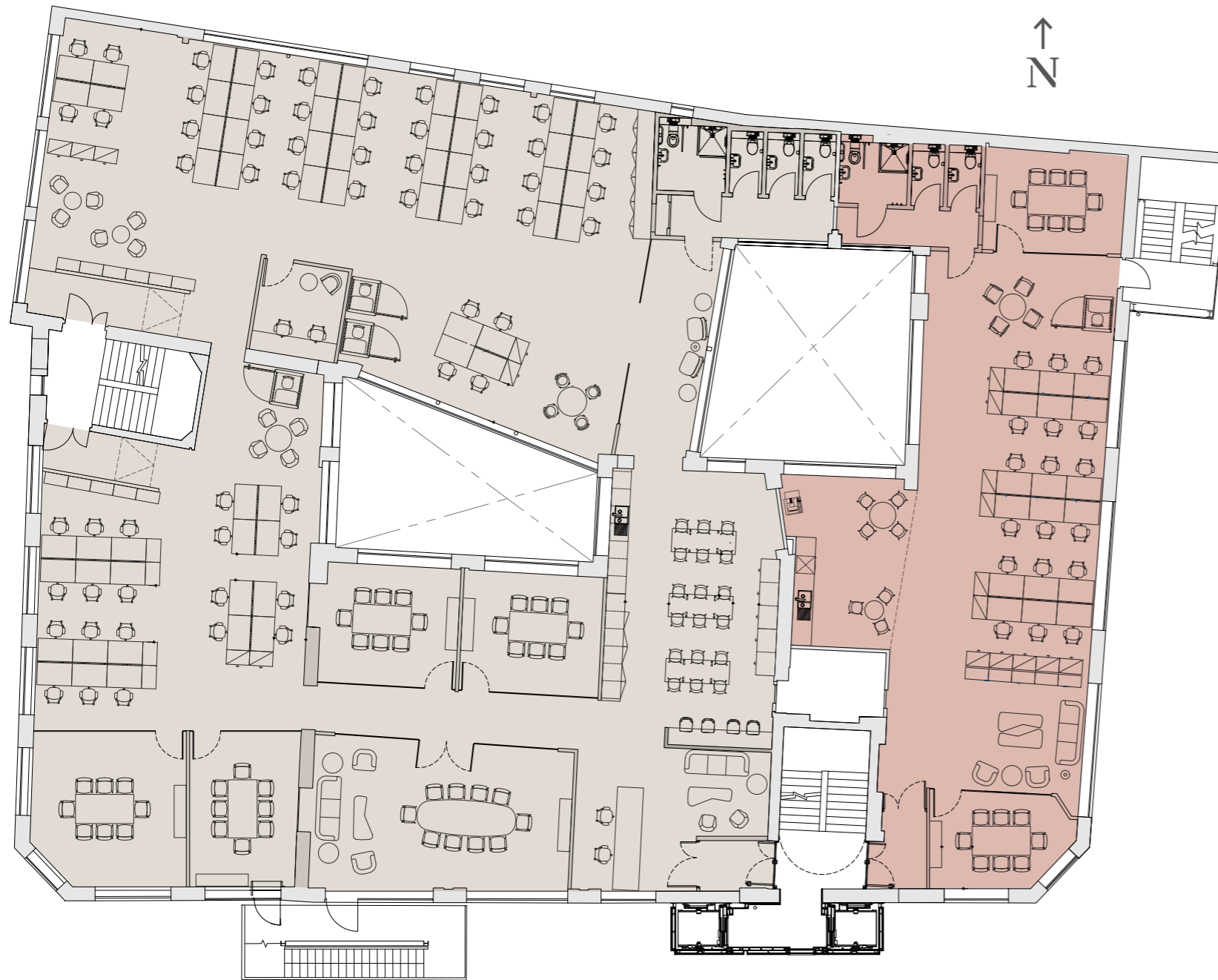
A cluster of industrial warehouses built between the years of 1905 and 1940, the Morelands complex originally evolved more by demand than by design. And yet over the past two decades, thoughtful and innovative architectural interventions have brought these disparate buildings, passages and entrances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







02





	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

Your Simple Contract:

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

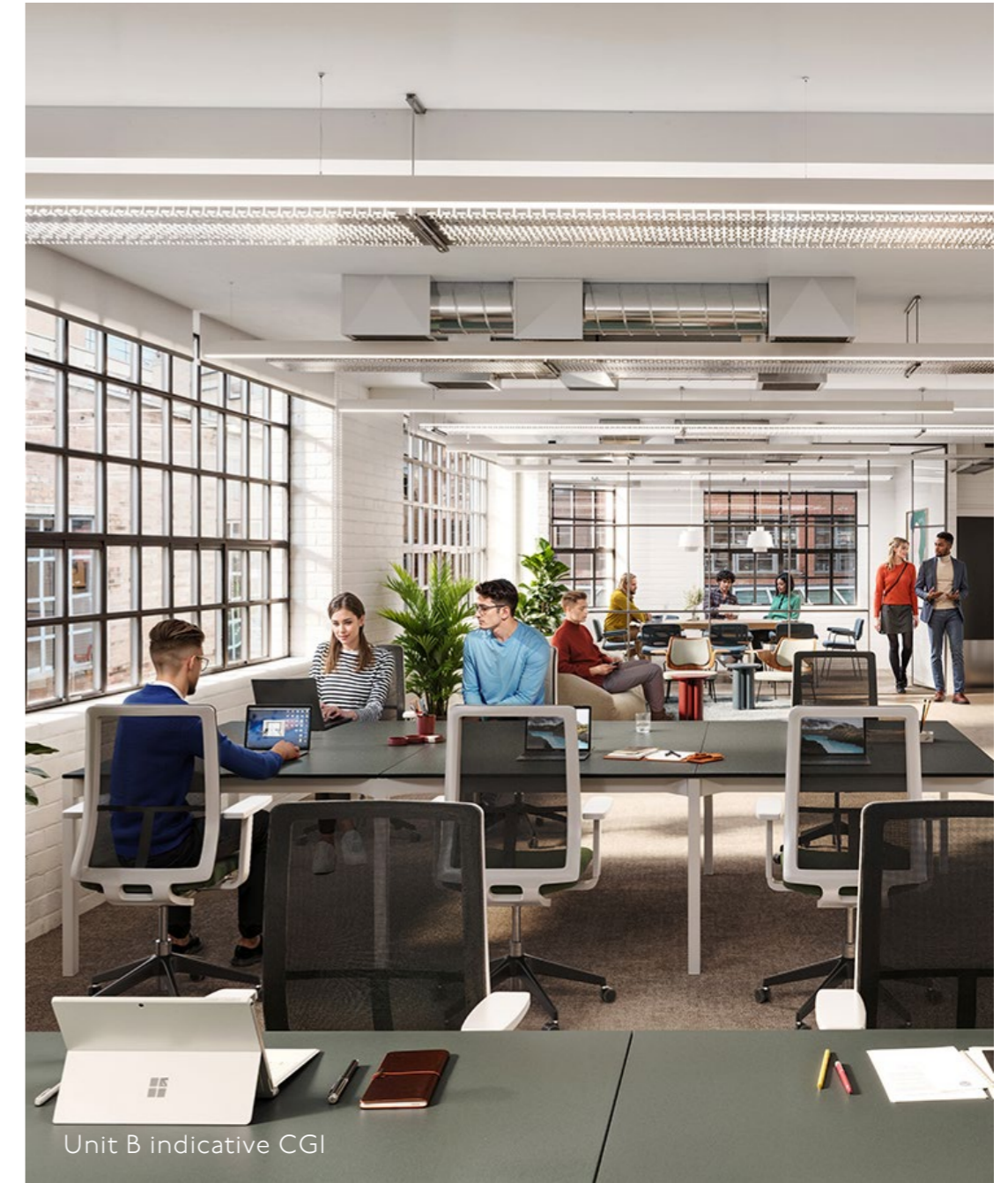
KEY FEATURES

- Two Furnished + Flexible units of 6,318 sq ft and 1,937 sq ft are available to be taken individually or as a combined unit
- Set within an original 1930s factory development
- Generous floor-to-ceiling height and expansive glazing
- Air-conditioning
- Crittal-style windows
- Signage opportunity within the entrance
- Ground floor reception
- Cabled and enabled with high-speed fibre
- Secure bike storage with 102 spaces
- 5 x showers



Unit A indicative CGI

THE SPACE



OUT & ABOUT

Within 5 minutes:

- Fare
- Goodman Masson
- Leigh Day
- Luca

Within 10 minutes:

- AKQA
- Alexander McQueen
- Anomaly
- Bouchon Racine
- Brutto
- Cloth
- 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		5 mins
Farringdon		10 mins
Old Street		9 mins
St. Paul's		15 mins
Moorgate		17 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.



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.



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

COMPTON

Shaun Simons
ss@compton.london
07788 423 131

Sarah Hill
sh@compton.london
07936 338 774

Sonia Oberoi
so@compton.london
07483 882 598

PILCHER LONDON

David Jackson
davidjackson@pilcher.london
07801 415 957

Simon Rinder
simonrinder@pilcher.london
07734 488 286

James Faustino
jamesfaustino@pilcher.london
07834 789 346



Misrepresentation act

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Compton and Pilcher London. All figures are exclusive of rates, service charge, vat and all other outgoings. All floor areas are approximate. The agents have not tested the services.

Date of preparation October 2024.