



80 Goswell  
Road  
**at morelands**

DERWENT  
LONDON

80 Goswell Road is a 7,725 sq ft refurbished office building part of the Morelands campus in Clerkenwell, providing a self-contained creative office space. Brickwork walls, an exposed metal cage lift and thoughtfully designed features contribute to create office space befitting of Clerkenwell's diverse, vibrant character and community.

#### Key features

- Self-contained building with access from Goswell Road
- Refurbished common parts
- New CAT A with retained period features and exposed brickwork
- Exposed industrial-style services
- LED lighting
- Refurbished superloos
- Exposed metal caged passenger lift
- Secure bike storage

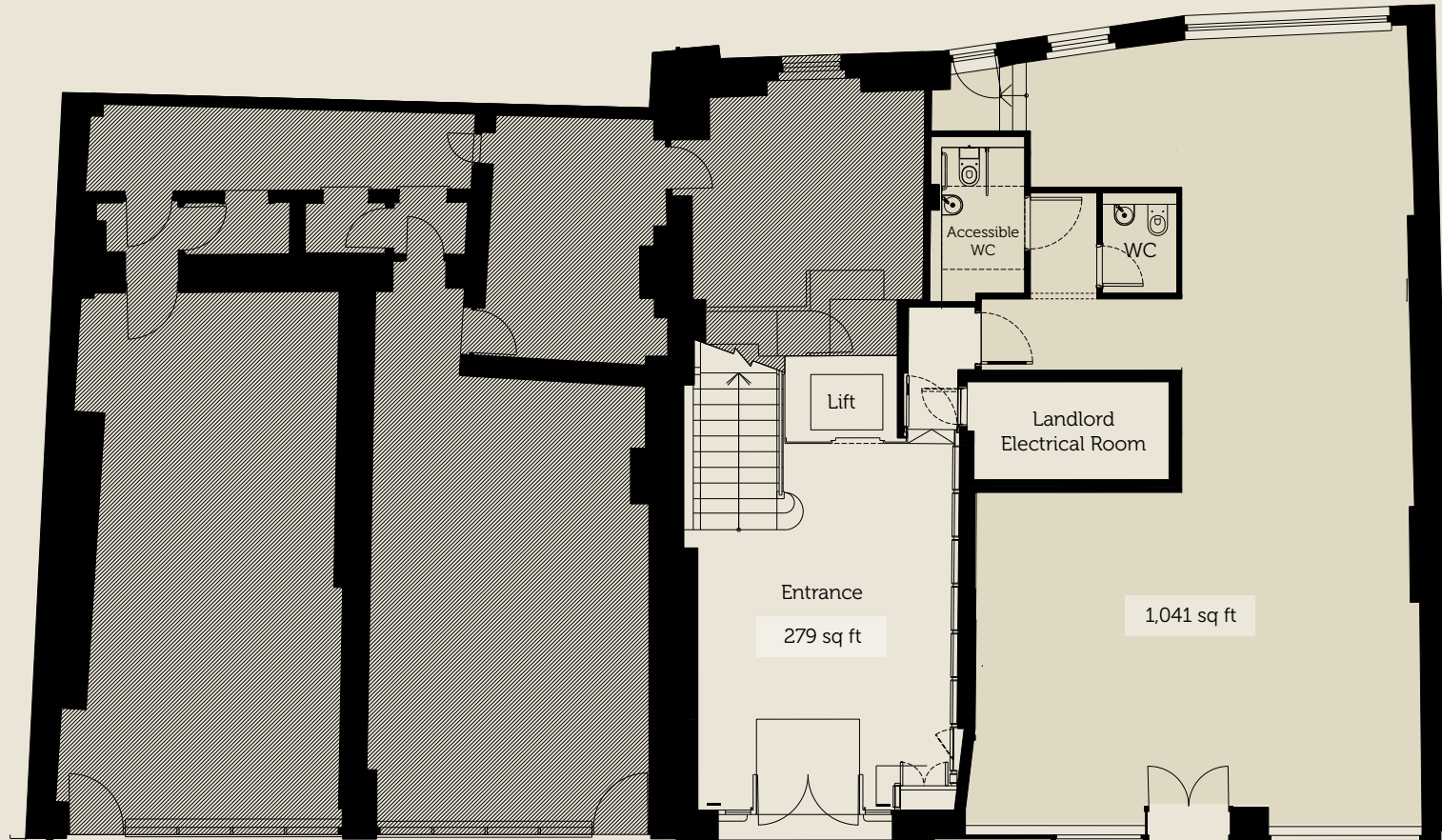
#### Schedule of Areas

	sq ft	sq m
Third Floor	1,981	184
Second Floor	2,067	192
First Floor	2,357	219
Ground Floor	1,041	96
Entrance	279	26
<b>Total</b>	<b>7,725</b>	<b>717</b>



# Ground Floor

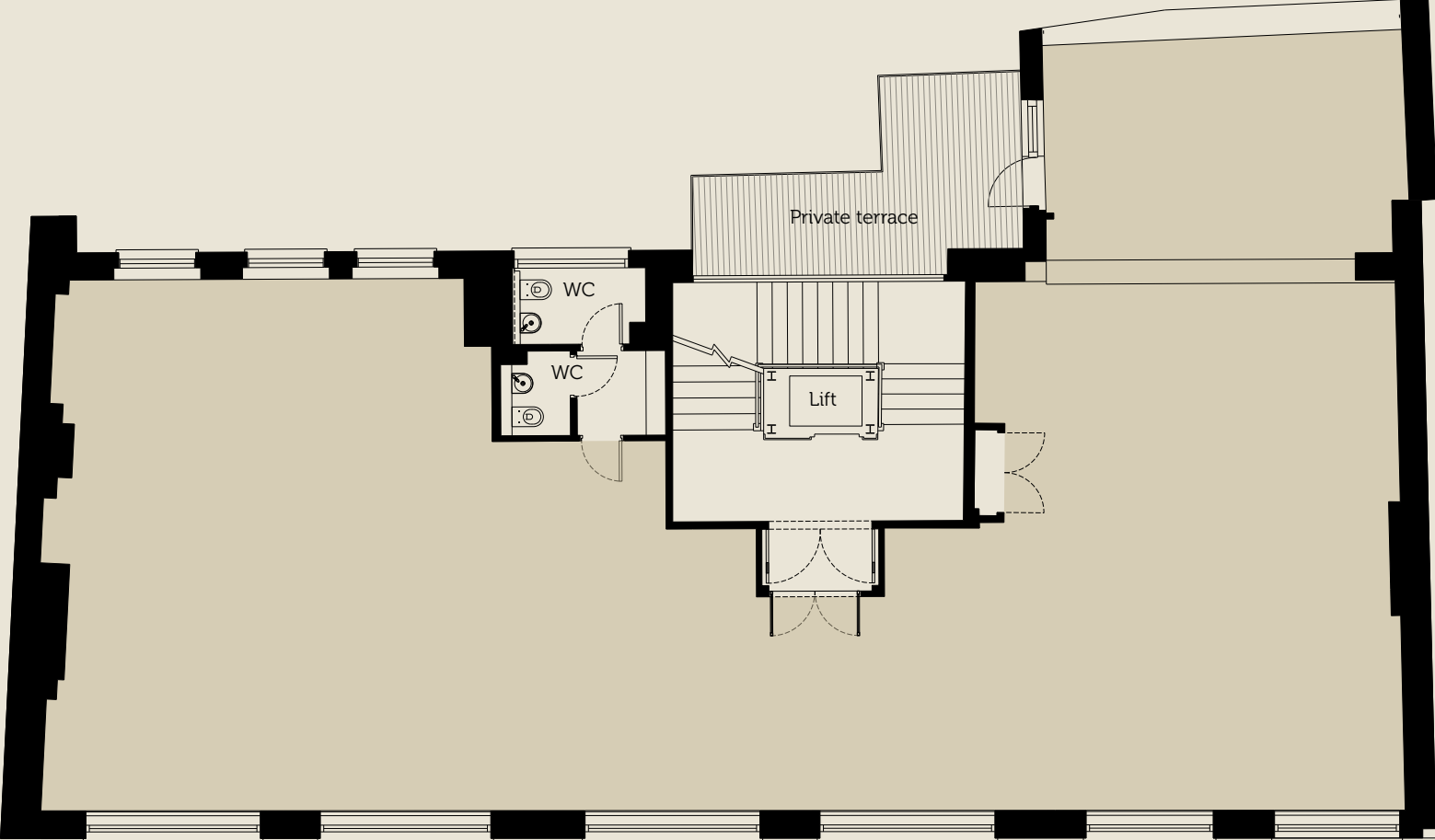
1,041 sq ft / 96 sq m



Goswell Road

**First Floor**

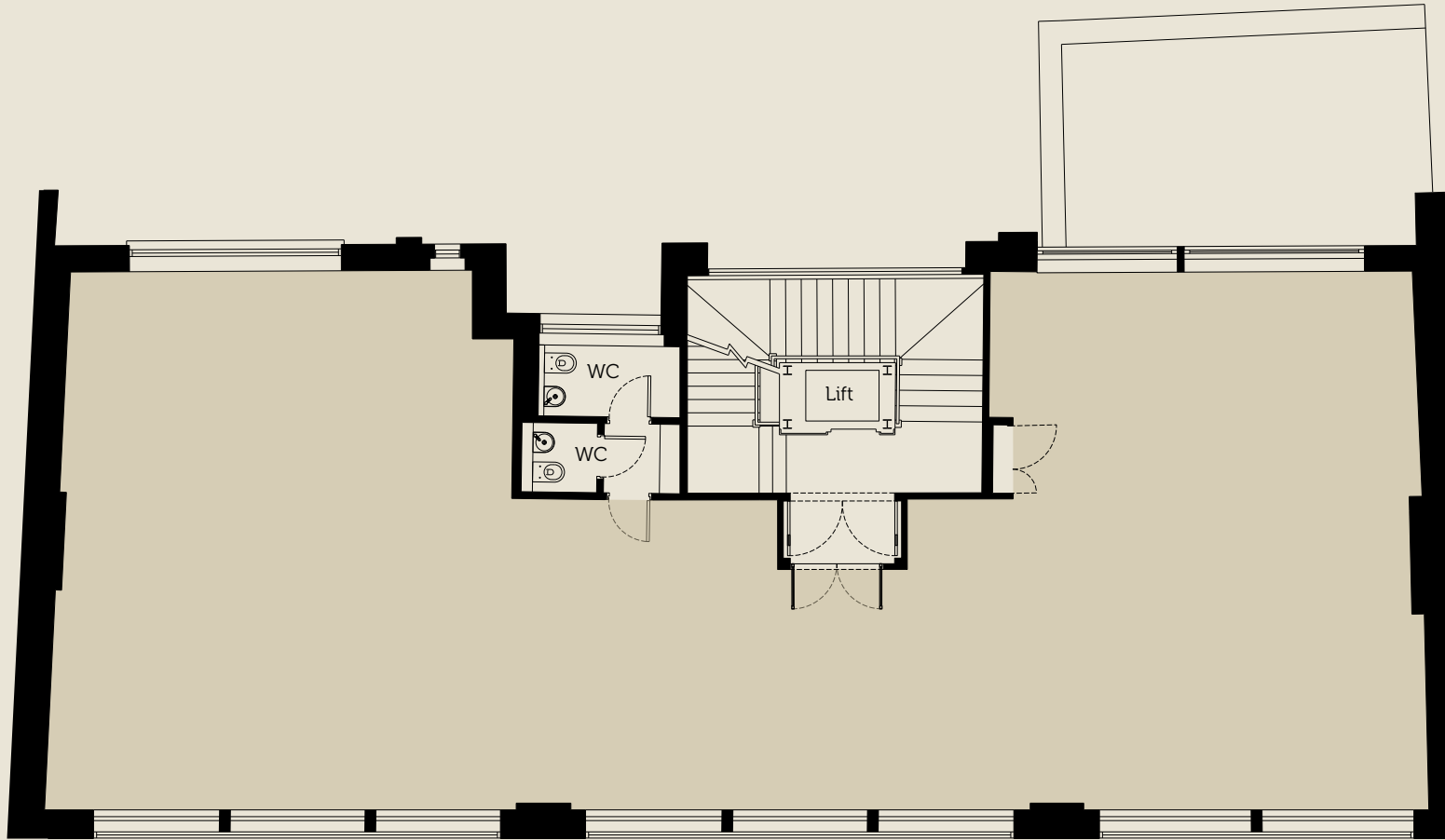
2,357 sq ft / 219 sq m



Goswell Road

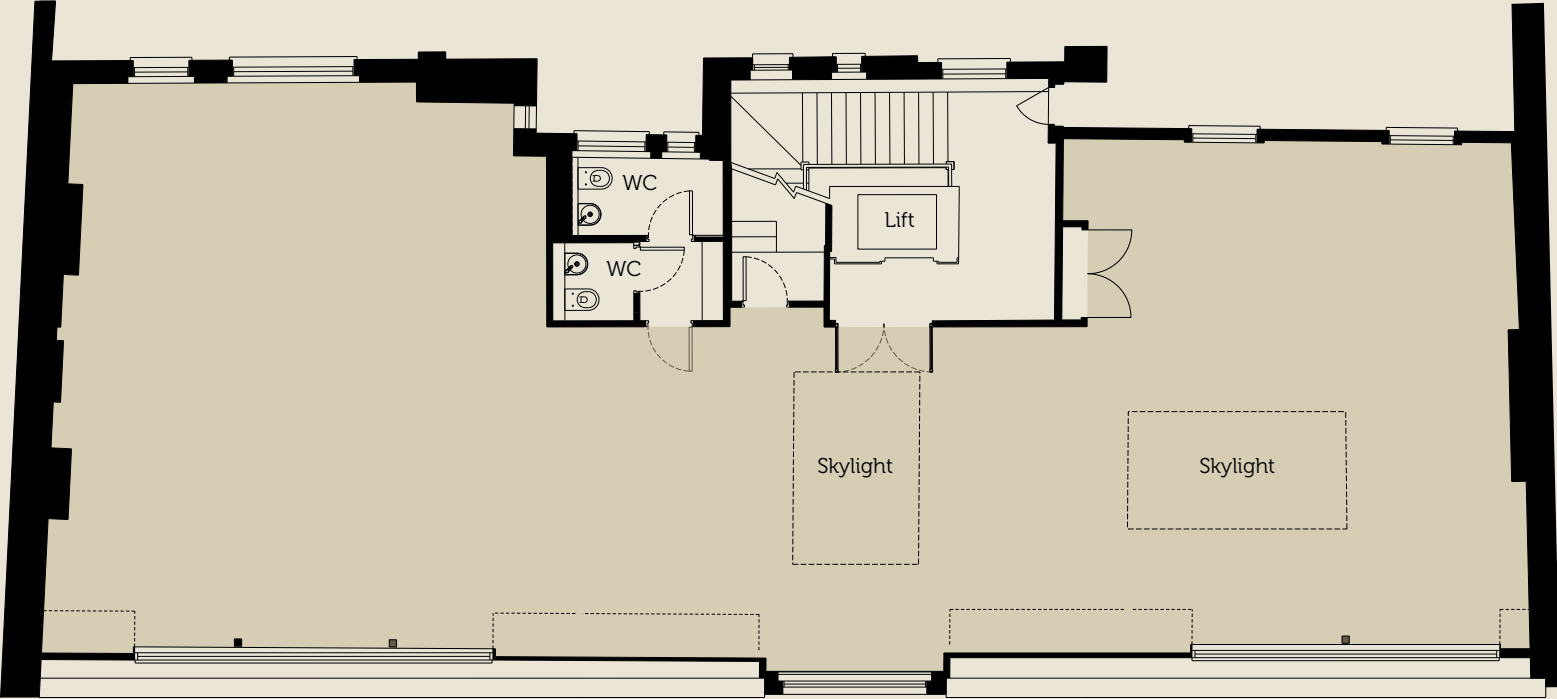
# Second Floor

2,067 sq ft / 192 sq m



Goswell Road

**Third Floor**  
1,981 sq ft / 184 sq m



Goswell Road

## Location

Clerkenwell is one of London's most exciting urban villages. The area has become a fashionable residential location as well as a favoured destination for companies in the creative, technology, media and fashion industries. Transport links are excellent with Farringdon, Barbican and Old Street stations being within walking distance and numerous bus routes readily available.

80 Goswell Road is surrounded by a variety of restaurants, coffee shops and bars which enhance a thriving work environment. These include St John, a traditional English restaurant, the Spanish/Moroccan inspired Moro, Bistrot Bruno Loubet, the Michelin-starred Club Gascon, Café du Marché and many more.

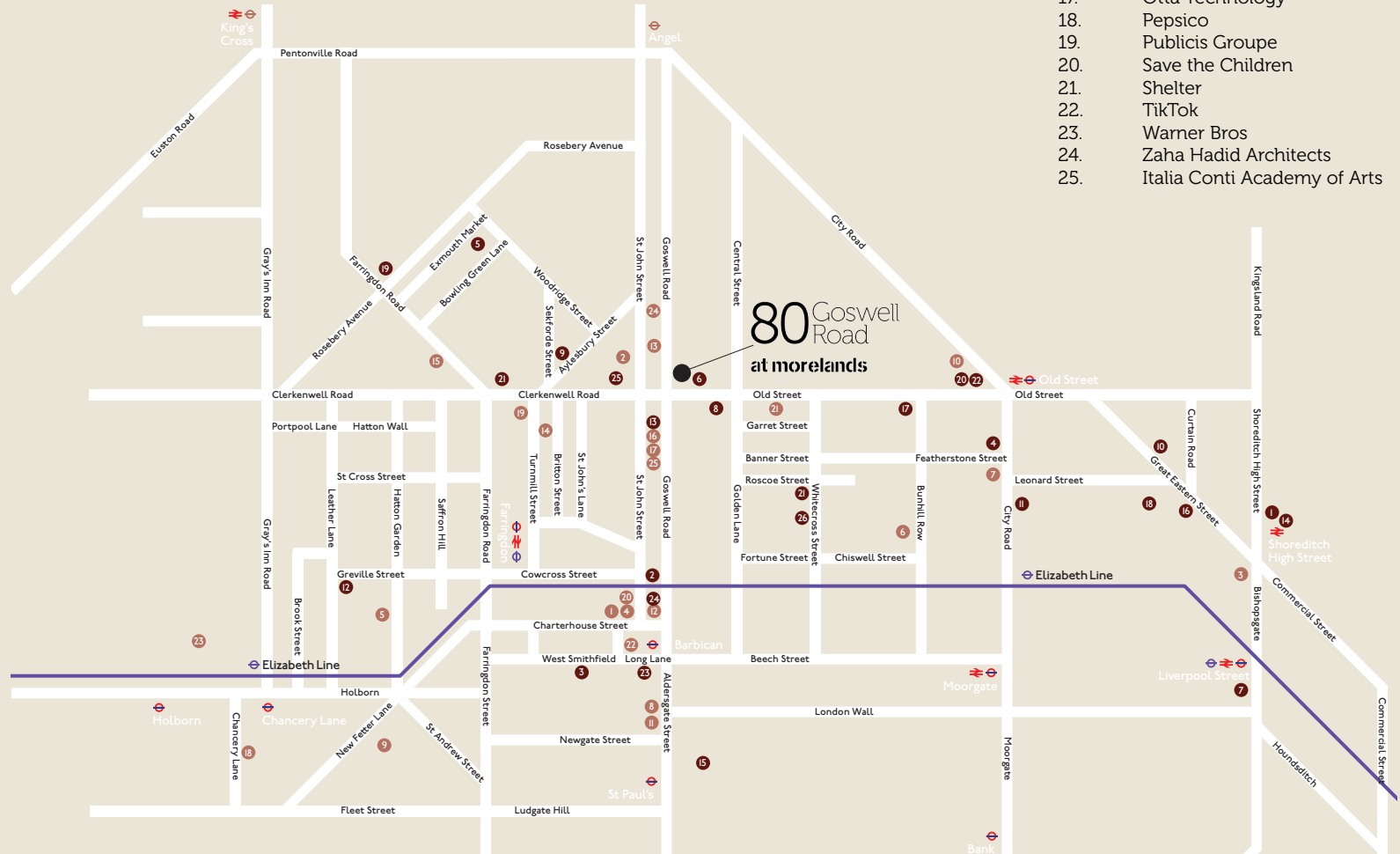
Furthermore, Clerkenwell together with neighbouring Shoreditch, has become the epicentre for creative London, largely due to the influx of major companies from the creative sectors.

## RESTAURANTS

- |                          |                          |
|--------------------------|--------------------------|
| 1. Brat                  | 14. Lyle's               |
| 2. Café Du Marché        | 15. Manicomio            |
| 3. Club Gascon           | 16. Manteca              |
| 4. Daffodil Mulligan     | 17. Officina 00          |
| 5. Exmouth Market        | 18. Padella Shoreditch   |
| 6. Fare Restaurant + Bar | 19. Quality Chop House   |
| 7. Gaucho                | 20. Serata Hall          |
| 8. The Gibson            | 21. Sessions Arts Club   |
| 9. Granger & Co          | 22. Shoreditch Grind     |
| 10. Gloria Shoreditch    | 23. Stem + Glory         |
| 11. Lantana              | 24. St John Restaurant   |
| 12. Leather Lane Market  | 25. The Zetter Townhouse |
| 13. Luca                 | 26. Whitecross Market    |

## OFFICE OCCUPIERS

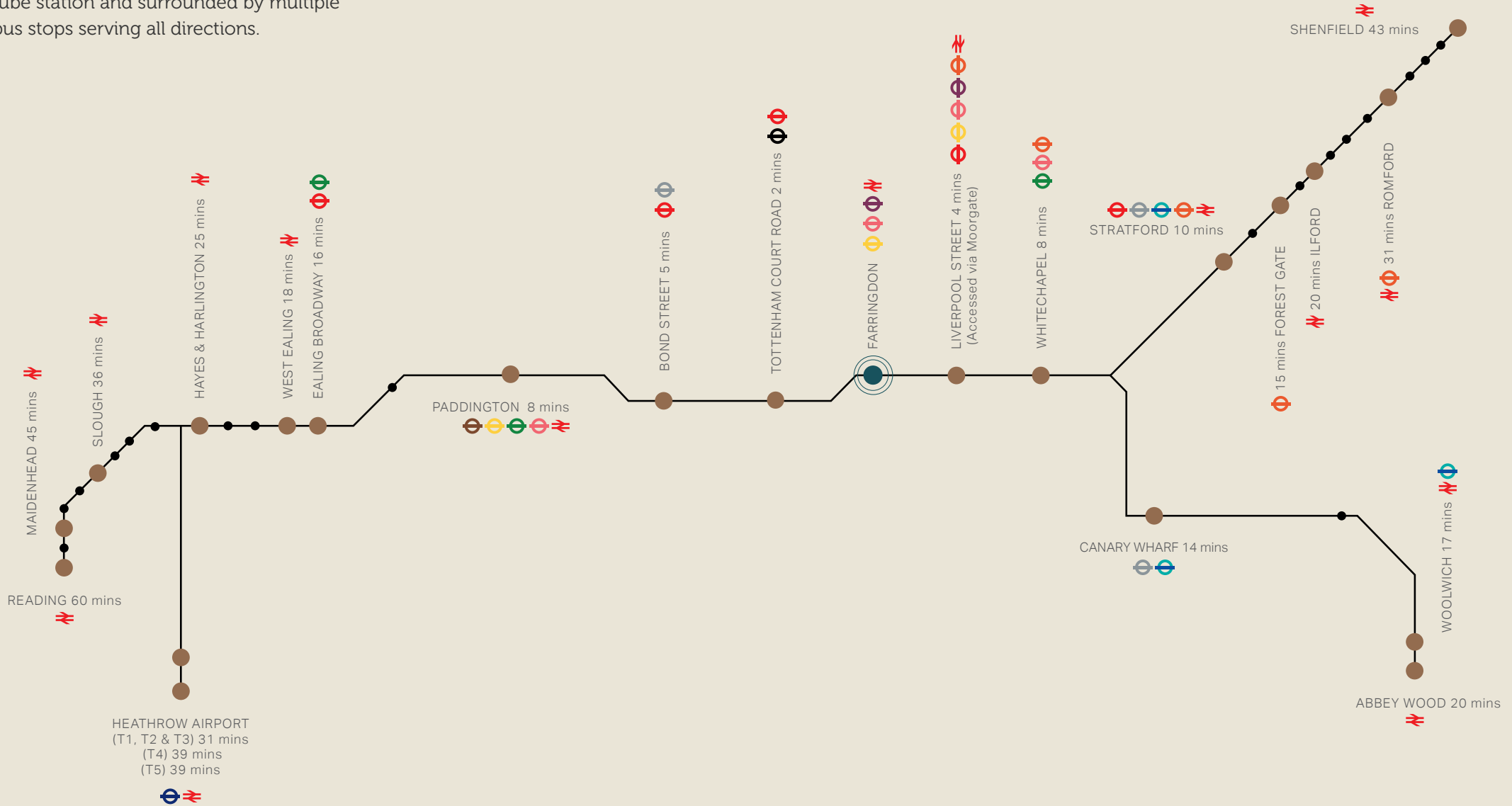
1. AKQA
2. Alexander McQueen
3. Amazon
4. Anomaly
5. AO WorldWide
6. Bayes Business School
7. Brainlabs
8. Chicago Booth
9. Deloitte Digital London
10. Farfetch
11. FTI Consulting
12. Goodman Masson
13. Jestico + Whiles
14. Kurt Geiger
15. LinkedIn
16. Leigh Day
17. Otta Technology
18. Pepsico
19. Publicis Groupe
20. Save the Children
21. Shelter
22. TikTok
23. Warner Bros
24. Zaha Hadid Architects
25. Italia Conti Academy of Arts



# Transport Links

With so many tube lines in close proximity, 80 Goswell Road is well situated for public transport connections. Just seven minutes' walk from Farringdon station with the Elizabeth line, five minutes from the Barbican tube station, close to Old Street tube station and surrounded by multiple bus stops serving all directions.

Cyclists are well catered for with secure on-site storage for 96 cycles. Multiple Santander Cycle hire sites are also within easy reach on Goswell and Clerkenwell Roads.





## Derwent London

Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where occupiers become long-term partners.

Derwent London looks for prime sites with hidden potential where they can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. They are known for a flexible approach to ever-changing workspace requirements.

As a responsible business, Derwent London understands, balances and manages environmental, social and governance opportunities proactively, it is visible in the culture, approach and design and management of their portfolio. We have set a target to achieve net zero carbon by 2030.

Watch our Net Zero pathway video [here](#).



## DL/78.FITZROVIA

Created for connection and collaboration, our DL/Lounges are inspiring hybrid spaces where Members can come to work, meet, eat, socialise and be inspired.

Designed for our community to gather, learn and share meaningful and productive experiences.

DL/78 includes:

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Curated events programme
- All connected via the DL/ App

**78 Charlotte Street, Fitzrovia W1**

## DL/28.OLD STREET

Following the launch of DL/78 in Fitzrovia, we are creating our second DL/ Lounge, DL/28, over ground and lower ground floors at The Featherstone Building.

We designed these spaces for our community to gather, learn and share meaningful and productive experiences.

With a targeted opening from autumn 2023, DL/28 will include:

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- One and two person phone booths
- Library for quiet working
- Multifunctional event and fitness space with self-contained entrance
- On-site café
- Curated events programme
- All connected via the DL/ App

**28 Featherstone Street, Old Street EC1**



## Agents

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