

FURNISHED * FLEXIBLE *

80 Goswell
Road
at morelands

Clerkenwell EC1

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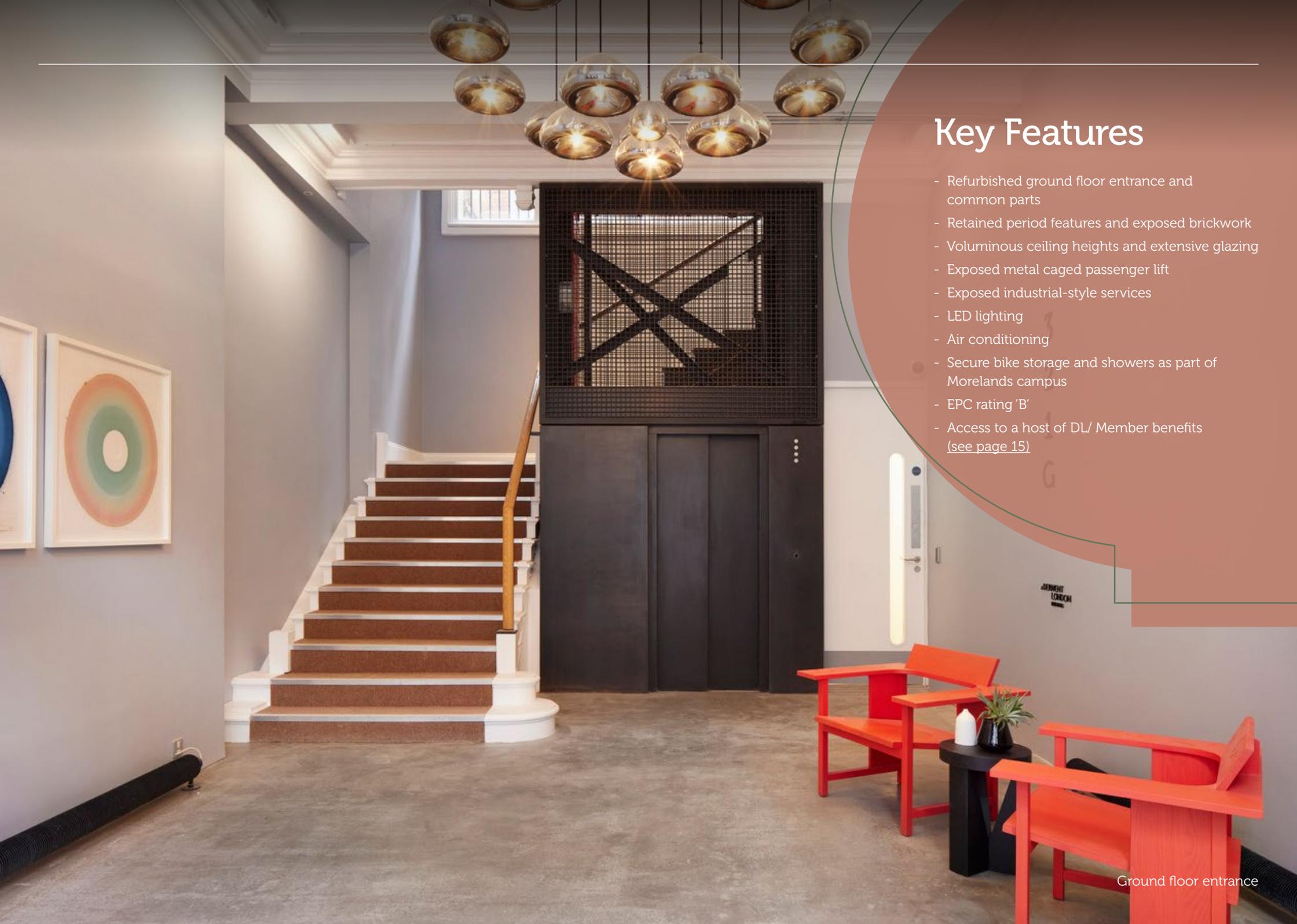
at morelands

Reimagined by award-winning architects AHMM, 80 Goswell Road offers four floors of prime workspace in Clerkenwell's central and well-connected neighbourhood.

With a period, street-level frontage, the ground floor presents a blank-canvas space, suitable for retail, showroom or office purposes. Bright and beautifully designed, the three upper floors provide private Furnished + Flexible offices.

The building features as part of the Morelands campus. Once home to textile merchants, watchmakers, silversmiths and printers, this prominent cluster of industrial warehouses is now a thriving home for contemporary creative businesses.





Key Features

- Refurbished ground floor entrance and common parts
- Retained period features and exposed brickwork
- Voluminous ceiling heights and extensive glazing
- Exposed metal caged passenger lift
- Exposed industrial-style services
- LED lighting
- Air conditioning
- Secure bike storage and showers as part of Morelands campus
- EPC rating 'B'
- Access to a host of DL/ Member benefits ([see page 15](#))

Schedule of Areas

The first, second and third floors offer private Furnished + Flexible office space, ready to occupy. Boasting spacious floor plates, excellent ceiling heights and exposed brick walls. The interior spaces are defined using AHMM's modular 'Jack' system where fabric-covered panels create partitioned meeting rooms, phone booths and a kitchenette, and allow free-flowing work zones and breakout areas.

The first floor space also features an additional glazed meeting room leading onto a private outdoor terrace.

The ground floor space boasts a distinctive street-level presence, with attractive shopfront windows, an original green tiled façade, and period architectural details. This self-contained space benefits from a dedicated entrance on Goswell Road and rear access via the Morelands courtyard. Delivered to CAT A, the potential is there to create an exciting retail unit, curated showroom, or characterful office space.

Floor	sq ft	sq m
Third (Furnished + Flexible)	1,957	181
Second (Furnished + Flexible)	2,049	190
First (Furnished + Flexible)	2,334	216
Ground (CAT A)*	980	91
Total	7,320	678

* Upper floors have been measured.
Ground floor remains subject to measurement.



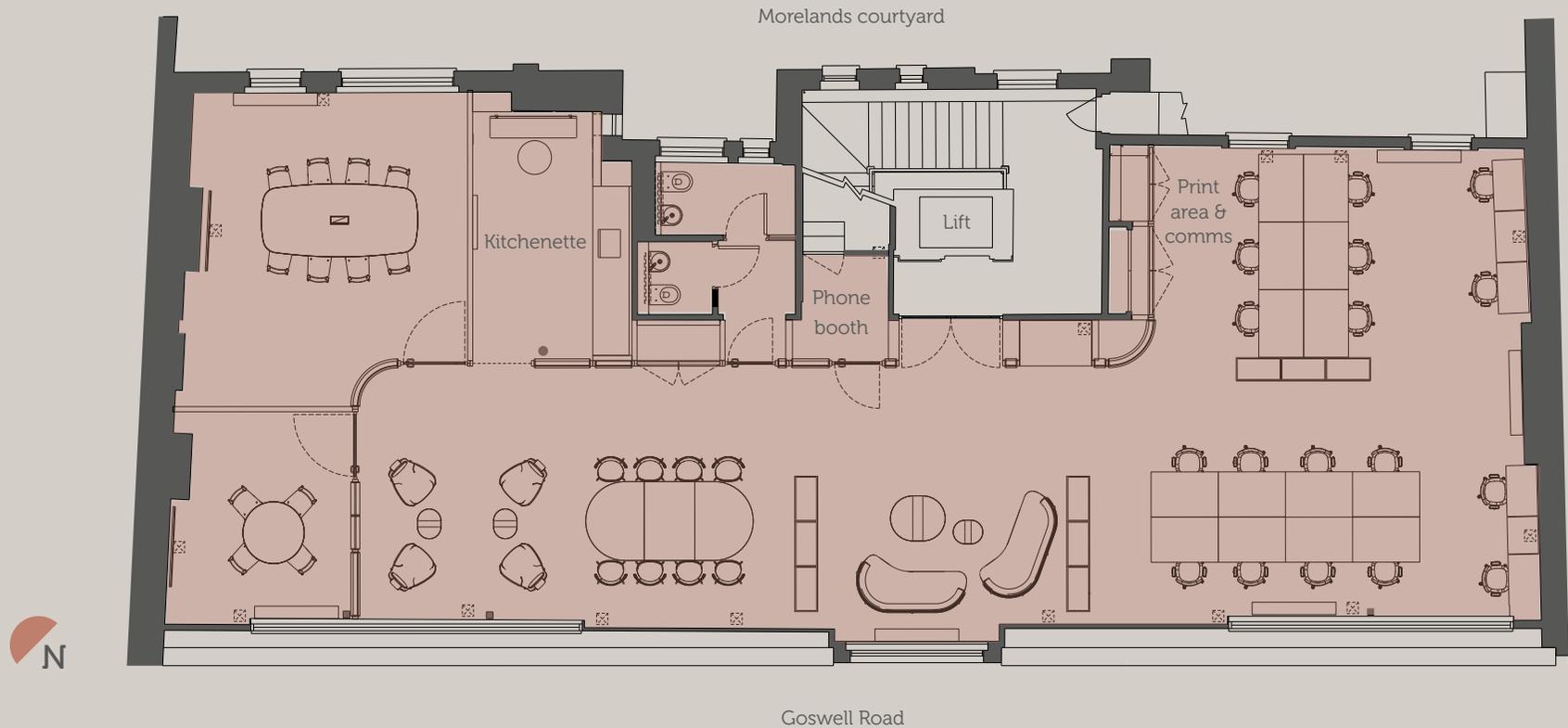
Third floor

1,957 sq ft

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What's Included

- 18 x desks
- 1 x 8-person meeting room
- 1 x 4-person meeting room
- Phone booth
- Kitchenette
- Breakout spaces
- Demised WCs





Third floor entrance

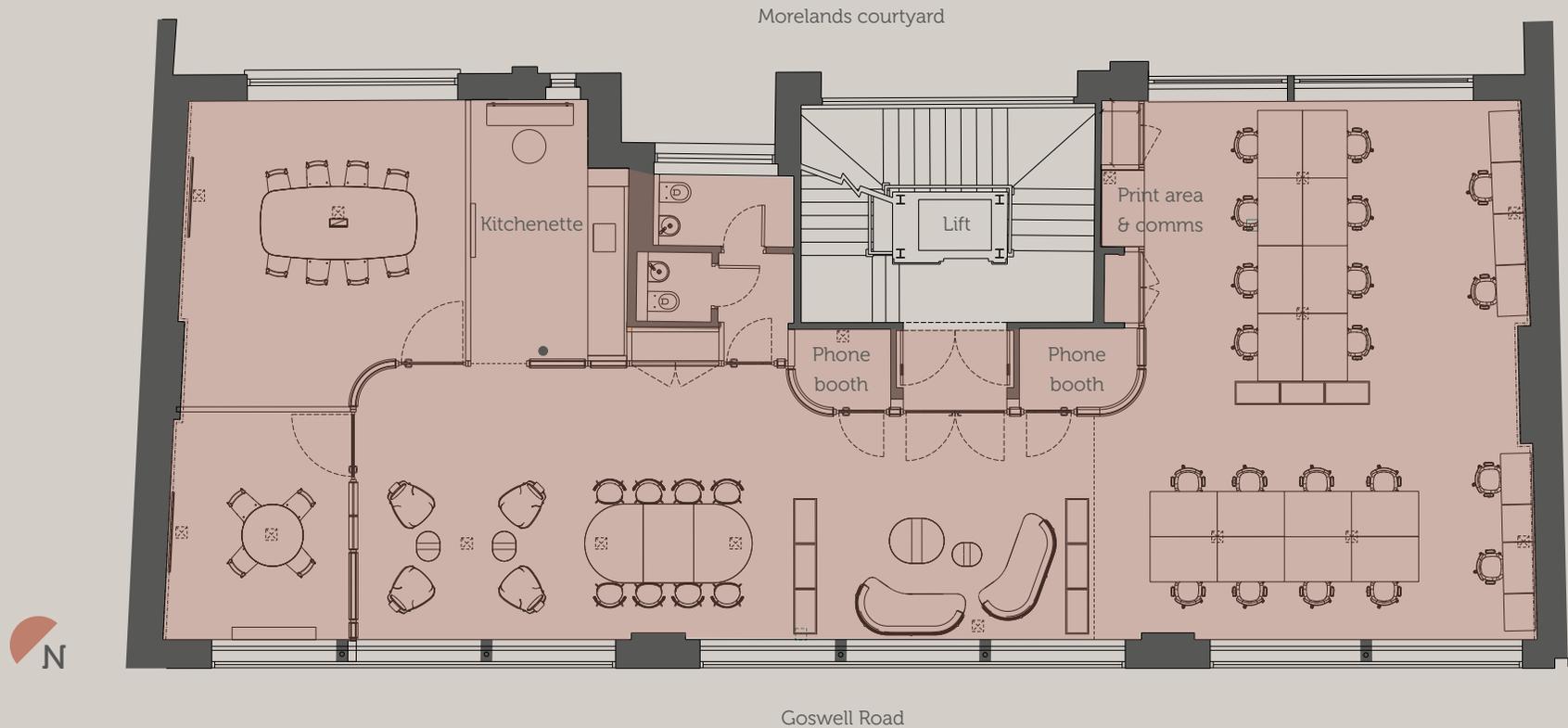
Second floor

2,049 sq ft

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What's Included

- 20 x desks
- 1 x 8-person meeting room
- 1 x 4-person meeting room
- 2 x phone booths
- Kitchenette
- Breakout spaces
- Demised WCs





Second floor breakout space

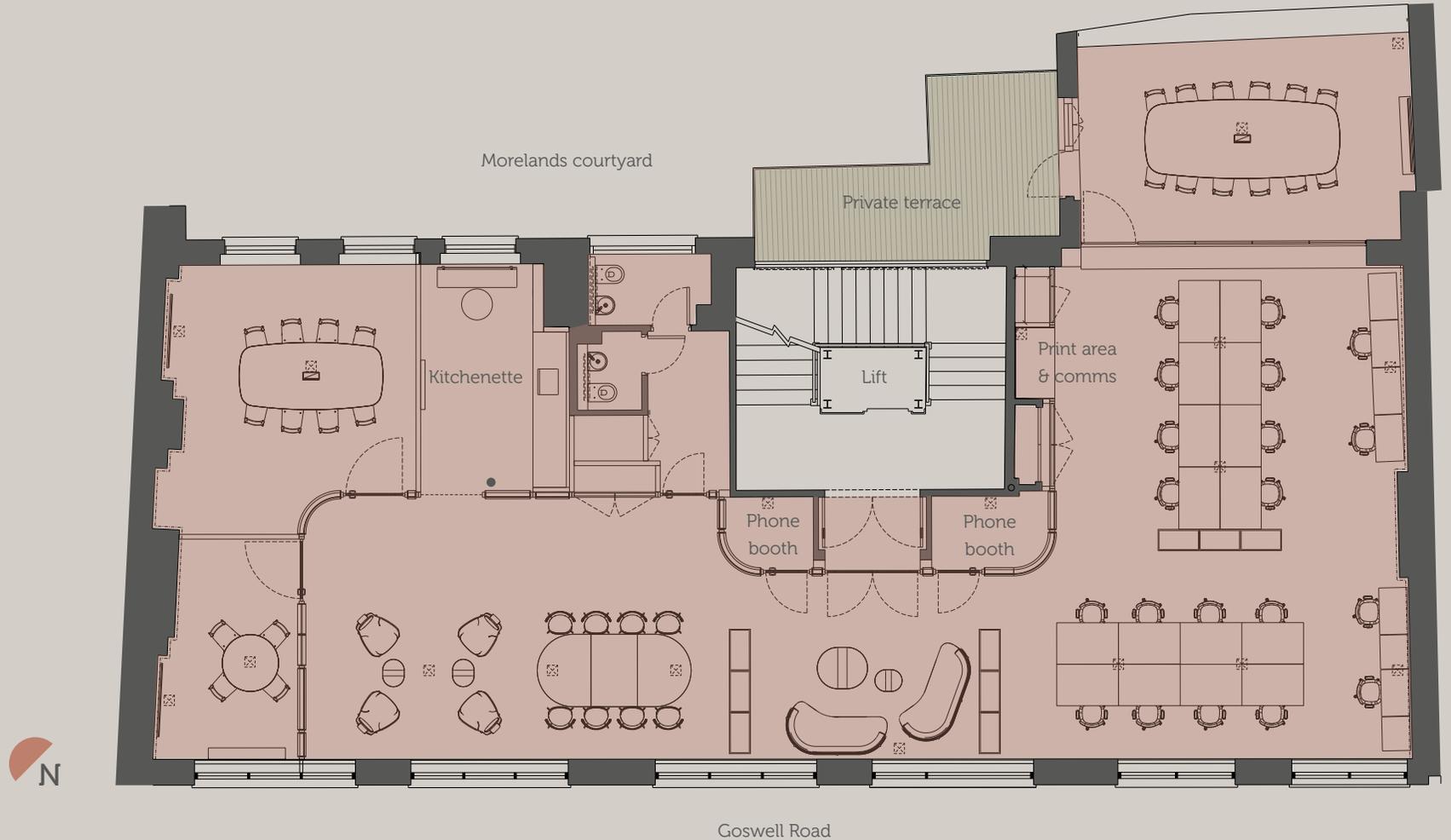
First floor

2,334 sq ft

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What's Included

-  20 x desks
-  1 x 12-person boardroom
-  1 x 8 person meeting room
-  1 x 3-person meeting room
-  2 x phone booths
-  Kitchenette
-  Breakout spaces
-  Private terrace
-  Demised WCs





First floor workspace

Ground floor

980 sq ft

A private street-level opportunity.

What's Included

- Newly refurbished to CAT A condition
- Open plan space
- Original tile façade
- Access through reception, self-contained entrance onto Goswell Road or rear access to Morelands courtyard
- Demised WCs



Location

One of London's best-connected districts.

80 Goswell Road is just a 6-minute walk to the Barbican exit of Farringdon station, where the Elizabeth line has transformed this into a central transport hub, offering both north-to-south and east-to-west services across the capital. Even closer to hand are London Underground stations at Barbican and Old Street. Multiple bus routes and Santander Cycles docking stations are also within easy reach.



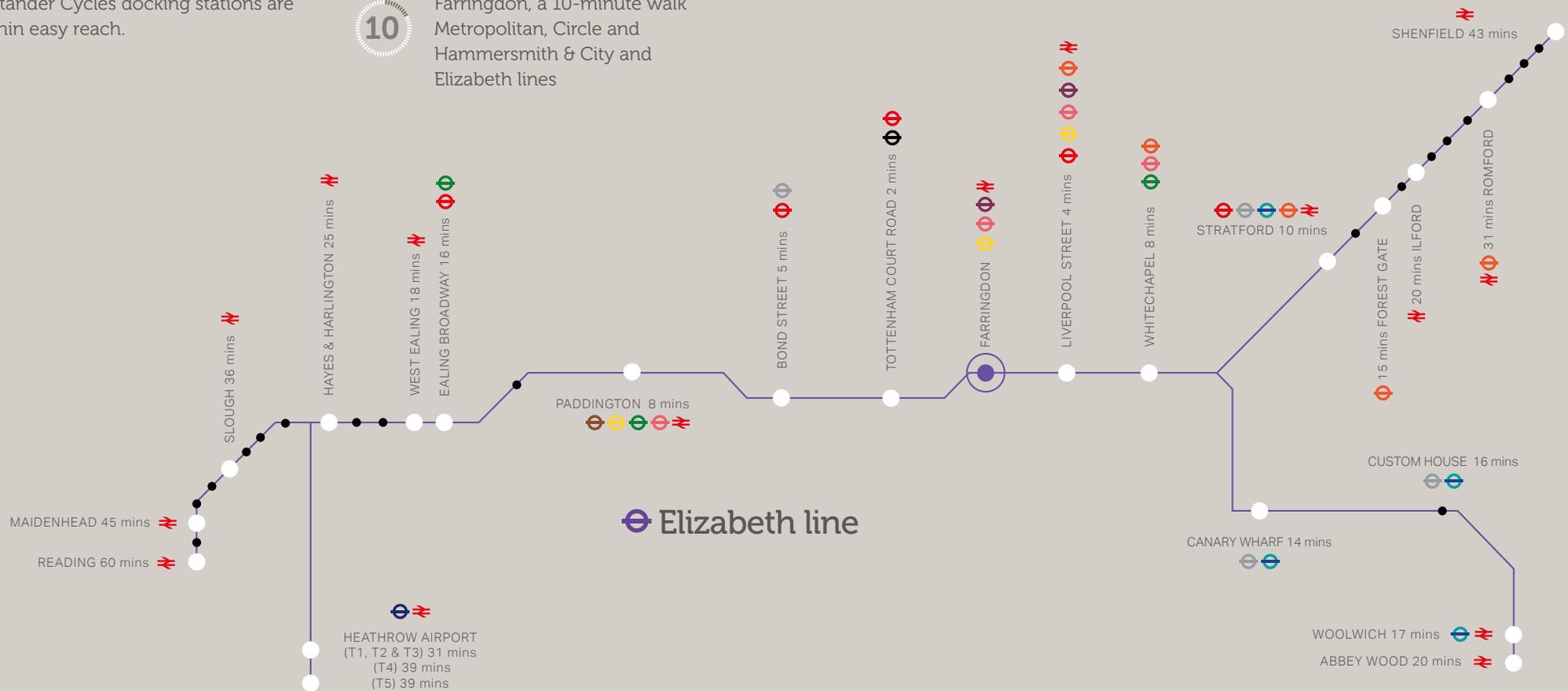
Barbican, a 5-minute walk
Elizabeth line, Metropolitan, Circle and Hammersmith & City lines



Old Street, a 10-minute walk
Northern Line



Farringdon, a 10-minute walk
Metropolitan, Circle and Hammersmith & City and Elizabeth lines



DL/ MEMBER AMENITY BENEFITS (see page 15)

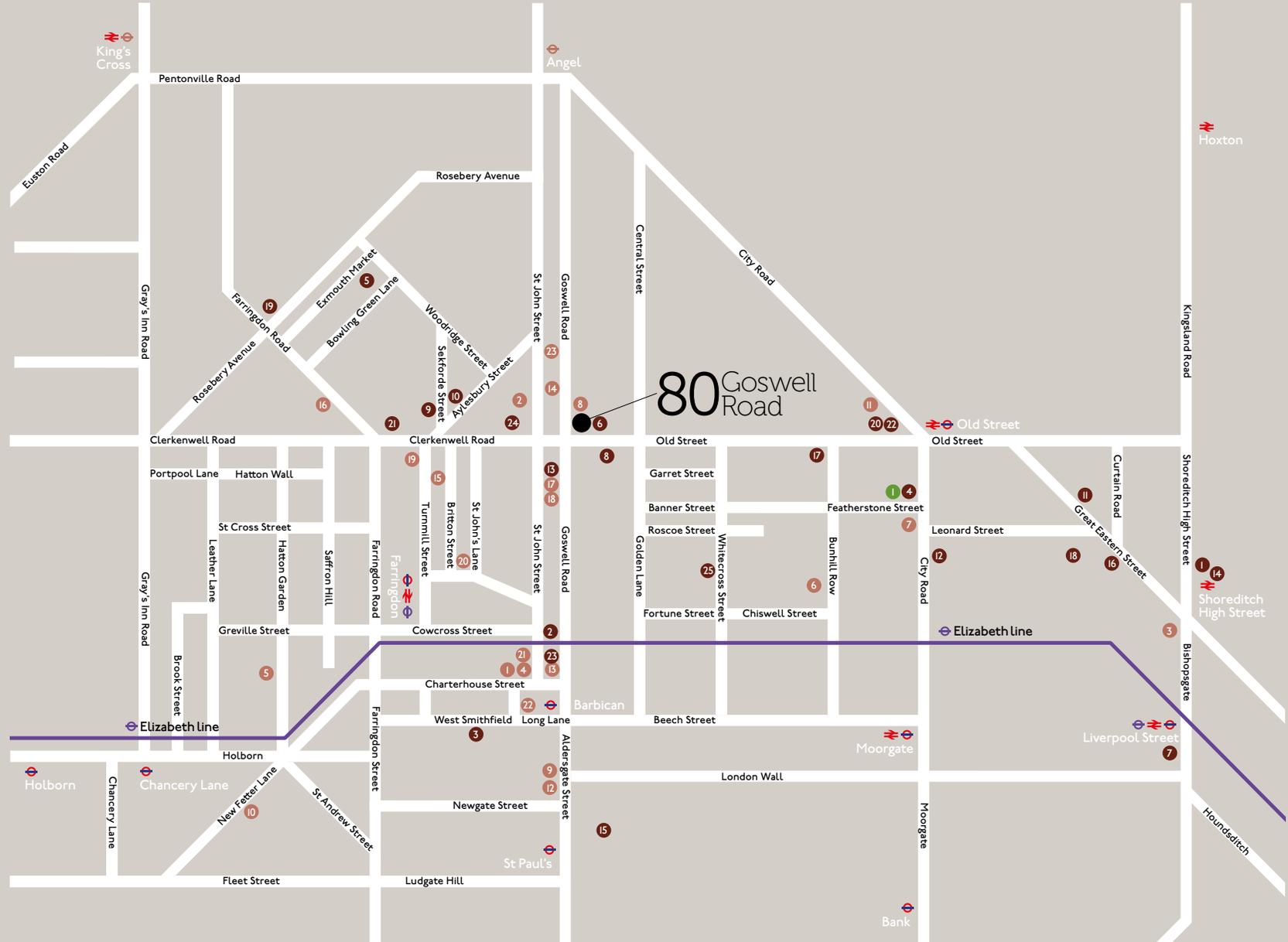
1. DL/28 at The Featherstone Building EC1

RESTAURANTS

1. Brat
2. Café Du Marché
3. Club Gascon
4. Daffodil Mulligan
5. Exmouth Market
6. Fare Restaurant + Bar
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
- £4.9bn investment portfolio
- 5.4 million sq ft in central London
- Net zero carbon 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.

...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.

...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.



Derwent London

Your DL/ Member benefits

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, and DL/78 in Fitzrovia for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate. 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.

We believe in strong relationships, and we want to create a positive sense of community among all of us in the Derwent London family. DL/ Membership is us inviting you to be part of it.

Our DL/ Lounges include:

- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to our 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

Click [here](#) for your more information on your DL/ Member benefits.



DL/28 . OLD STREET

28 Featherstone Street, Old Street EC1,
A 10-minute walk from 80 Goswell Road

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