

DL/28.OLD STREET

DL/78.FITZROVIA

DL/ MEMBERS

A GUIDE TO YOUR DL/ MEMBER BENEFITS

DERWENT  
LONDON

## OUR VISION

We craft inspiring and distinctive space where people thrive.

## OUR PURPOSE

We design and curate long-life, low-carbon, intelligent offices that contribute to London's position as a leading global city.

## OUR VALUES

We lead by design.  
We build long-term relationships.  
We act with integrity.

## OVERVIEW

As a valued tenant of Derwent London, you 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 meetings, connection and collaboration. 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 exclusive and experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

## WHY?

Because amenity and service are important to us. We see our role going beyond the responsibilities of a traditional Landlord.

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.

## DL / MEMBERS

DL / App

DL / Experience

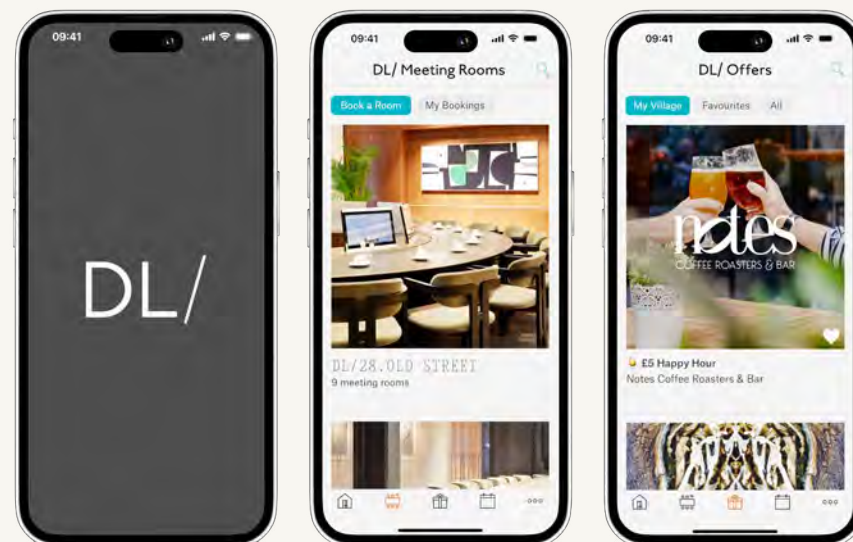
DL / Lounges





Stay on the pulse with relevant news stories and access exclusive discounts and offers. Book meeting rooms in our DL/ Lounges bespoke to your needs. Reserve your place at events throughout the year. It's all there in your hand.

Access everything in just a few clicks, and helpful notifications mean you'll never miss a thing.



The DL/ App



Scan to download  
the DL/ App.

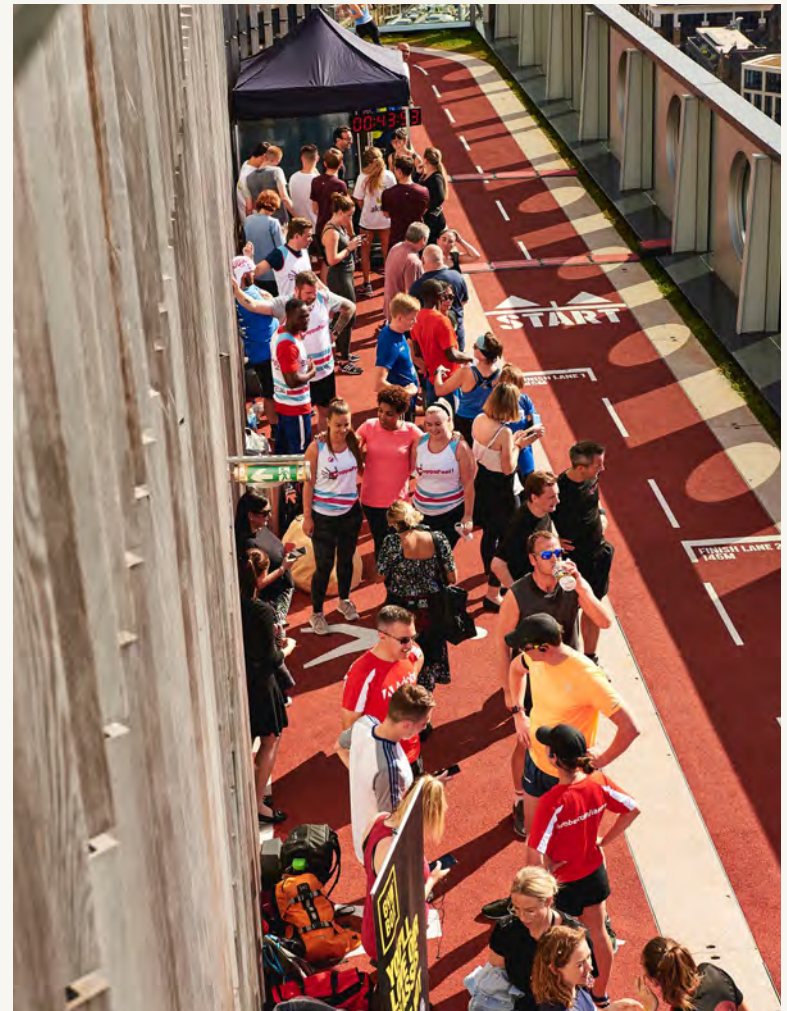


The team's role is to maintain an excellent front-of-house experience and bring value-added services to our buildings, as well as drive awareness of the full Member offer.

The team also fosters a sense of community by curating diverse experience-led events throughout the year, from networking events and rooftop yoga to film screenings and competitions.

In addition, they will work with you to ensure we deliver on our combined Social and Environmental agendas.

Rooftop Yoga at Brunel Building W2



Charity Relay Marathon at White Collar Factory EC1

As part of our wider mission to connect with local communities, the team regularly organises charity activities for Member participation.



We designed these multi-purpose environments as destinations for our community to gather, learn and share meaningful and productive experiences together.

Members can drop in and work or network in these complimentary and private Lounges, each with their own on-site café.

High-spec meeting rooms and private event spaces are available to book.

DL/78, in the heart of our Fitzrovia village, is the first of our DL/ Lounges.

A curated multi-purpose space created for the diverse and creative Derwent London community.

Gather for creative workshops, music events, fitness & wellness classes and inspiring talks.

We collaborate with many well-known brands and businesses to curate a diverse programme of exclusive and experience-led events.

These spaces are yours to enjoy and are easy to access via the DL/ App.

Find it at 78 Charlotte Street, Fitzrovia W1.







The bright double-height space is arranged over two floors, and is surrounded by a glazed mezzanine. Bold industrial architecture sets the tone for collaboration and productivity.

Wood finishes, crafted details, bespoke furniture and commissioned artworks provide a comfortable and welcoming atmosphere.

## MEMBERS LOUNGE

The spacious open-plan Lounge is a place for people to meet and work informally.

It's designed to stimulate creativity and spontaneous collaboration. Ad-hoc use of the Lounge is complimentary for Members, and no booking is required.

Simply drop in, find a seat, and log in to the Wi-Fi: an hour or two's work or casual meet-up is as easy as that.



DL/78 Snug



DL/78 Café, Operated by DL/ Service

## DL/ SERVICE CAFÉ AND CATERING

Our street-level café offers Members and the wider Fitzrovia community a diverse all-day menu by DL/ Service café.

Drop-in guests can grab whatever they need while a full catering service is available for meeting room and event space hire.





DL/78 Pasmore Room

## MEETING ROOMS AND PRIVATE HIRE SPACES

For a formal meeting or group work sessions of up to 20 people, book the boardroom or one of the two other premium meeting rooms via the DL/ App.

Choose and configure the rooms to your needs. The Lounge is also available for exclusive hire for townhall or other large events.

Check the DL/ App for hourly rates.

DL/78 Hill Room



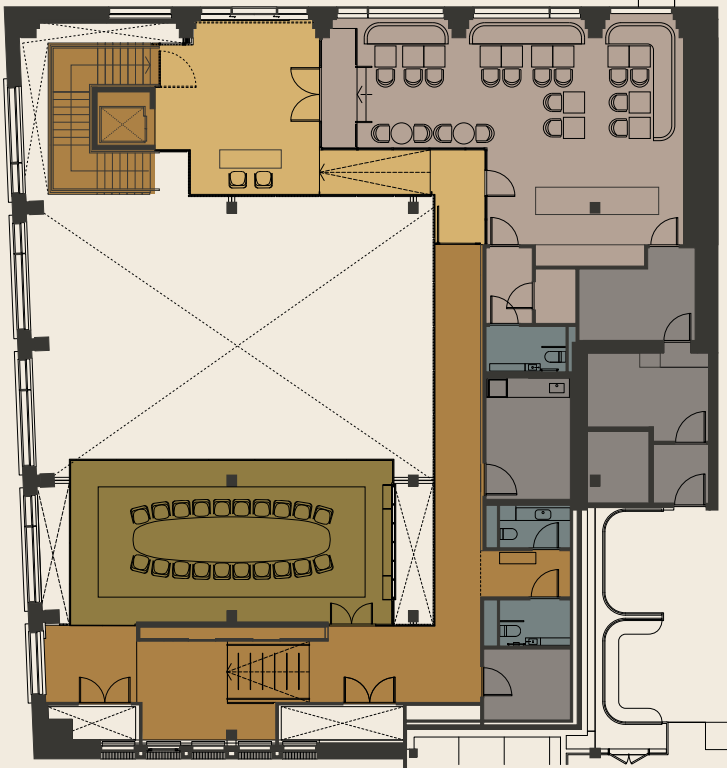
DL/78 GROUND FLOOR

Charlotte Street

Members Entrance



Chitty Street



Meeting Rooms

Pasmore Room	20 people max.
Hill Room	10 people max.
Martin Room	10 people max.
Hill + Martin Room	
- Boardroom style	20 people max.
- Theatre style	30 people max.

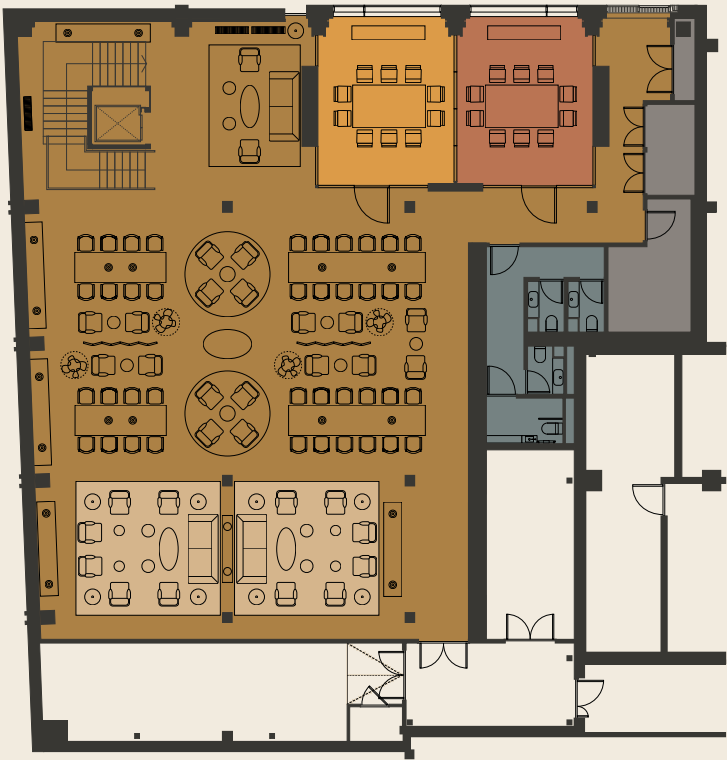
- Pasmore Room
- Members Lounge
- Members Entrance
- Café
- Back of House
- WCs

DL/78 LOWER GROUND FLOOR

Charlotte Street



Chitty Street



- Hill Room
- Martin Room
- Members Lounge
- Snug
- Back of House
- WCs

Private Hire

Townhall / Large Events	120 people max.
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## CURATED MEMBER EVENTS PROGRAMME

Outside working hours, DL/78 plays host to cultural and social events, including talks and creative workshops. The calendar is posted on the DL/ App, where you can secure your place.



Wine Tasting Evening at DL/78

## GUEST ACCESS

On each DL/78 visit, you can be joined by one non-Member guest, who must accompany you and be booked in via the 'Book a Guest' function on the DL/ App.

Simply enter your guest's details and your arrival time.

## MEMBER CHECK-IN

As a private space for Members and their guests, entry to DL/78 is simple to access.

Scan your Member Card QR code on the reader to pass through into the Lounge.

DL/28 is the second of our DL/ Lounges and the community focal point for our East London village.

Like its Fitzrovia sibling, this dynamic Lounge offers Members an excellent range of business and social amenities, on double the scale.

You'll find it at 28 Featherstone Street, Old Street EC1.









DL/28 Lounge

## MEMBERS LOUNGE

Open for the complimentary use of all Members, the spacious Lounge on the ground floor is an inviting social area with comfortable seating for casual collaboration and informal meets.

Terrazzo flooring, timber panelling, statement furniture and bespoke artworks make it a place to spend time and welcome guests. And with the café close at hand, you can keep hunger at bay whilst being productive. Just drop in and enjoy spending time in this relaxed and inspirational space.

Arranged across two expansive levels, DL/28 features a large relaxed Lounge area, a flexible suite of bookable meeting rooms and events spaces, a library, and a dedicated in-house café with an outdoor terrace. Natural light, pockets of greenery, outdoor vistas, and a warm palette of colours and materials inspire a positive mood.

In its vision and fine details, DL/28 embodies Derwent London's design-led ethos. Listening to our Members' needs and preferences, we've created a highly functional and aesthetically crafted space that will enrich the lives of those who use it.

DL/28 Drop-in Working





DL/28 Café, Operated by DL/ Service

### DL/ SERVICE CAFÉ AND CATERING

Elegantly separated from the Lounge, the café is a destination in its own right. Open between 8.30am and 6.00pm, it offers fresh, seasonal menus for breakfast, lunch and snacks, alongside barista-brewed coffee and a licensed bar.

The outdoor terrace puts an alfresco spin on the experience. The operation is run by the DL/ Service team, who also provide a comprehensive selection of delicious food and refreshments for your meeting room and event bookings at preferential Member rates.

### PHONE BOOTHS

Members using the Lounge and meeting rooms or attending events have access to four sound-proofed booths for disruption-free phone and video calls. One-person booths are available upon request at reception and at no cost.

Check the DL/ App for pricing.

### LIBRARY

If you're looking for a quiet space to really focus, the Library on the lower ground floor is yours to use.

This is a dedicated quiet zone where no calls or meetings are permitted. It is an oasis of calm for moments of uninterrupted concentration.

DL/28 Library





## MEETING ROOM HIRE

DL/28 offers Members six fully equipped meeting spaces of various sizes. There are two small rooms for up to six people, two medium rooms for a maximum of 10 people, and two larger meeting rooms for 20 and 30 people in boardroom style. You also have the option to connect both medium rooms and to create an intermediate-sized space.

To aid presentations and workshops, all rooms feature easy-to-use, high quality audio/visual facilities, and you can instantly switch the glazed walls to privacy mode to minimise distractions.

Booking your chosen room is effortless using the DL/ App.

DL/28 Prouvé Room



DL/28 Le Corbusier Room

## PRIVATE HIRE SPACES

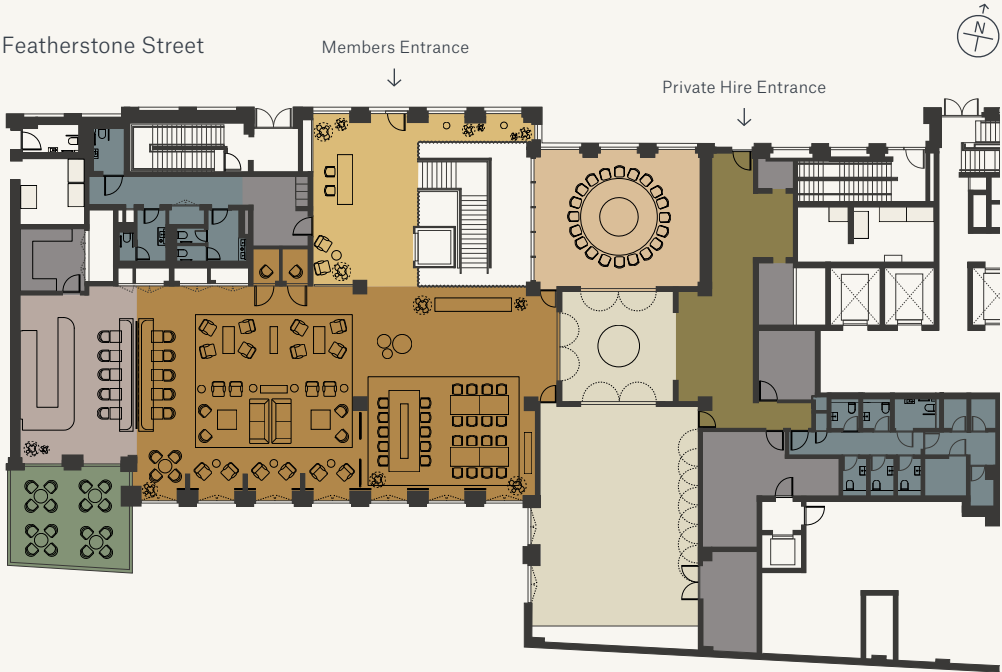
Arranged in various configurations, the ground floor East Wing at DL/28 provides a highly flexible events space for a variety of needs. Le Corbusier Room offers an impressive conference space with its showpiece circular table it can be booked on the DL/ App as a meeting room or coupled with its adjacent event room.

Mies van der Rohe Room is our largest private events space, with options to configure in presentation mode, wellness studio format or blank space to be entirely bespoke.

The East Wing of DL/28 offers a dedicated Private Hire Entrance, personal check in reception, cloakroom and welcome room.

Contact the DL/28 team for any private hire enquiries.

DL/28 GROUND FLOOR



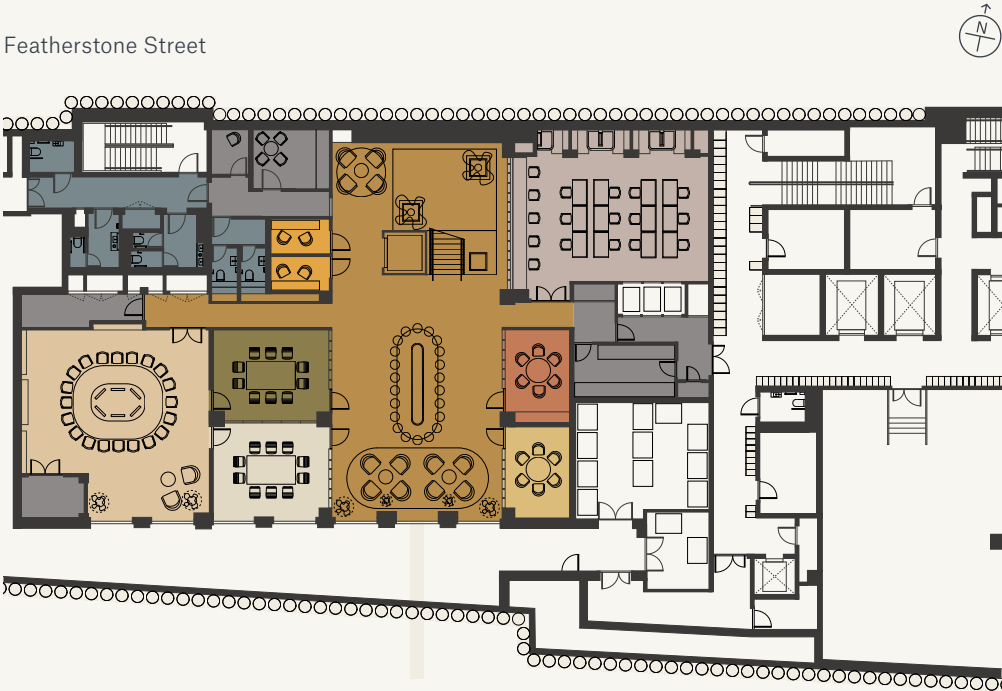
- Members Lounge
- Café
- Le Corbusier Room
- Mies van der Rohe Room and Vestibule
- Members Entrance
- Private Hire Entrance
- Back of House
- Terrace
- WCs & Showers

Private Hire

Le Corbusier Room	20 people max.
Mies van der Rohe Room	100 people max.
East Wing*	200 people max.

\*Le Corbusier, Mies van der Rohe and Vestibule

DL/28 LOWER GROUND FLOOR



- High Bar and Welcome Room
- Prouvé Room
- Perriand Room
- Jacobsen Room
- Aalto Room
- Kahn Room
- Library
- Phone Booths
- Back of House
- WCs & Showers

Meeting Rooms

Prouvé Room	
- Boardroom format	20 / 30 people max.
Perriand Room	10 people max.
Jacobsen Room	10 people max.
Perriand + Jacobsen Room	
- Boardroom style	16 people max.
- Theatre style	20 people max.
Aalto Room	6 people max.
Kahn Room	6 people max.
Phone Booth 3	2 people max.
Phone Booth 4	2 people max.





DL/28 High Bar

## MEMBER CHECK-IN

As an exclusive space for Members and their guests, entry to DL/28 is private but simple to access.

Press the external door buzzer at the Featherstone Street Members Entrance, and one of the team will provide entry and check-in upon arrival.

## CURATED MEMBER EVENTS PROGRAMME

As well as being your go-to for day-to-day working and meeting activities, DL/28 will host a diverse programme of experience-led events. You can expect fitness classes, guest speakers, creative workshops and screenings.

Simply head to the DL/ App to book your space.

## GUEST ACCESS

On each DL/28 visit, you can be joined by one non-Member guest, who must accompany you and be booked in using the 'Book a Guest' function on the DL/ App.

## GET IN TOUCH

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DL/78 Reception

Fitzrovia






020 3478 4178

DL/28 Reception

Old Street

020 3478 4128

DERWENT  
LONDON

     derwentlondon