

DL / MEMBERS

by DERWENT LONDON

A Guide To Your DL/Member Benefits

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.

Derwent London, Your Landlord

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.2bn* investment portfolio
- 5.3m sq ft* in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within the portfolio
- Complimentary DL/Membership for every office occupier with tangible benefits and enhanced experience for your talent
- A commitment to sustainability in everything we do

*As of 30 June 2025

DL/Membership

DL/Membership is a complimentary benefits package available to all employees in your business. Every individual working in a Derwent London building is a Derwent London Member.

Membership status is automatic and downloading the Derwent London App enables full access to an ever-growing package of exclusive benefits.

DL/Lounges

As DL/Members, you and all your employees have complimentary access to our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1, for ad hoc meetings, connection and collaboration.



DL/78 Fitzrovia



DL/28 Old Street

DL/Service

Enjoy preferential Member rates on delicious food and drink at the six cafés within our buildings and Lounges.

DL/App

Members receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Member Events

They also enjoy access to a packed calendar of events curated by our dedicated DL/Member Experience team.

These amenities are operated by Derwent London for the benefit of your business and to promote to your employees.

Why?

At Derwent London, we believe in going beyond the responsibilities of a traditional landlord. We foster strong relationships with our occupiers and create a thriving community throughout our portfolio.

We achieve this by providing thoughtfully designed amenities and services that aim to enhance the working experience and wellbeing of everyone working in our buildings.

DL/28 high bar



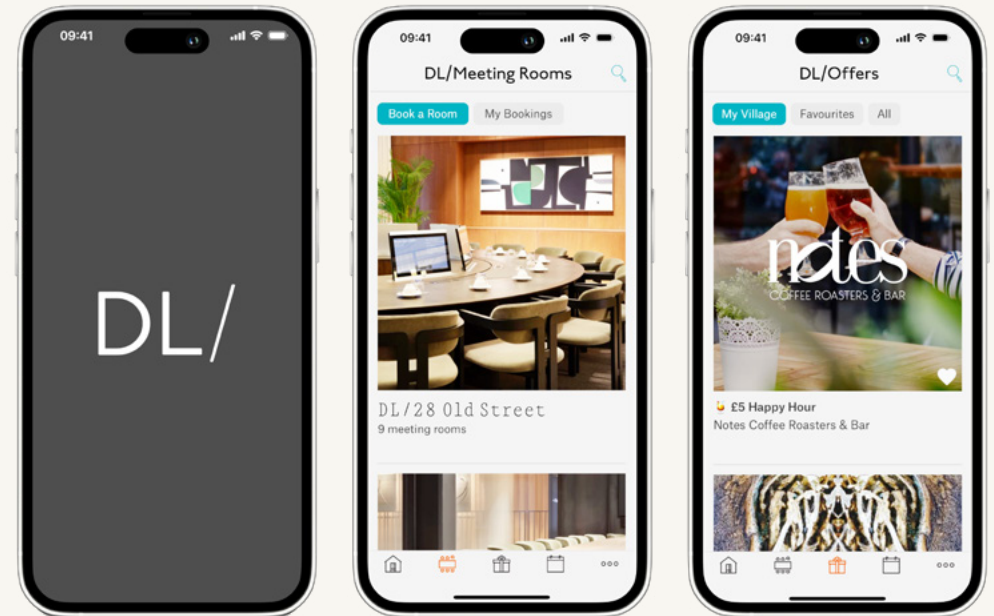
The DL/App is our digital space enabling your employees to access all Member benefits. Additionally, it serves as a gateway to accessing the Lounges and a series of other benefits simply by activating your personalised Member Card.

The Offers section holds a tempting collection of exclusive discounts at local restaurants, bars, wellness studios & retail brands. High-spec meeting rooms at our Lounges can be booked on a pay as you go basis and configured to meet your needs.

The Events section within the DL/App allows Members to browse and reserve a place at upcoming events at the Lounges and across our portfolio.

Other handy functions include the Coffee Loyalty card, which allows Members to collect digital stamps to save at DL/Service cafés across the Derwent London portfolio.

The Noticeboard is where Members can stay updated with relevant news, competitions, and community activities.



The DL/App



Scan to download
the DL/App.



DL/78 snug

Both Lounges offer exclusive workspaces and amenities to encourage productivity, creativity and networking.

Designed to complement your office, they provide a different environment for you to enjoy, perfect for focused working, impromptu catch ups, or monthly team meetings.





DL/28 library

DL/78 Fitzrovia

DL/78 is our exclusive Lounge in Fitzrovia, which your employees can use as a supplementary space to your office.

With no booking required, Members can drop in and work, meet, or socialise in the private Lounge spaces, each with a selection of bookable meeting rooms and an on-site DL/Service café.

Find it at 78 Charlotte Street, Fitzrovia W1.



The spacious open-plan Lounge is a complimentary Member amenity – a place to meet or work informally.

The check-in process is easy. Members access the Lounge by simply scanning their Member Card on the DL/App. They can bring one non-Member guest and can book them in on the App before arrival.



DL/78 Pasmore room

If you or your team are looking to organise a meeting or group work session of up to 20 people, meeting rooms can be booked on a pay as you go basis.

Pasmore room, our boardroom, can accommodate up to 20 or for smaller meetings, Hill room and Martin room, each have a capacity of up to 10, or combined for larger workshops. The Lounge is also available to hire for town halls, drinks reception and other large events.

DL/78 Hill room



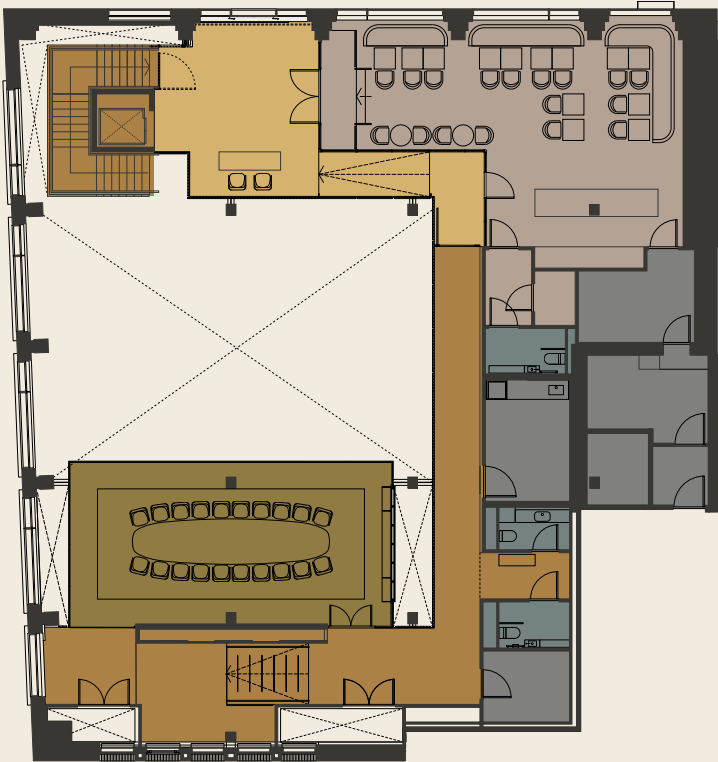
DL/78 Ground Floor

Charlotte Street

Members' entrance
↓



Chitty Street



Meeting Rooms

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

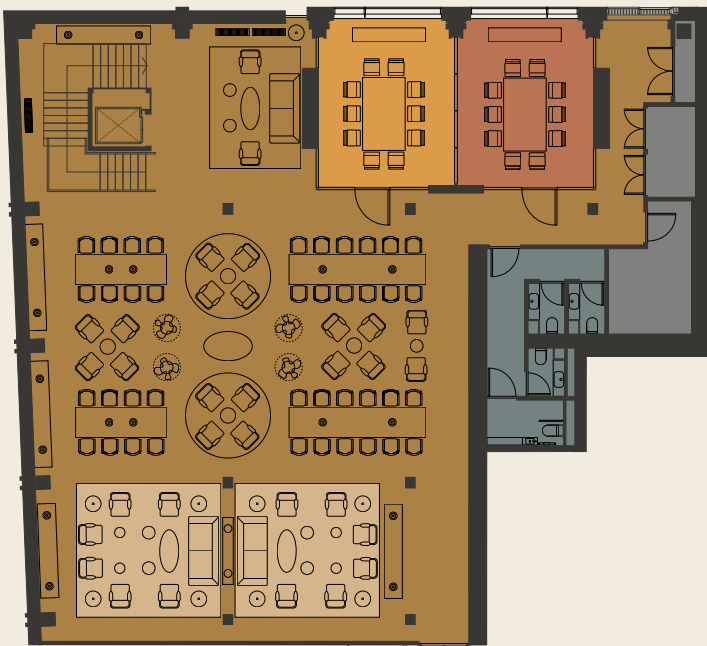
- Pasmore room
- Lounge
- Members' entrance
- DL/Service café
- Back of house
- WCs

DL/78 Lower Ground Floor

Charlotte Street



Chitty Street



Private Hire

- Intimate talk	50 people max.
- Town hall	100 people max.
- Blank space	120 people max.
- As is	120 people max.

- Hill room
- Martin room
- Lounge
- Snug
- Back of house
- WCs

The street-level DL/Service café offers your employees and the wider Fitzrovia community a delicious all-day menu of high-quality food and drink, and Members enjoy preferential rates. The team also provide a comprehensive selection of delicious refreshments for meeting room and event bookings.



DL/Service café, DL/78

DL/28 Old Street

DL/28 is our second exclusive Lounge located in Old Street – a beautifully designed, multi-purpose space for your employees to use and enjoy.

Find it at 28 Featherstone Street, Old Street EC1.





DL/28 Lounge

The spacious ground floor Lounge is an inviting social area for collaborative working & informal meets at no charge.

The space can be accessed by pressing the external door buzzer, and the on-site team will assist with check-in. Members simply scan their Member Card on the DL/App. They can bring one non-Member guest, and for ease, can book them in on the App before arrival.

The DL/Service café, with its private outdoor terrace, offers Members a seasonal all-day menu of high-quality food and drink at preferential rates.

The team also provide a comprehensive selection of delicious refreshments for meeting room and event bookings.

DL/Service café, DL/28



For formal meetings, DL/28 offers six fully equipped rooms of various sizes from 6 people, up to 30, each featuring high-quality audio/visual facilities.

For disruption-free phone and video calls, Members can use our four sound-proofed phone booths. Meeting rooms and call booths are bookable and payable via the DL/App. For uninterrupted working, the Library is a dedicated quiet zone and complimentary for Members to use.

DL/28 Prouvé room



DL/28 Le Corbusier room

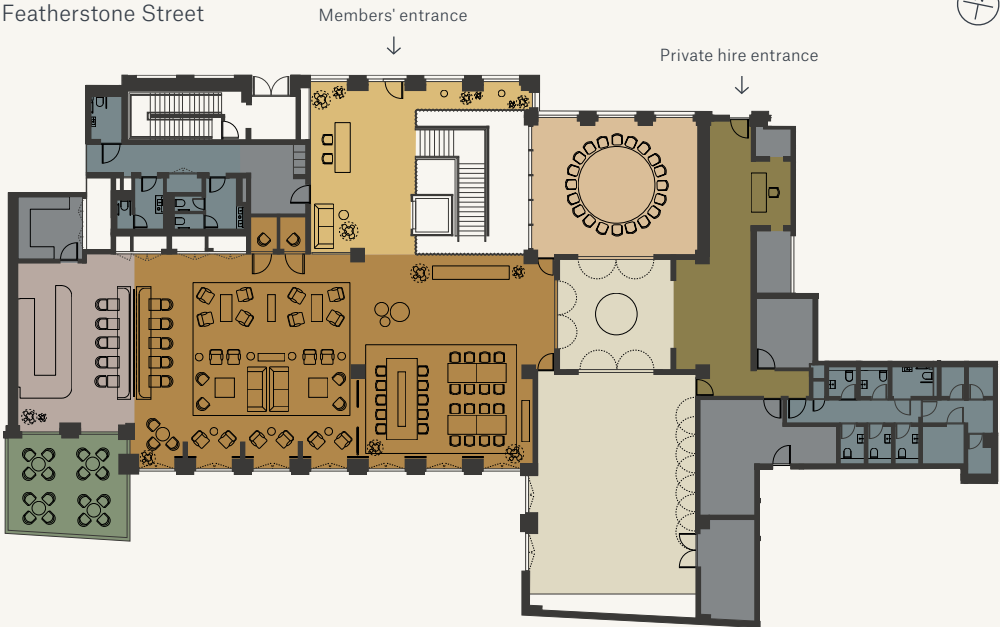
If you or your team are planning to host a private event, DL/28 provides two excellent options. The ground floor East Wing is a highly flexible space for various uses. Mies van der Rohe room is our largest private event space with options to configure in presentation mode, cabaret or blank space to be entirely bespoke for up to 200 people (depending on the event).

The impressive Le Corbusier room, typically booked on the DL/App as a meeting room features a showpiece circular table, ideal for conferences. It also serves as additional space when booked alongside the Mies van der Rohe room as part of the full East Wing hire.

The East Wing offers a dedicated Private Hire entrance, personal check-in reception, cloakroom and welcome room. For any event enquiries, please contact the DL/Member Experience team.

DL/28 Ground Floor

Featherstone Street



- Lounge
- Café
- Le Corbusier room
- Mies van der Rohe room & Welcome room
- Members' entrance
- Private hire entrance
- Back of house
- Terrace
- WCs & showers

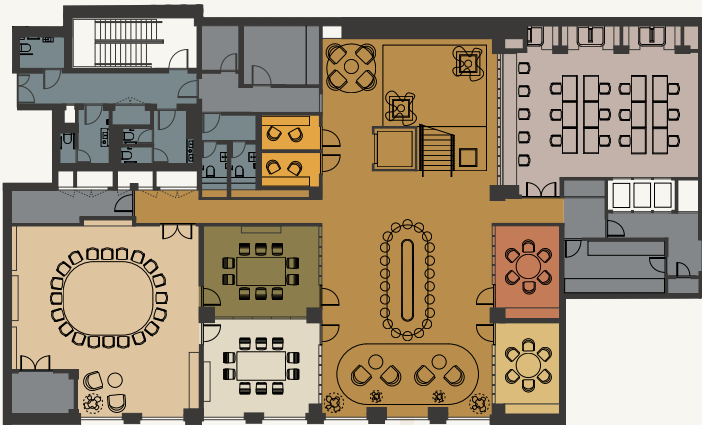
Private Hire

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 Welcome room

DL/28 Lower Ground Floor

Featherstone Street



- High bar
- Prouvé room
- Perriand room
- Jacobsen room
- Aalto room
- Kahn room
- Library
- Phone booths
- Back of house
- WCs & showers

Meeting Rooms

Phone booth 3	2 people max.
Phone booth 4	2 people max.
Aalto room	6 people max.
Kahn room	6 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.
Prouvé room	
- Boardroom format	20 / 30 people max.



DL/Service speciality coffee and freshly baked pastries

DL/Service cafés offer seasonal menus of delicious freshly made salads, sandwiches and sweet treats served throughout the day, all favouring local produce and suppliers.

The speciality coffee is expertly brewed and sourced from local roasters, and Members get extra savings by using the Coffee Loyalty cards on the DL/App.

In addition, DL/Service offers a wide selection of food and refreshments for your meeting room and event bookings at both Lounges.

In-office catering is also available at select buildings - please speak to the DL/Service team to find out more.

For more information on DL/Service, please contact:
dlservicehospitality@derwentlondon.com

Locations

DL/Service, The Featherstone Building
 66 City Road, EC1
 Monday – Friday, 8:00am – midday

DL/Service, 25 Baker St.
 23 Baker Street, W1
 Monday – Friday, 7:30am – 5:00pm

DL/Service, DL/78
 78 Charlotte Street, W1
 Monday – Friday, 8:00am – 6:00pm

DL/Service, DL/28
 28 Featherstone Street, EC1
 Monday – Friday, 8:30am – 6:00pm

DL/Service, White Collar Factory
 Old Street Yard, EC1
 Monday – Friday, 8:00am – 4:00pm

DL/Service, The White Chapel Building
 10 Whitechapel High Street, E1
 Monday – Friday, 8:00am – 4:00pm

Member Events

Our dedicated DL/Member Experience team curates a diverse programme of experience-led events at both Lounges and across our portfolio.

DL/78 flower arranging workshop



Rooftop yoga at Brunel Building W2

All events are bookable on the DL/App and are either complimentary or a nominal ticket price. Your employees can look forward to enjoying the following and more:

- Creative workshops
- Supper clubs
- Wellness events
- Guest speakers
- Networking events
- Charity activities
- Competitions
- Annual celebrations

Get In Touch

For more information on any of these benefits or to arrange a tour of the Lounges, please contact the DL/Member Experience team who will be happy to assist.

Ally Barker

Engagement & Communications Manager
ally.barker@derwentlondon.com

Annalise Trought

Senior Member Experience & Lounges Manager
annalise.trought@derwentlondon.com

DL/78 Fitzrovia
DL78fitzrovia@derwentlondon.com
020 3478 4178

DL/28 Old Street
DL28oldstreet@derwentlondon.com
020 3478 4128

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