



DERWENT LONDON
AT A GLANCE



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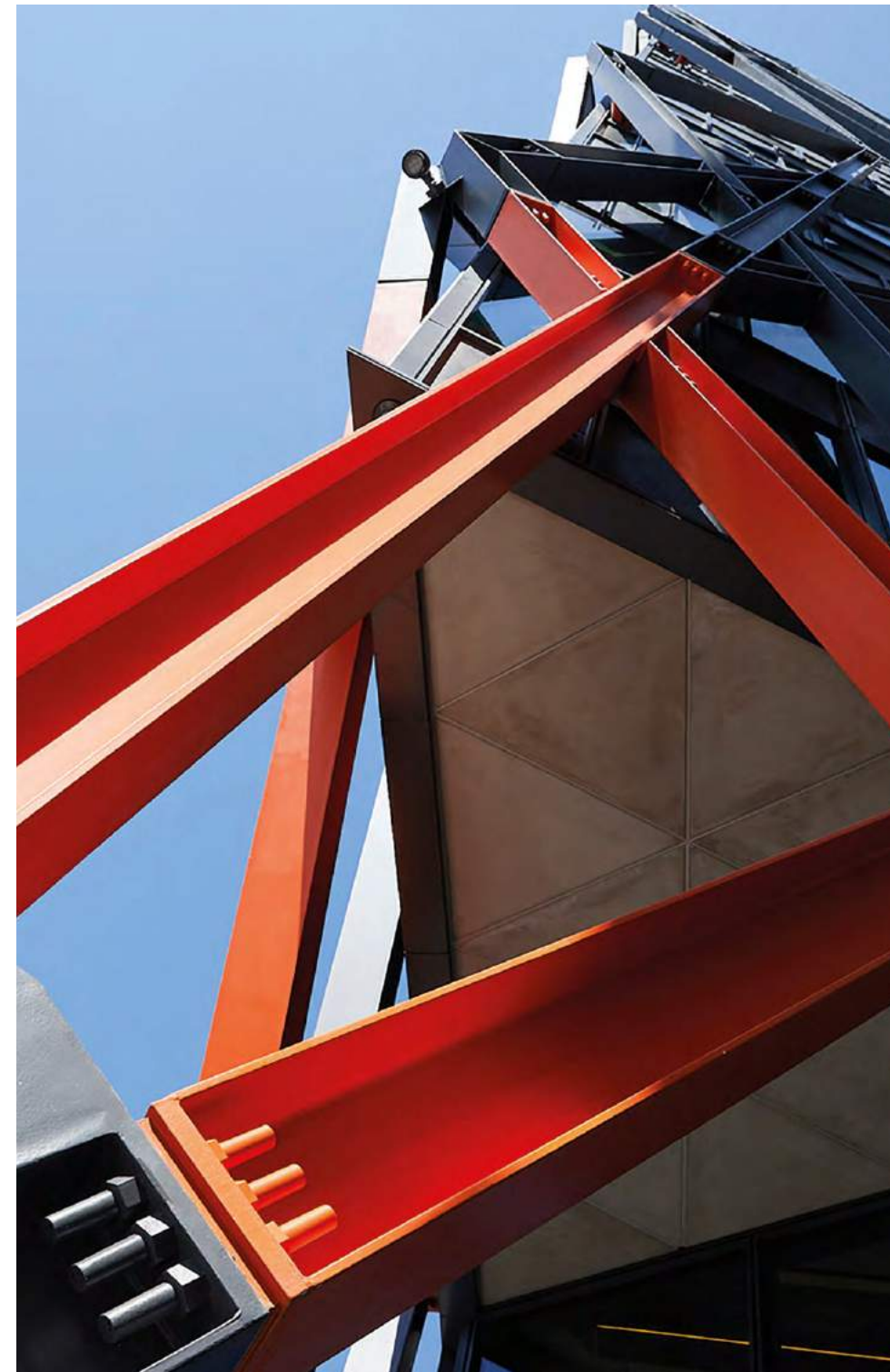
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OUR
DIFFERENTIATORS

DESIGN-LED

We're a creative office specialist delivering unique workplaces where occupiers become long-term partners, and their needs are number one.



INTELLIGENT PORTFOLIO

Intelligent Buildings read the real-time activity of the building, and learn to react intuitively to this information, keeping them running much more efficiently than traditional buildings.



RESPONSIBLE DEVELOPMENT-LED

We're a conscientious landlord firmly focused on the future and committed to becoming a net zero carbon (NZC) business by 2030.



DL/ MEMBERS

As a valued occupier, our members will automatically enjoy complimentary DL/ Membership status with all its many benefits.



DESIGN-LED

In our eyes, design is everything. Enhancing community, improving life quality, and achieving sustainability are only possible through outstanding forward-thinking design.

We partner with the best industry practitioners to create buildings that set benchmarks and have a positive long-term impact on people, society and the planet. Space, light and air quality are the bedrock of every project. Creative use of superior materials, alongside innovative architectural details make each one unique.



Angel Building EC1



The Featherstone Building EC1



25 Savile Row W1



80 Charlotte Street W1

INTELLIGENT PORTFOLIO

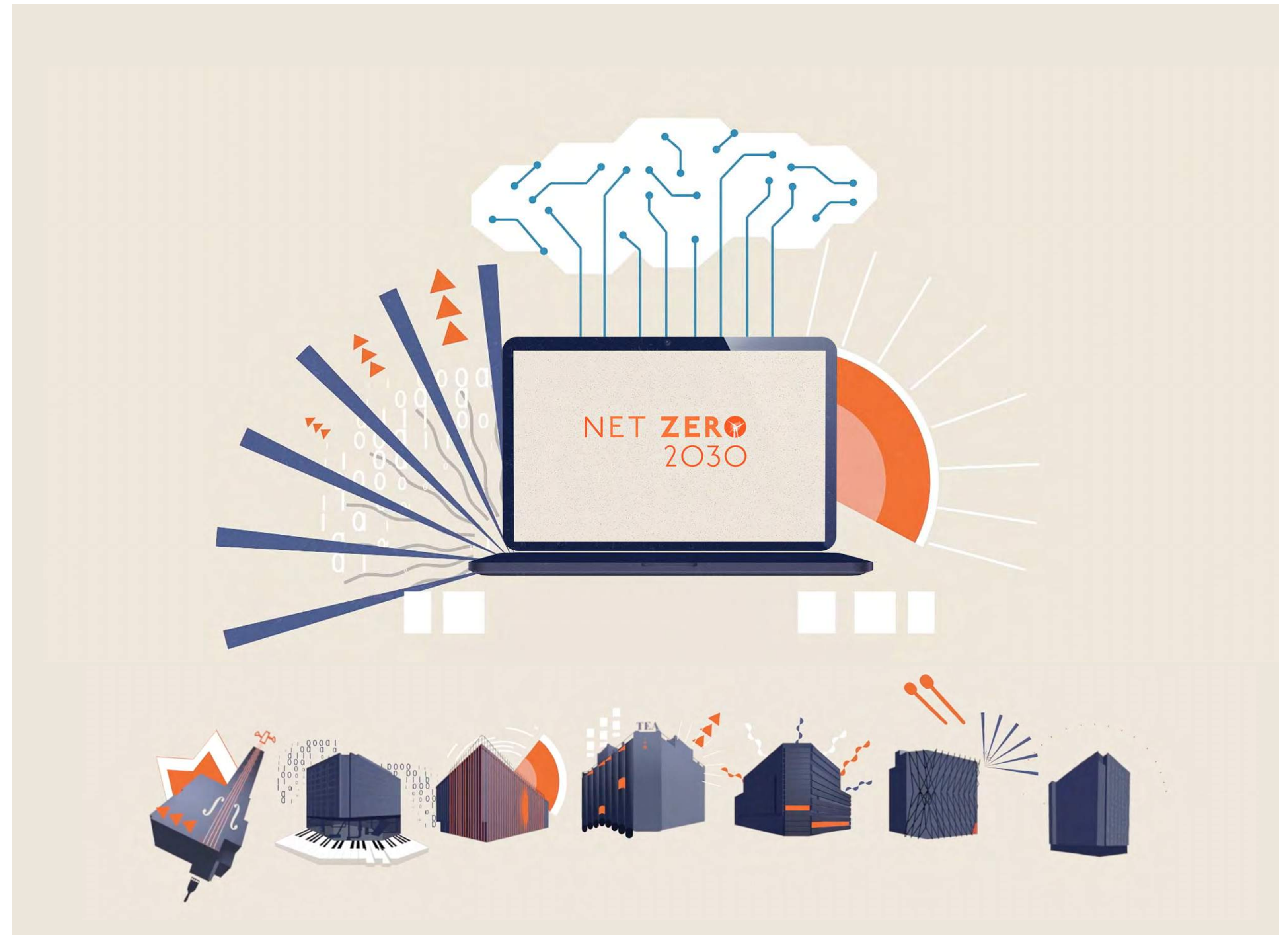
'Intelligent Building' is an industry term describing the optimisation of operational efficiency and occupier wellbeing through advanced technology.

The specific positive results of these automated systems are manifold and include reduced service costs, minimised energy use, lower carbon emissions, improved comfort and simplified maintenance.

Our Intelligent Building rollout is on target to cover 32% of our portfolio by the end of 2023 and 58% by 2030.



Scan to watch the Derwent London Intelligent Buildings video



RESPONSIBLE DEVELOPMENT

A landlord who understands the future.

Derwent London are committed to becoming a net zero carbon (NZC) business by 2030.

2020

- Set science backed targets to achieve NZC by 2030
- Published our NZC Pathway

Our developments

- All-electric heating & cooling systems
- Passive ventilation
- Rationalisation of structure/retainment of sub-structure
- Re-use of existing materials

Energy

- Set operational energy reduction targets
- Driving down energy demands
- Self-generated renewable energy
- Procure 100% renewable energy sources
- Offset residual carbon emissions

Occupier Engagement

- Green Leases
- Active management of fit-outs
- Partnership approach

2030

NET ZERO

DELIVERING ON OUR 2030 NZC PATHWAY - OUR TARGETS:

Reduce building energy (Scope 1, 2 & 3)

- 4% year-on-year reduction.
2030: 90kWh/m²

Reduce embodied carbon (Scope 3)

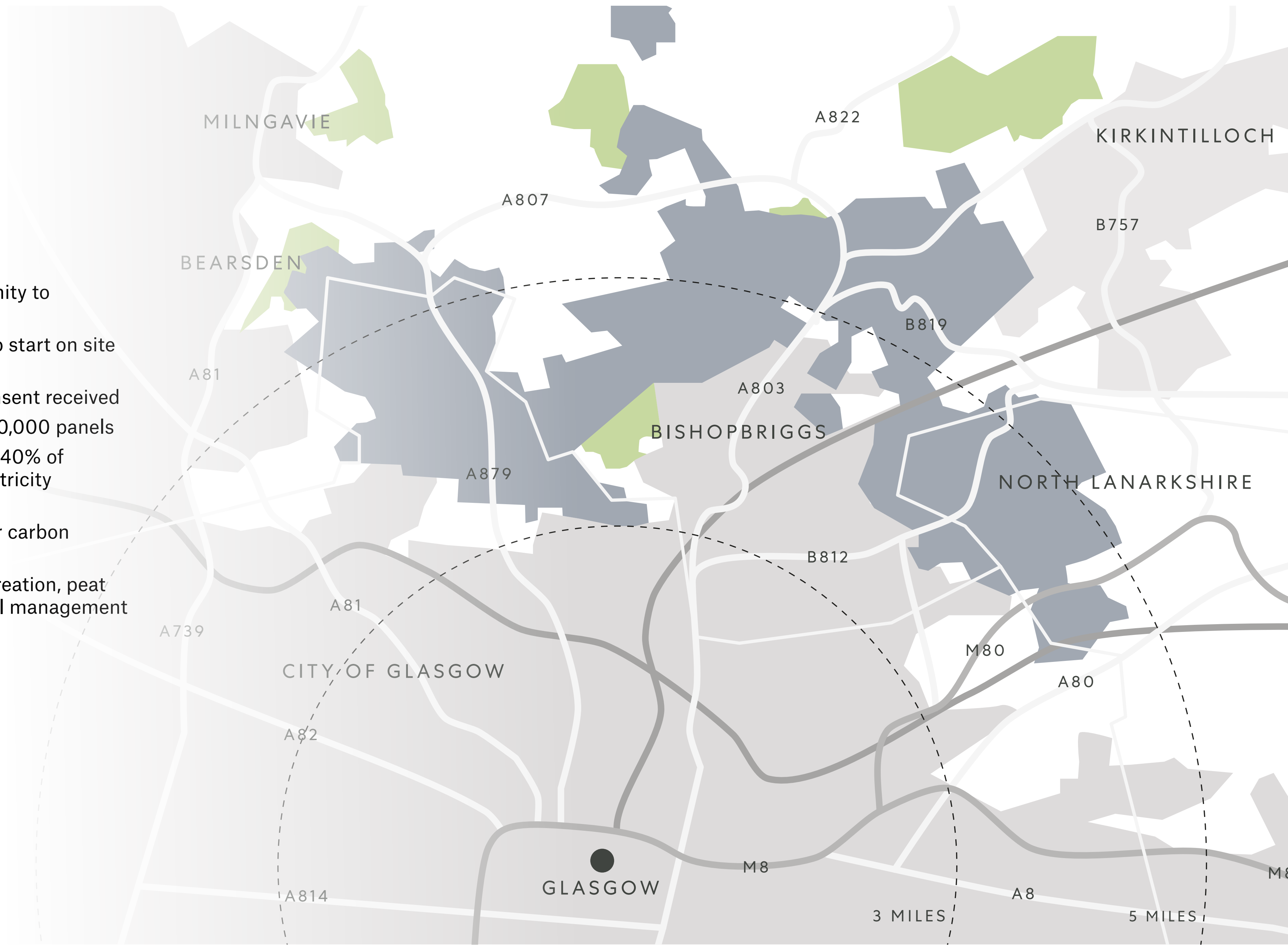
- 2025 Target <600 kgCO₂e/m²
- 2030 Target <500 kgCO₂e/m²
- Offset residual emissions

Invest in renewable energy (Scope 1, 2 & 3)

- 2022 Target: 100% Green tariffs for electricity and gas
- Increase percentage of self-generated renewable energy

RESPONSIBLE DEVELOPMENT

- 5,500 acres, with the opportunity to contribute to our pathway
- Solar park on 107 acres, due to start on site in 2023:
 - Resolution to grant consent received
 - 18.4 MW comprising 60,000 panels
 - Potential to generate c.40% of managed portfolio electricity requirements
- Other opportunities for further carbon offsetting
 - Additional woodland creation, peat bog restoration and soil management



DL/ MEMBERS

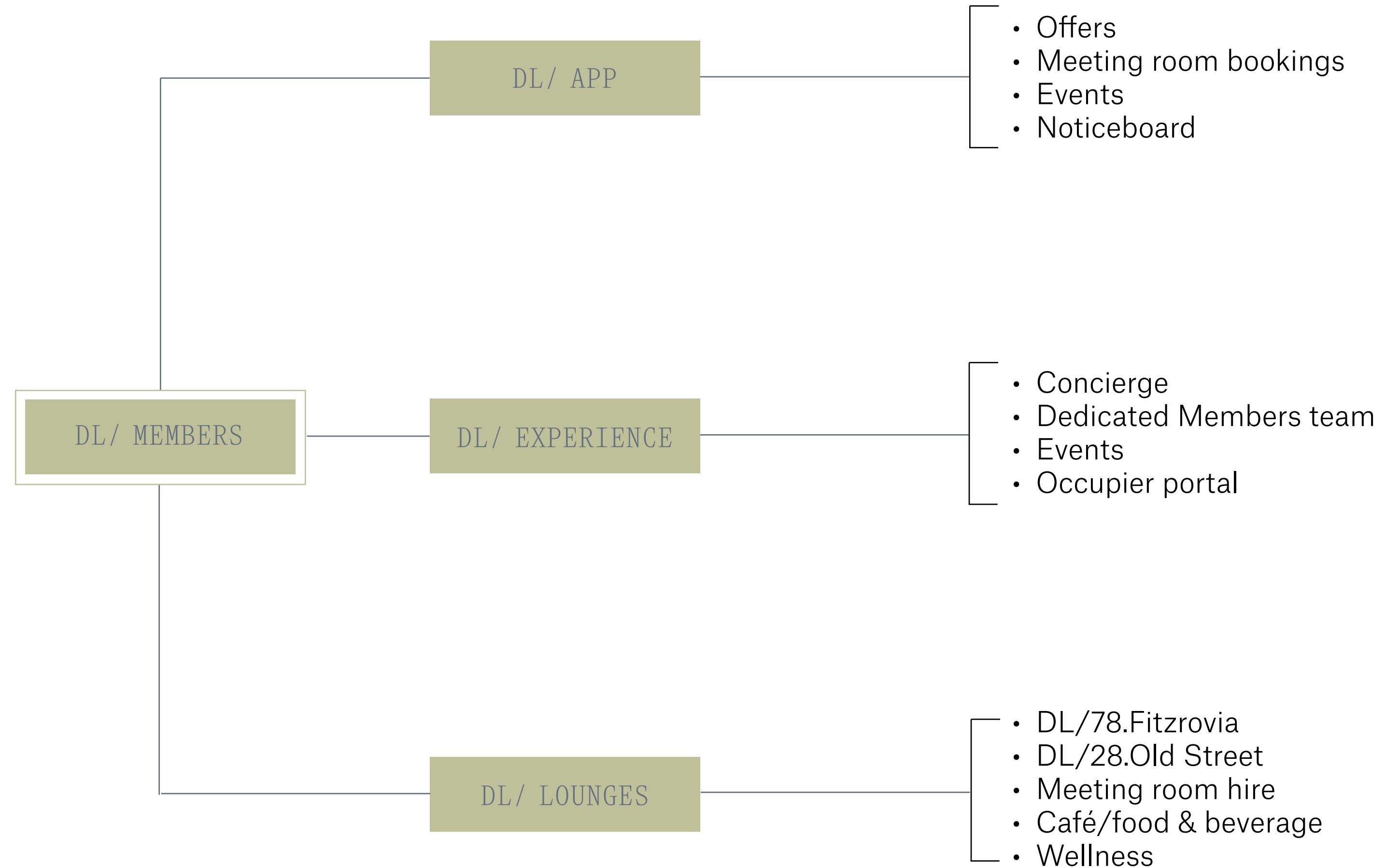
All occupiers of a Derwent London building will automatically enjoy complimentary DL/ Membership status.

All DL/ Members will have access to an ever-growing package of exclusive benefits. They will love our DL/78 and DL/28 Lounges for meetings, connecting and collaboration.

They will save money with our specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands. Be a welcome participant in our packed calendar of experience-led events curated by our dedicated team. And the DL/ App is their effortless personal portal to all of it.

Why? Because we see our role going way beyond the responsibilities of a traditional landlord. We want to create a positive sense of community among all of us in the Derwent London family.

DL/ Membership is us inviting occupiers to be part of it and make the most of it.



DL / LOUNGES

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

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

Drop in and work or network in your exclusive workspaces with a library and café. Book the high-spec meeting rooms and private event spaces for your business.

Join us for education, creativity and fun at our curated community events hosted by guest experts. They're yours to use and easy to access via the DL/ App.

DL / 78 . FITZROVIA



DL / 28 . OLDSTREET

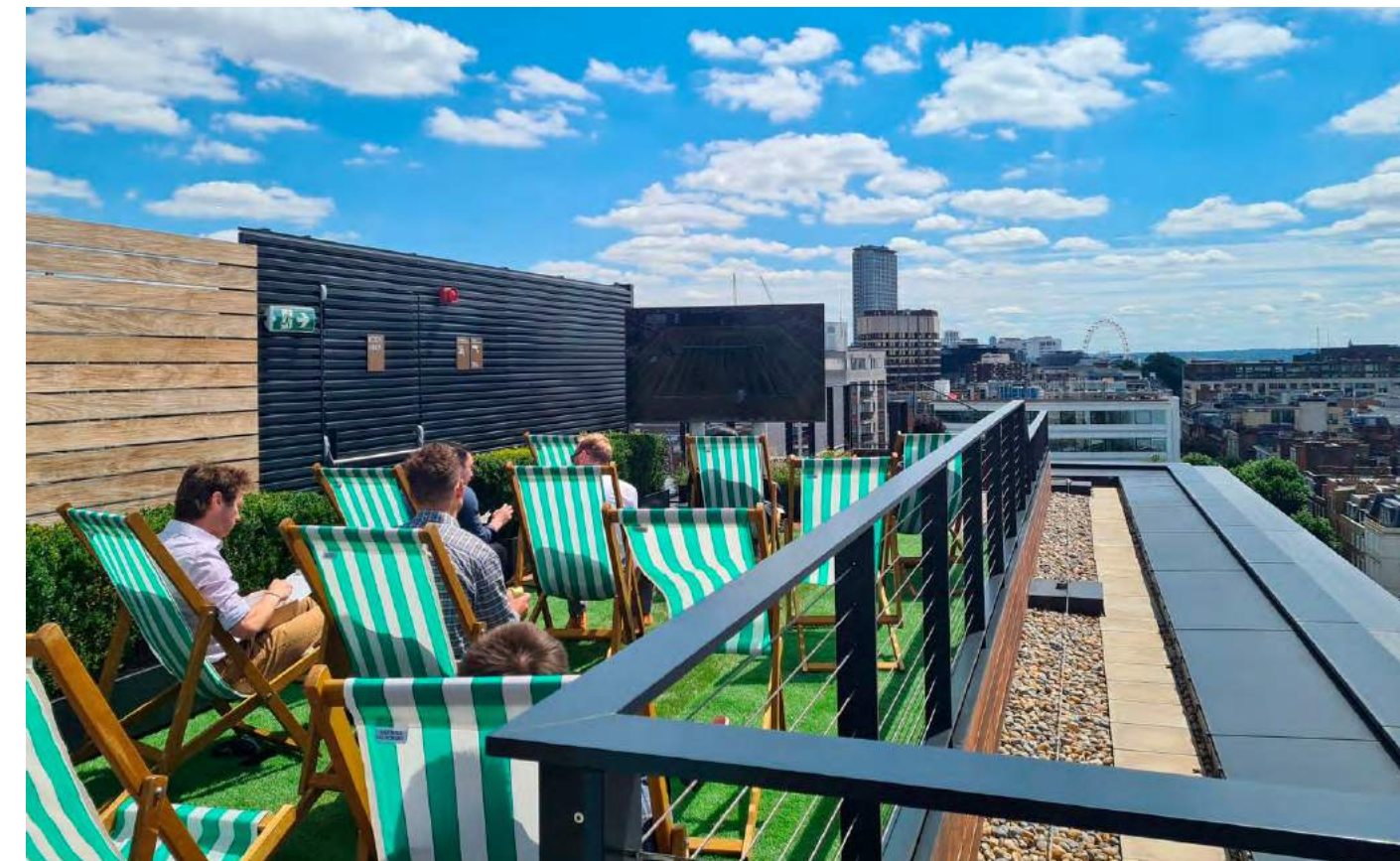


DL / EXPERIENCE

Our dedicated DL/ Experience team works hard behind the scenes to ensure the very best experience for all our DL/ Members.

A full concierge service comes as standard at all our buildings, offering the day-to-day services and amenities you'd expect. But on top of that, we're busy curating a diverse line-up of events for our members throughout the year.

From inspiring talks, seminars and workshops to movie nights, competitions and charity auctions, there's something for everyone. And if you have an event in mind, we'll help you create the perfect experience at one of our DL/ Lounges.



DL/ APP

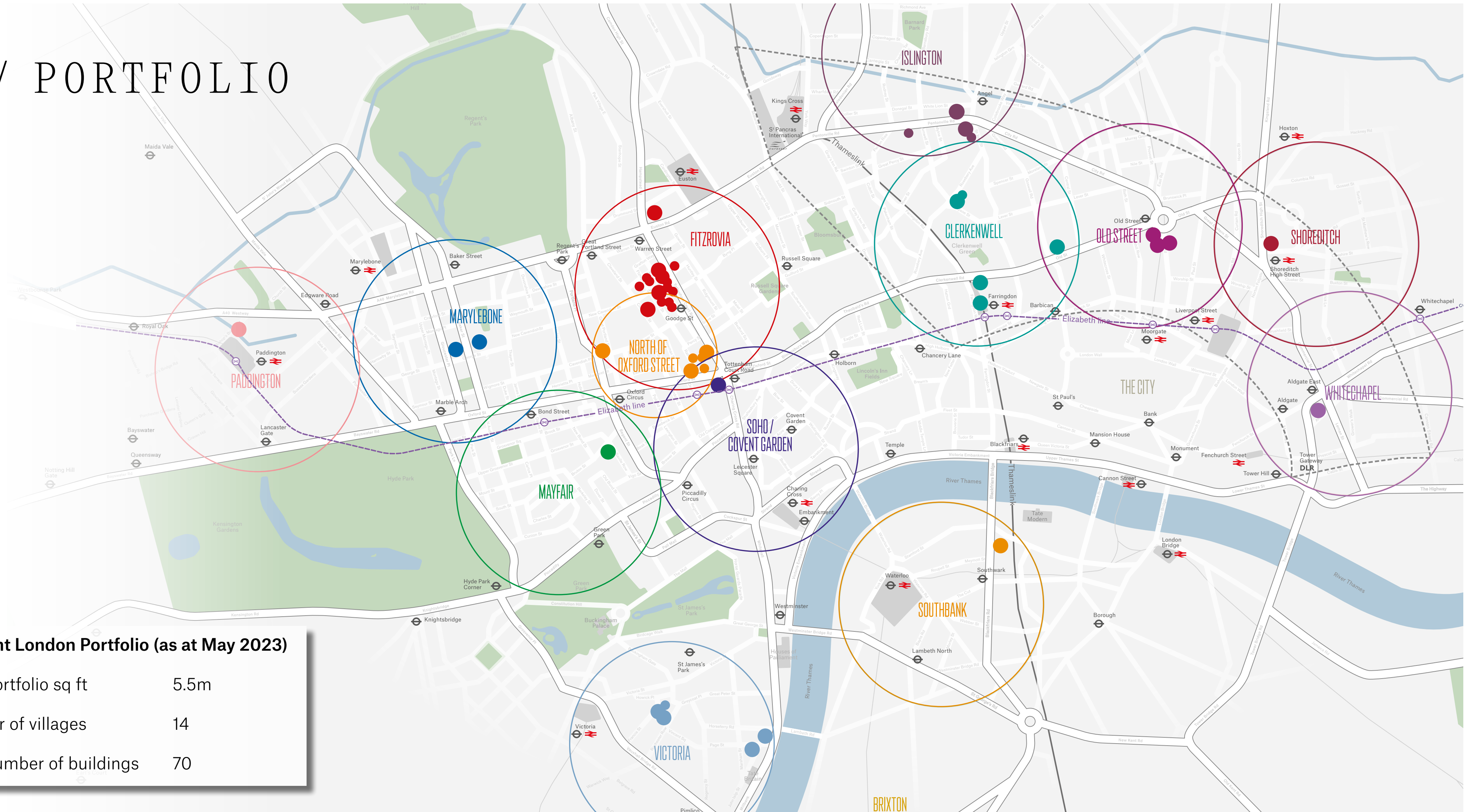
Our occupiers can put the world of Derwent London in their pocket with the DL/ App, brimming with a curated collection of features and DL/ Member benefits.

They will enjoy smart key access entry in their building. They can stay on the pulse with relevant news stories. Get exclusive special offers for a host of coffee shops, restaurants and brands. Secure their place at cultural events, lectures and screenings.

Get discounted rates on DL/78 meeting rooms tailored to their needs. Browse available Furnished + Flexible workspaces across central London. It's all there in their hand. Access everything in just a few clicks, and helpful notifications mean you never miss a thing.



DL / PORTFOLIO



Derwent London Portfolio (as at May 2023)

Total portfolio sq ft	5.5m
Number of villages	14
Total number of buildings	70



VACANCY
OVERVIEW

THE FEATHERSTONE BUILDING

SCHEDULE OF AREAS

Floor	Office		Terrace	
	sq ft	sq m	sq ft	sq m
Fourth	16,912	1,571	183	17
Third	17,221	1,600	-	-
Part second	9,737	905	-	-
Total	43,870	4,076	183	17

KEY FEATURES

- Situated next to Old Street underground and close to the Elizabeth line, accessed via Moorgate
- An Intelligent Building that delivers for the digital future
- Beautifully designed double-height reception with 7.5m floor to ceiling height
- In-house café facility
- 3.125m floor to ceiling height on all floors
- Duplex space over ground and lower ground floors of 13,400 sq ft with Derwent London shared amenity, DL/28 (targeted opening from autumn 2023)
- Private terrace on the fourth floor
- Communal roof terrace and pavilion on the tenth floor
- Concrete core cooling system allows an industrial aesthetic
- Lower ground cycle store for 202 cycle spaces and 84 folding cycles
- 222 lockers and 21 showers
- EPC Rating 'A'



THE FEATHERSTONE BUILDING



THE WHITE CHAPEL BUILDING

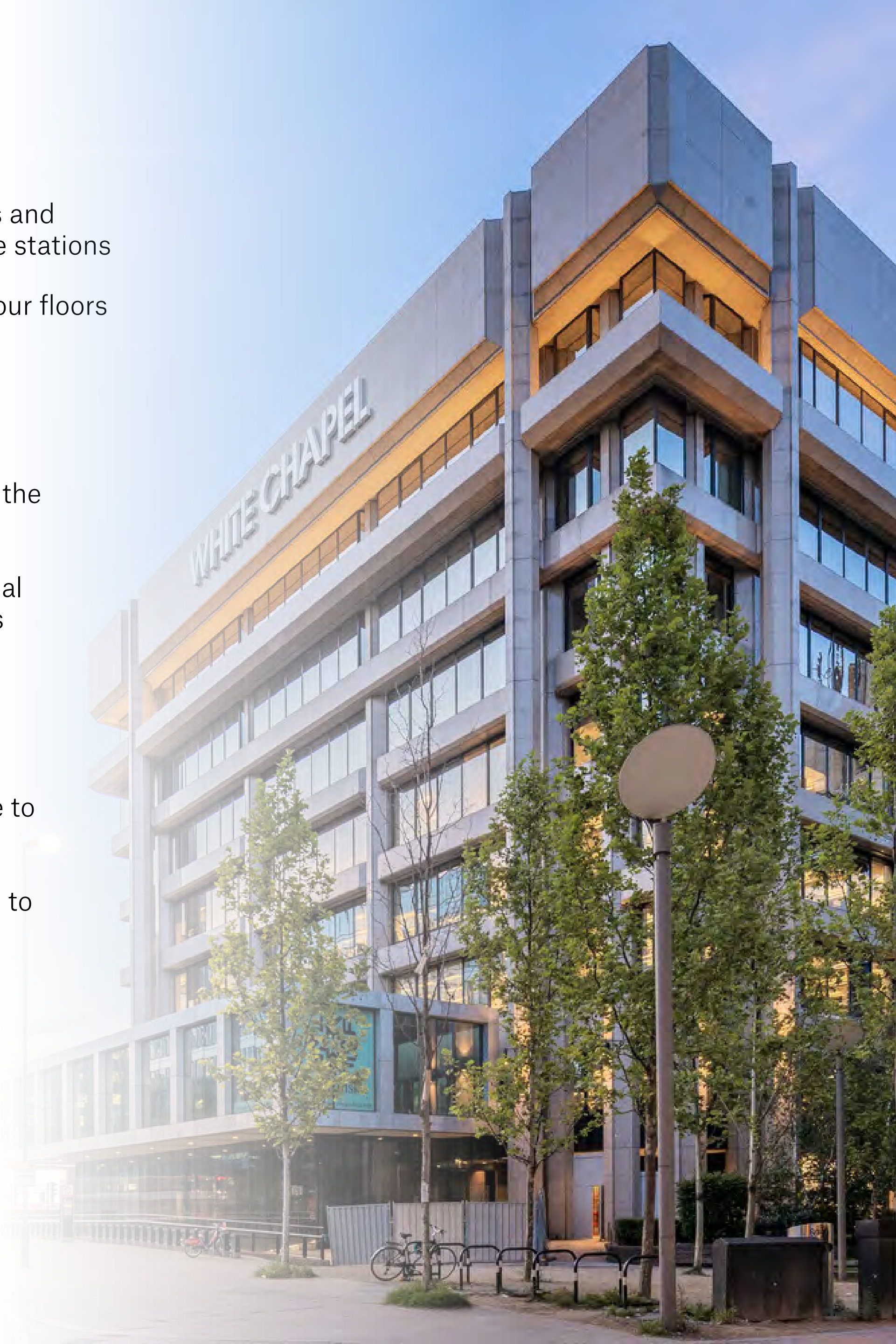
SCHEDULE OF AREAS

Floor	sq ft	sq m
Part sixth	22,709	2,109
Part third	22,850	2,123
First and ground	23,600	2,193
Total	69,159	6,425
Pavilion	79,378	7,373

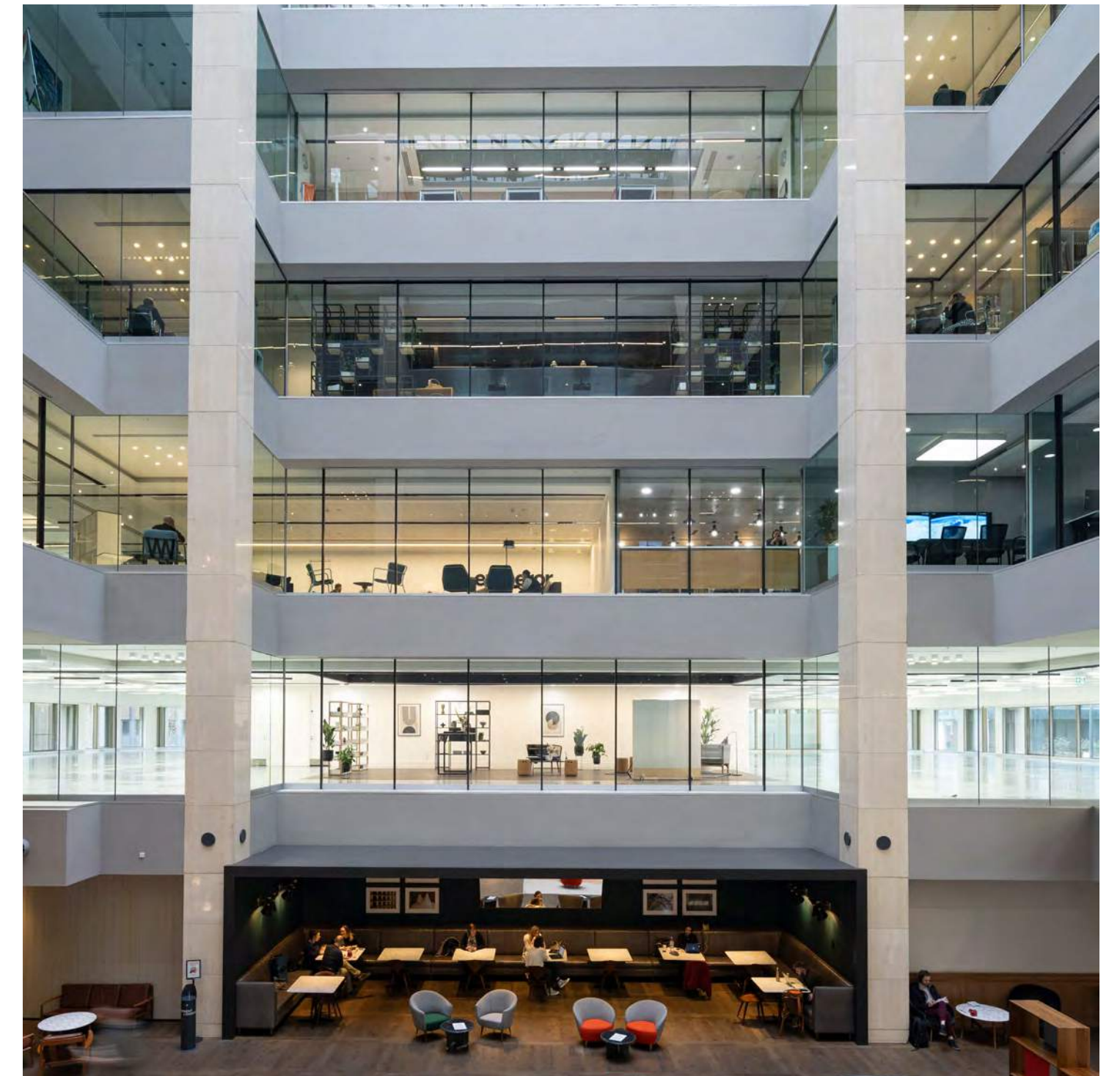
KEY FEATURES

- Moments from Aldgate & Aldgate East tube stations and both Whitechapel and Liverpool Street Elizabeth line stations
- 69,159 sq ft of office space available arranged over four floors
- 22,850 sq ft is fitted space on the third floor
- Floor-to-ceiling heights from 3.15m to 3.92m
- Active and passive 2-pipe chilled beams throughout the office floors
- Ground-floor reception and lobby featuring communal workstations, a lounge and multiple breakout spaces
- Dramatic 7-storey central atrium
- Lift lobby and 8 passenger lifts
- Grind independent café provides a dedicated service to tenants and visitors
- Private outdoor terrace with café seating and access to Braham Park green space
- Street-level cycle storage area with 187 bike racks and 20 showers
- WiredScore Certified Gold

thewhitechapelbuilding.london



THE WHITE CHAPEL BUILDING



BLUE STAR HOUSE

SCHEDULE OF AREAS

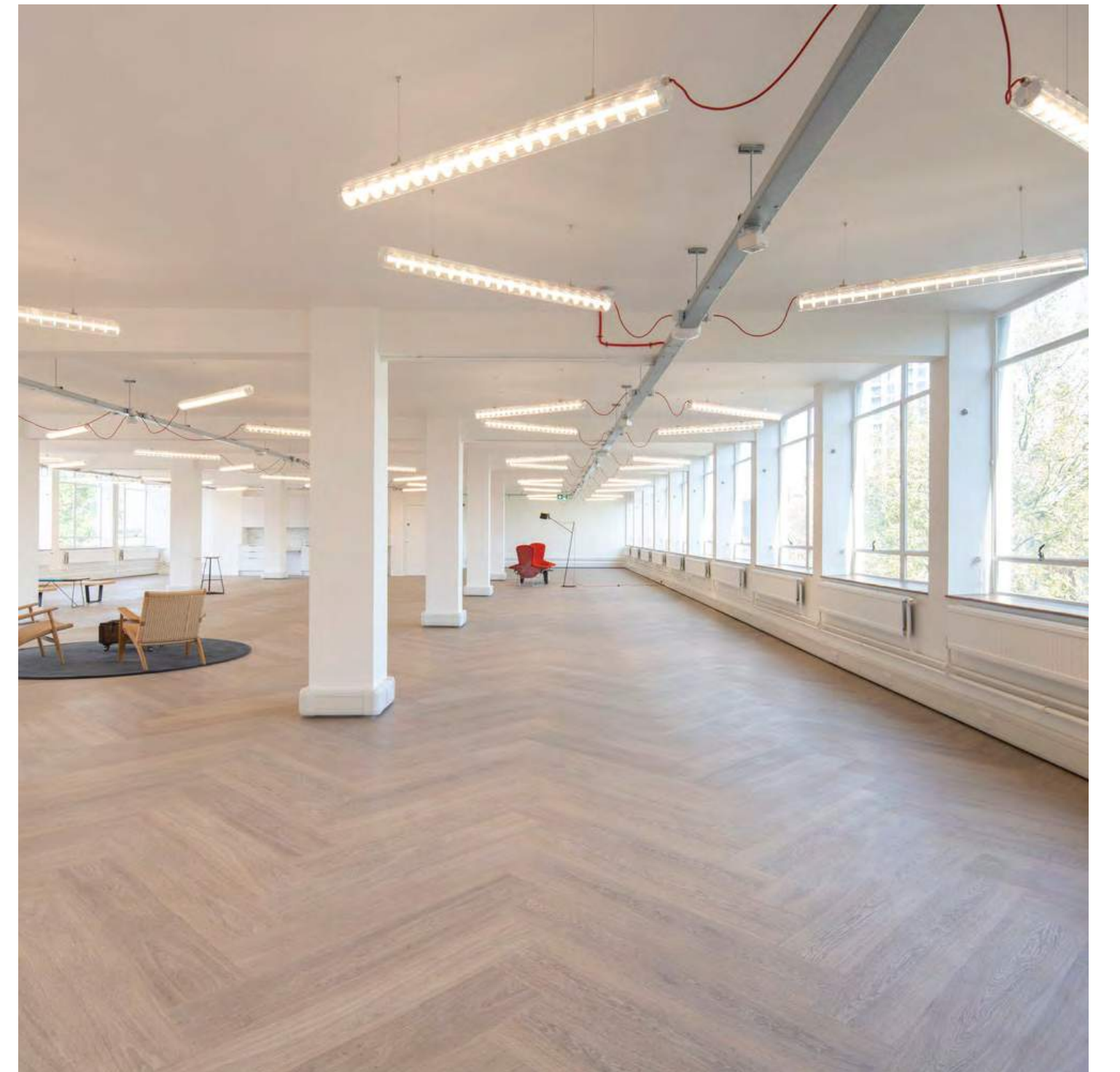
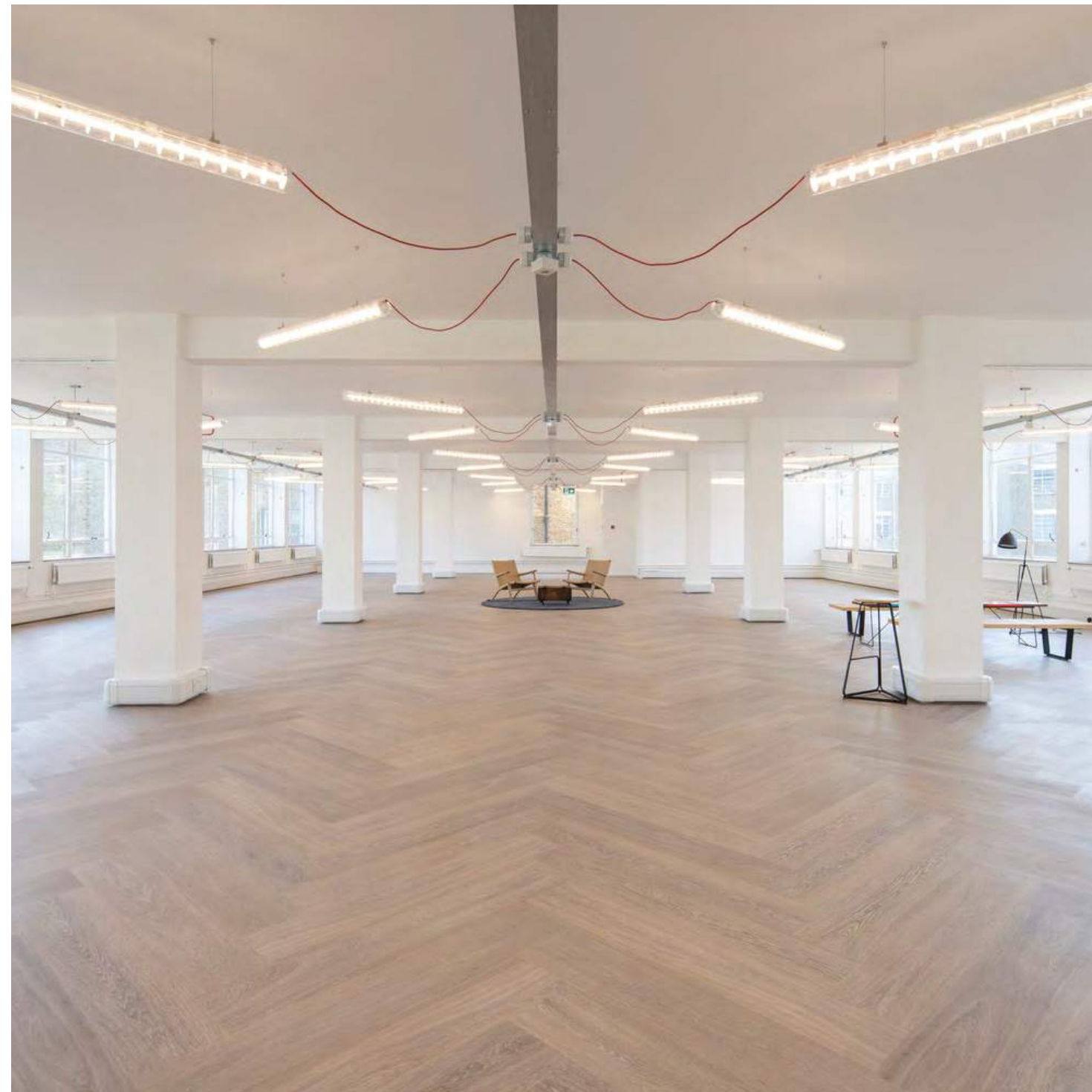
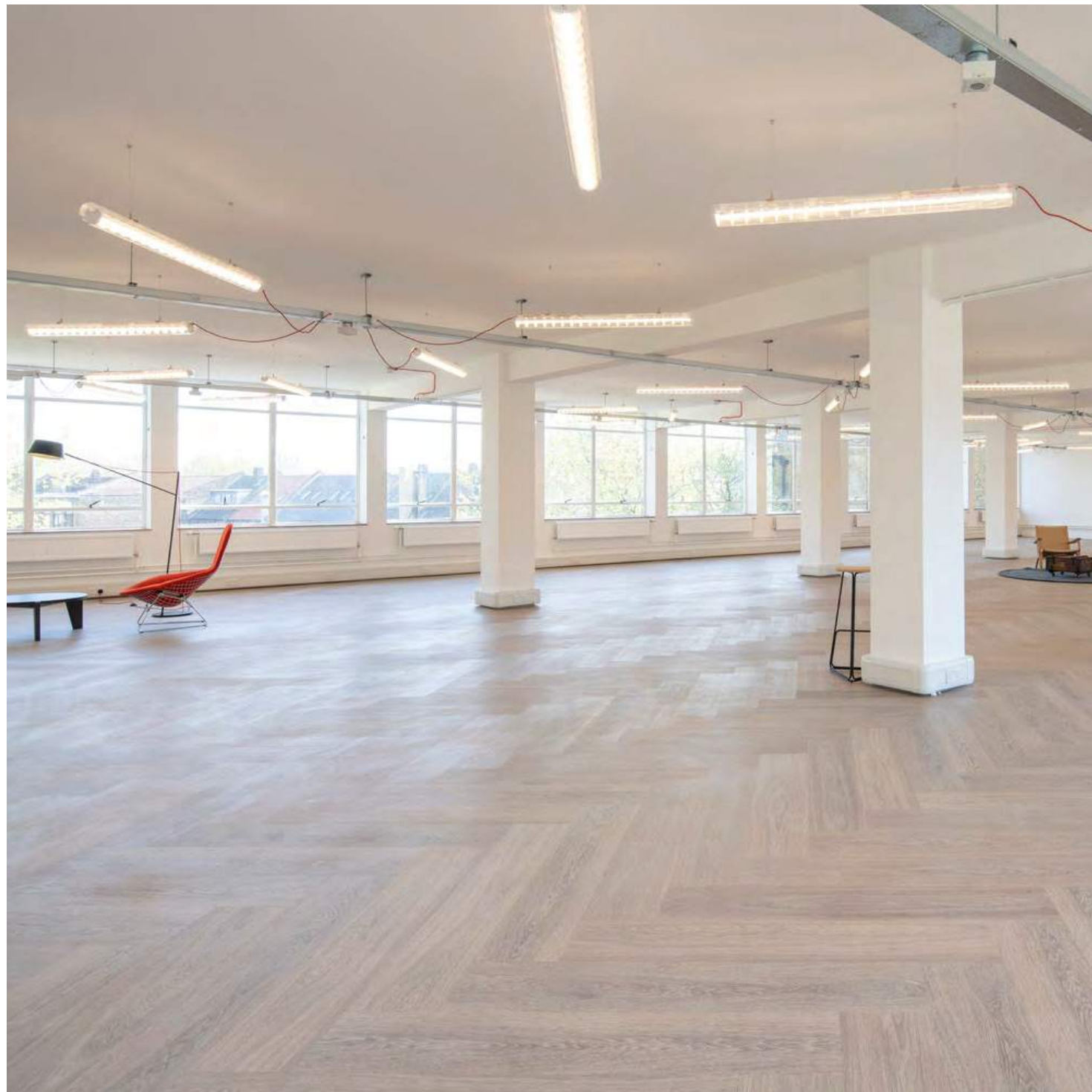
Floor	sq ft	sq m
Tenth	4,138	384
Fifth	4,131	384
Fourth	4,127	383
Third	4,127	383
Total	16,543	1,534

KEY FEATURES

- Located 3 minutes walk from Brixton tube station
- Open plan CAT A, newly refurbished and Furnished + Flexible options available
- Double aspect providing superb daylight
- High-speed fibre enabled
- Shower facilities
- Cycle spaces and car parking available
- Manned reception
- Two passenger lifts



BLUE STAR HOUSE



TEA

SCHEDULE OF AREAS

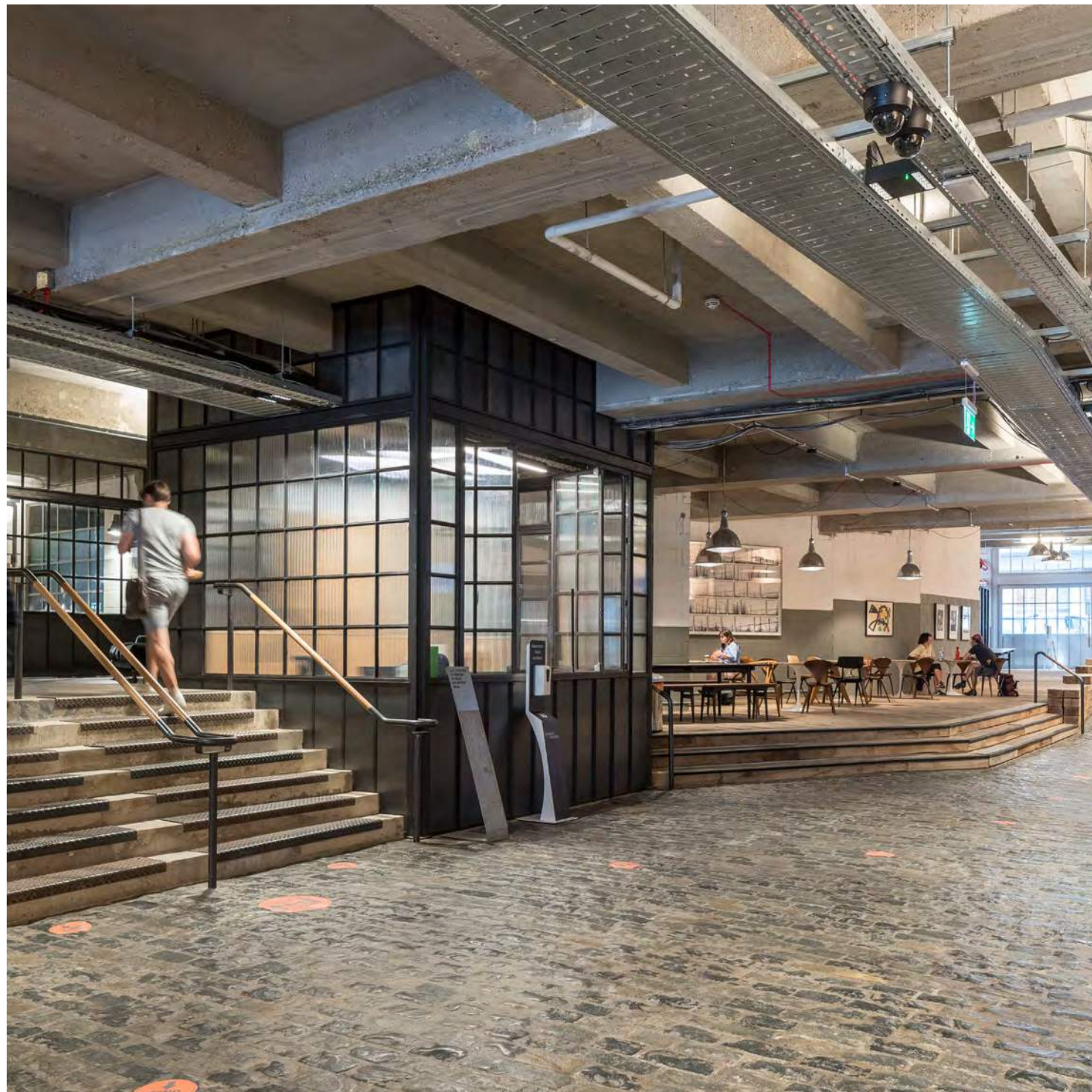
Floor	sq ft	sq m
Unit 3.01	7,314	680

KEY FEATURES

- Tea Building is an iconic local landmark. It is a robust and striking former warehouse in a prime location on Shoreditch High Street
- Original industrial features retained with white washed brick walls
- Crittall-style steel openable windows
- LED lighting
- Air conditioning
- 188 cycle store
- 11 showers plus demised showers on the second and third floors
- Building contains internal street with coffee shop and ground floor reception
- EPC Rating 'B'
- Targeting WiredScore certification end of 2023



TEA



230 BLACKFRIARS

KEY FEATURES

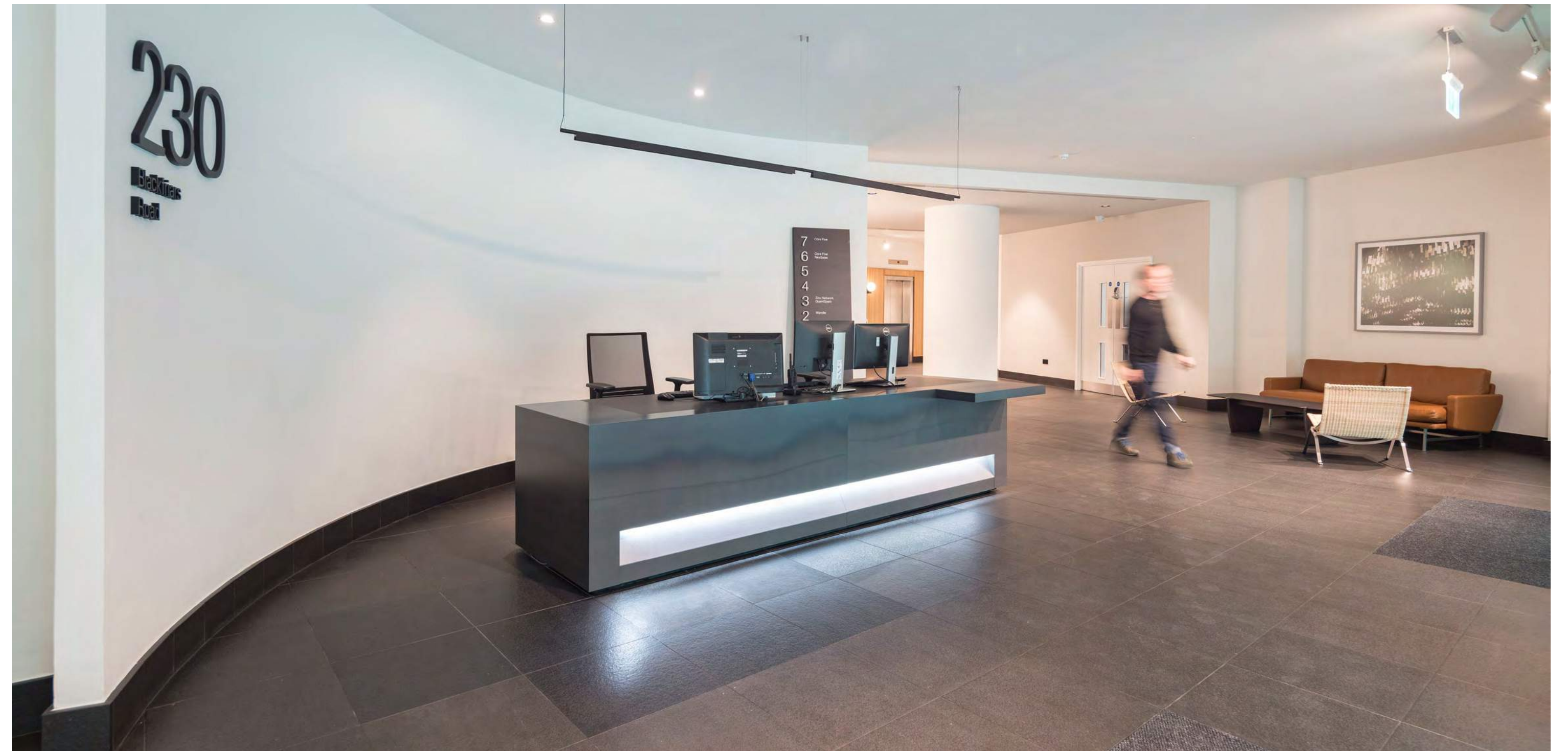
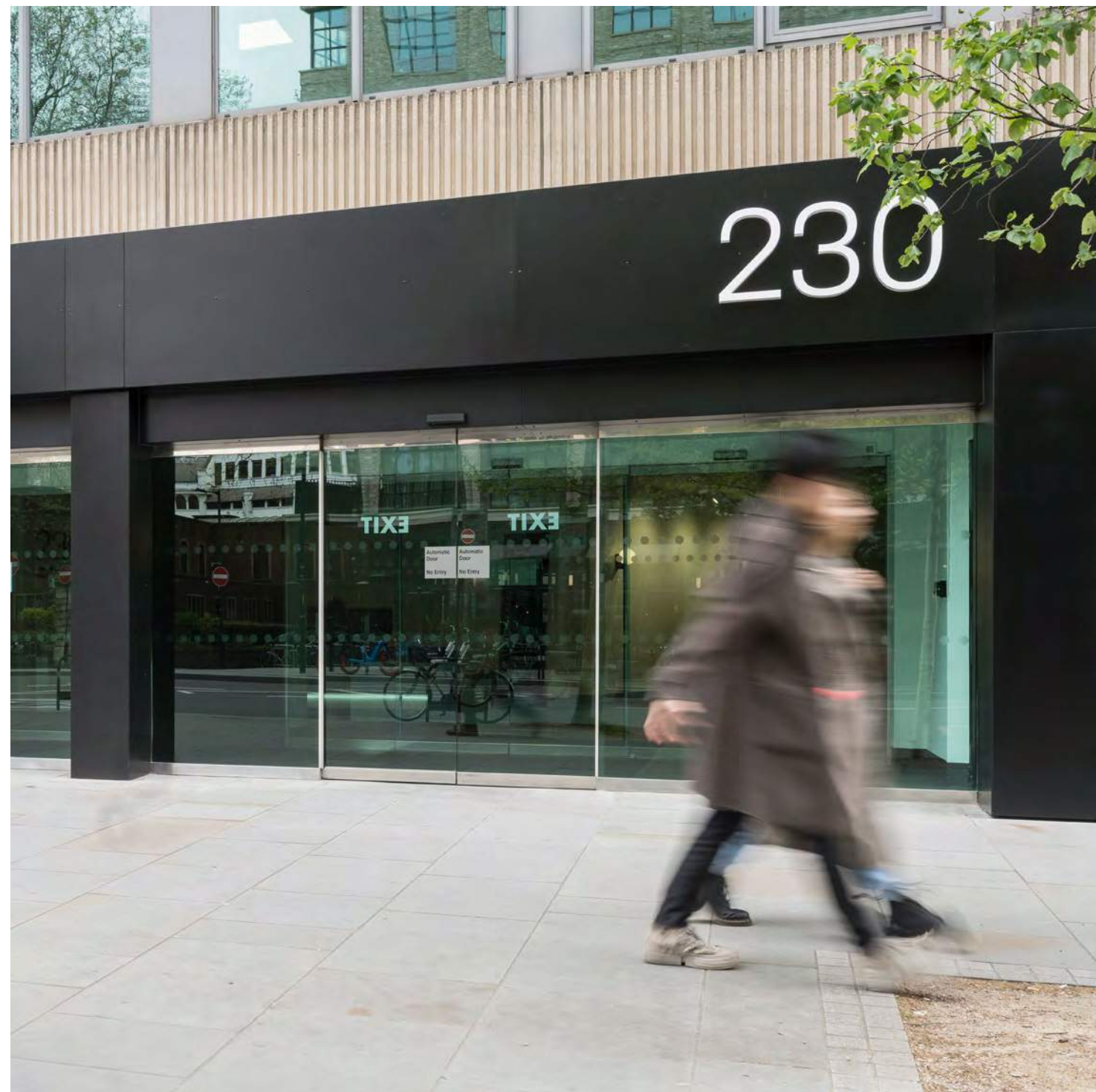
- Located in the heart of London's Southbank, just 2 minutes from Southwark Station
- Flexible, efficient floorplates available in a range of CAT A, partially fitted and fully fitted basis
- Newly refurbished reception
- Air conditioning
- Raised access floors
- Suspended ceiling with LED lighting
- Commissionaire and 24-hour security
- Excellent natural light and good views across London
- Bike racks and showers
- Parking
- EPC Rating 'C'

SCHEDULE OF AREAS

Floor	sq ft	sq m
Fifth	7,297	678
Fourth	7,296	678
First	7,286	677
Ground	9,262	860
Total	31,141	2,893



230 BLACKFRIARS



OLIVER'S YARD

SCHEDULE OF AREAS

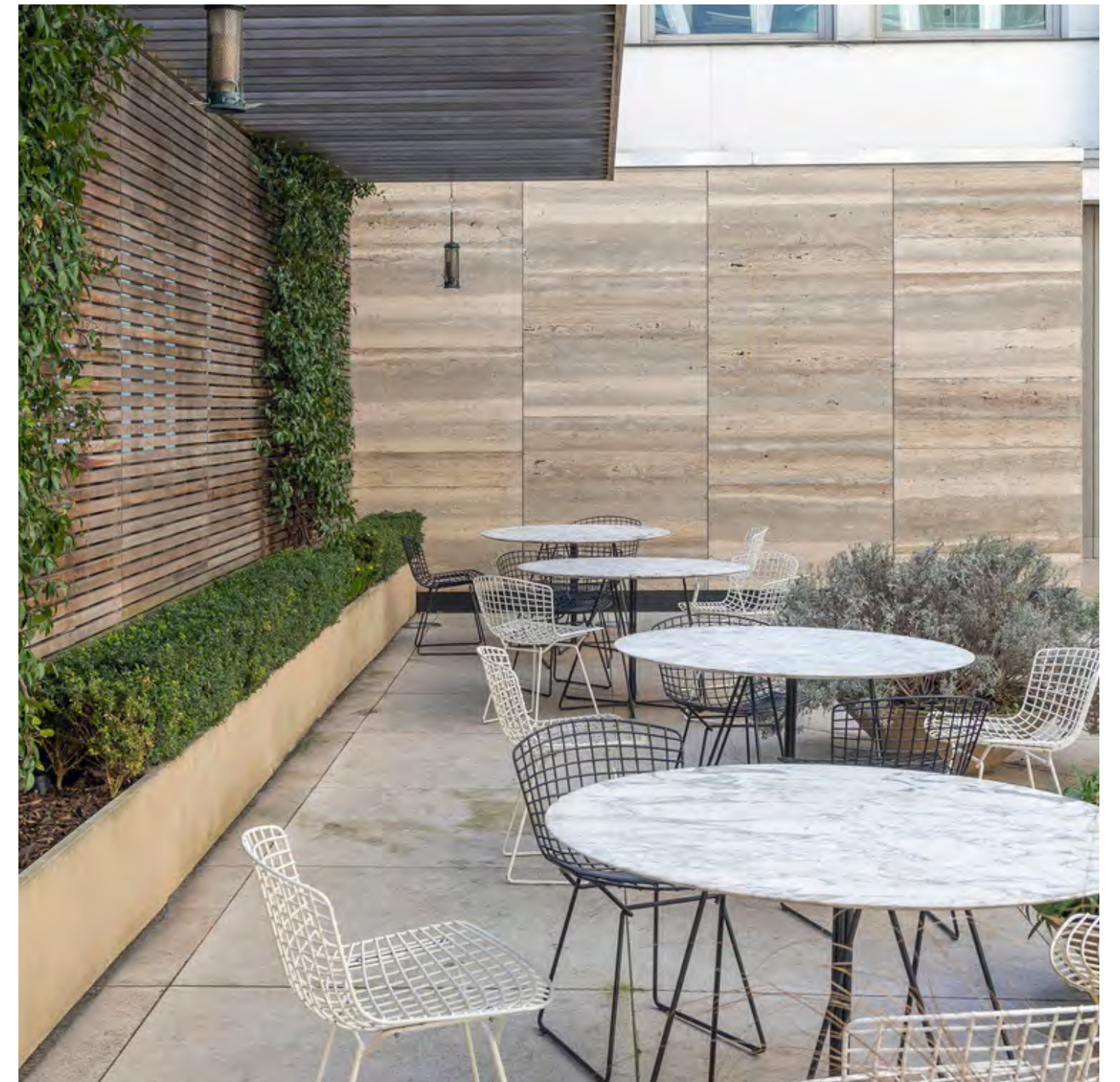
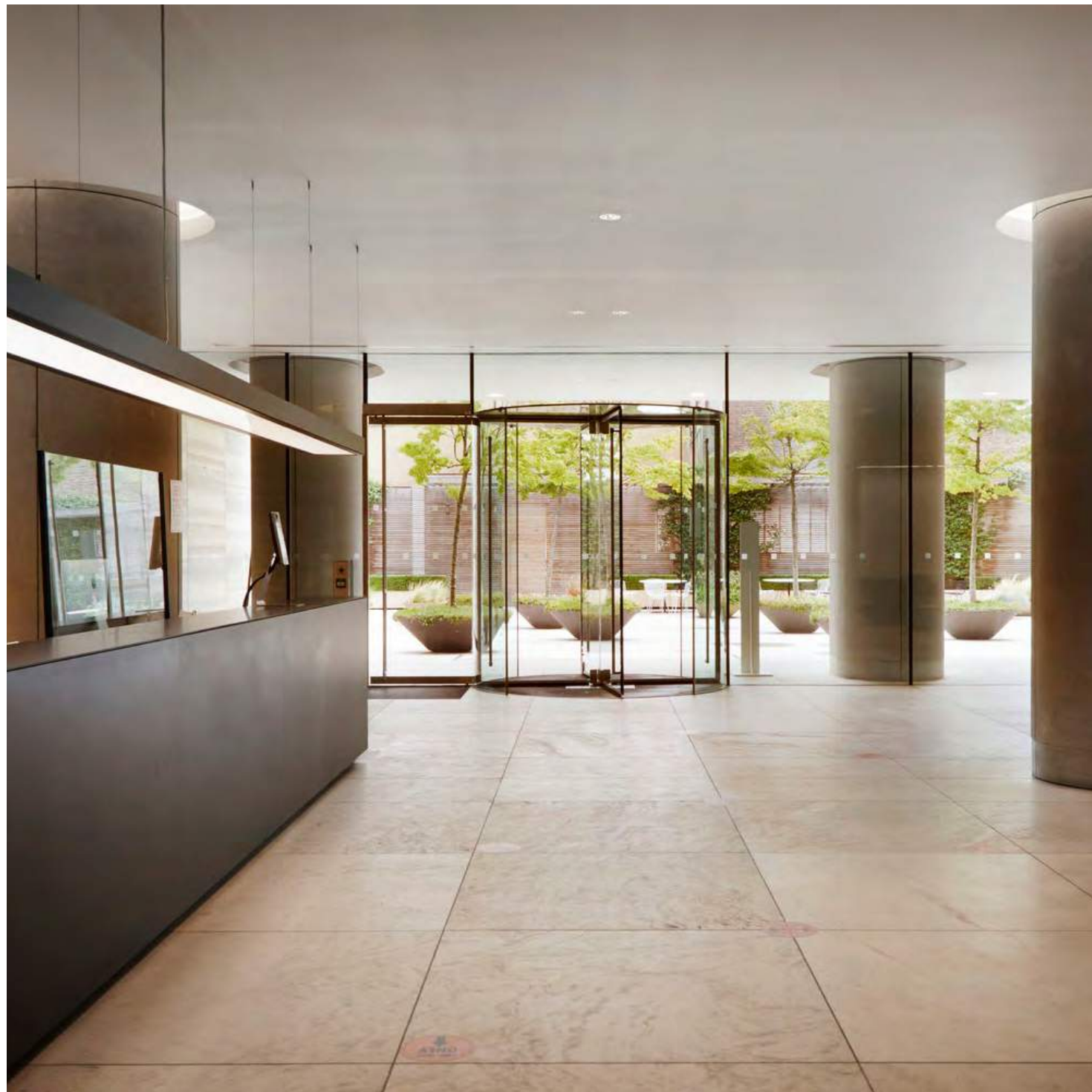
Floor	sq ft	sq m
Part fourth	7,747	720

KEY FEATURES

- Located north of the City and close to both Old Street Station and Moorgate Station
- Centred around a private, external courtyard
- New Furnished + Flexible space on the part fourth floor delivering H2 2024
- Planned future works from early 2024, led by Carmody Groarke to include:
 - Repositioning of the main entrance to enhance prominence on City Road
 - Extensive refurbishment to reception and common parts
 - New end of journey facilities, including cycle storage and shower/changing facilities



OLIVER'S YARD



1 + 2 Stephen Street.

SCHEDULE OF AREAS 1 STEPHEN STREET

Floor	Earliest VP	sq ft	sq m
Ninth and tenth	Tenant marketed	16,148	1,500
Seventh	Tenant marketed	10,864	1,009
Second	June 23	21,112	1,961
Part ground and lower ground	Dec 23	19,001	1,765
Total		67,125	6,235

2 STEPHEN STREET

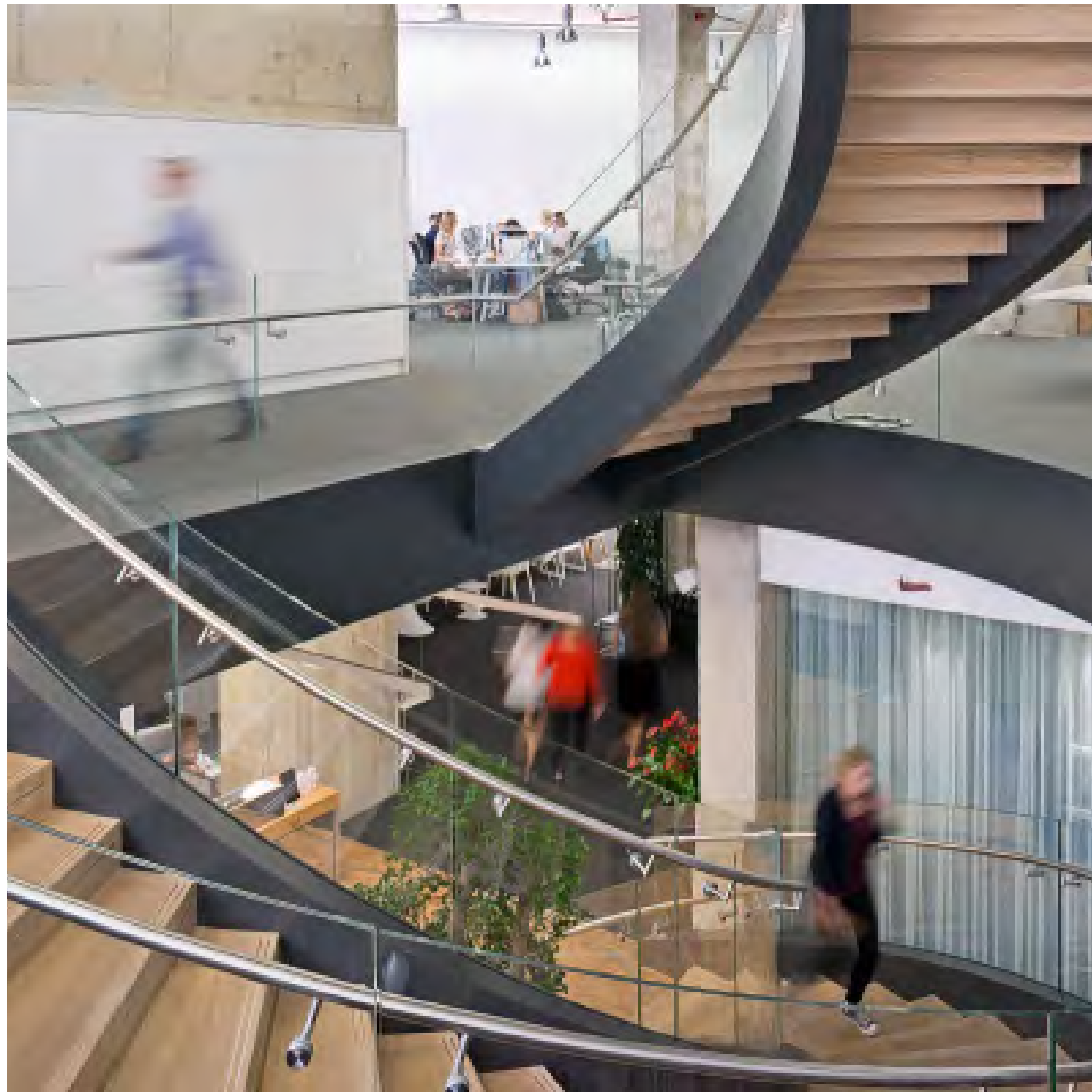
Floor	Earliest VP	sq ft	sq m
Fourth	Tenant marketed	6,522	606

KEY FEATURES

- Stephen Street provides a generous welcome with volume and light characterising the reception, located moments from Tottenham Court Road station
- Located just a moment from Centre Point, providing a diverse mix of popular eateries.
- Refurbished ground floor ribbon façade and reception
- Extensive cycle storage area with shower facilities
- Moments from Goodge Street, Tottenham Court Road stations, which includes the Elizabeth Line
- EPC Rating 'C'. Upgrade works will take place over the next two years to increase to 'B'
- WiredScore: Gold



1
+ 2 Stephen
Street.



20

FARRINGTON
ROAD

SCHEDULE OF AREAS

Floor	Earliest VP date	sq ft	sq m
Part third	Dec 23	18,109	1,682
Part third	June 24	11,452	1,064
Second	Aug 24	33,495	3,111
First	June 24	32,455	3,015
Part ground	Dec 26	25,728	2,391
Total		121,239	11,263

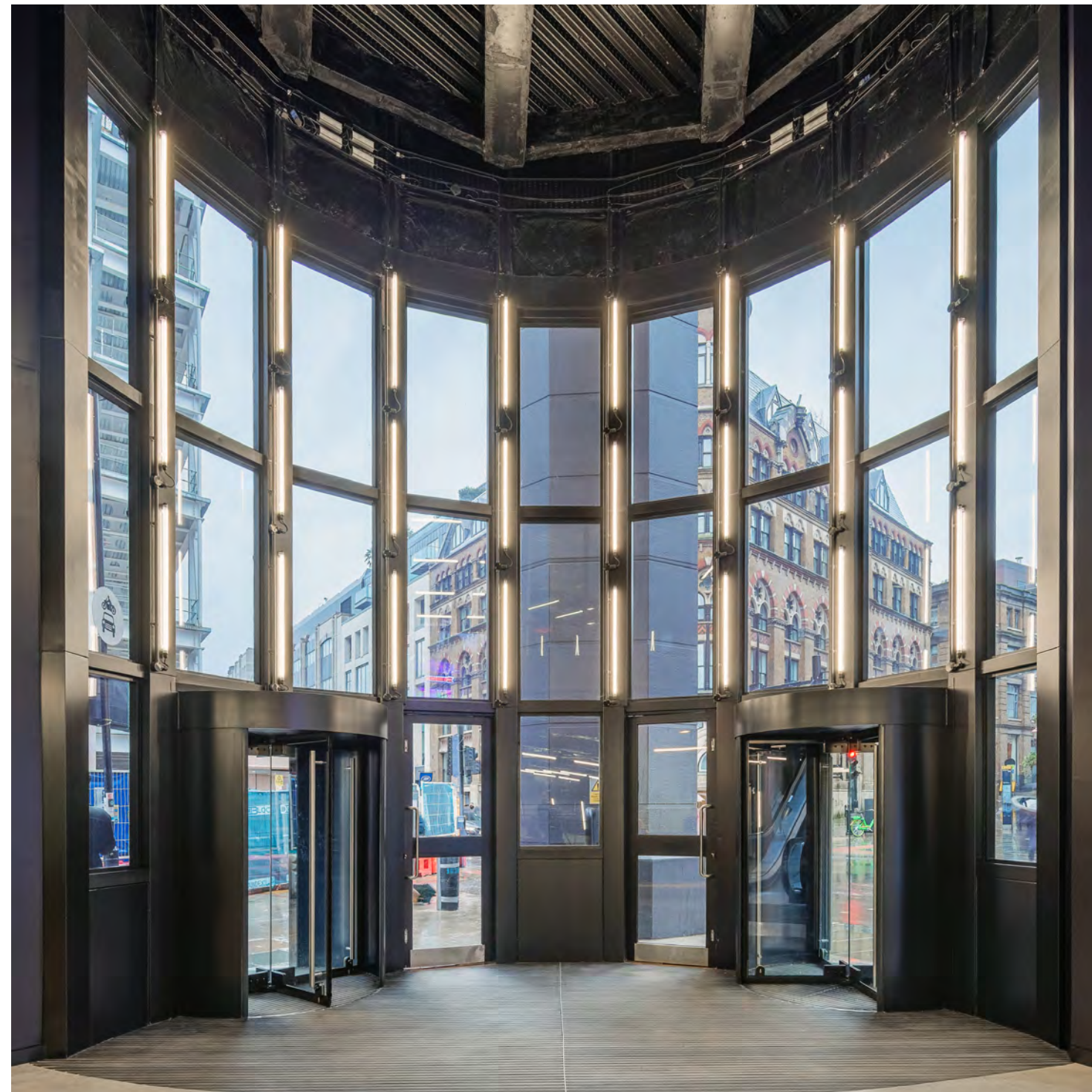
KEY FEATURES


- Located in the heart of Farringdon, a stones throw from Farringdon Station with the Elizabeth line
- Open plan reception areas with breakout spaces
- Large communal terrace on 4th floor with panoramic views of the city
- Cycle and shower facilities
- EPC Rating 'C'
- WiredScore: Good
- Planned future works from early 2024, led by Buckley Gray Yeoman to include:
 - Repositioning of the main entrance on Cowcross Street
 - Extensive refurbishment to reception and common parts
 - New end-of-journey facilities, including cycle storage and shower/changing facilities



20

FARRINGTON
ROAD





FURNISHED + FLEXIBLE

THE FEATHERSTONE BUILDING

SCHEDULE OF AREAS

Floor	sq ft	sq m
Part second	6,855	637

KEY FEATURES

- Situated next to Old Street underground and close to the Elizabeth line, accessed via Moorgate
- An Intelligent Building that delivers for the digital future
- Beautifully designed double-height reception with 7.5m floor to ceiling height
- In-house café facility
- 3.125m floor to ceiling height
- Duplex space over ground and lower ground floors of 13,400 sq ft with Derwent London shared amenity, DL/28 (targeted opening from autumn 2023)
- Communal roof terrace and pavilion on the tenth floor
- Concrete core cooling system allows an industrial aesthetic
- Lower ground cycle store for 202 cycle spaces and 84 folding cycles
- 222 lockers and 21 showers
- EPC Rating 'A'



THE FEATHERSTONE BUILDING



80 Goswell Road

at morelands

SCHEDULE OF AREAS

Floor	sq ft	sq m
Third	1,981	184
Second	2,067	192
First	2,357	219
Ground	1,041	97
Total	7,446	692

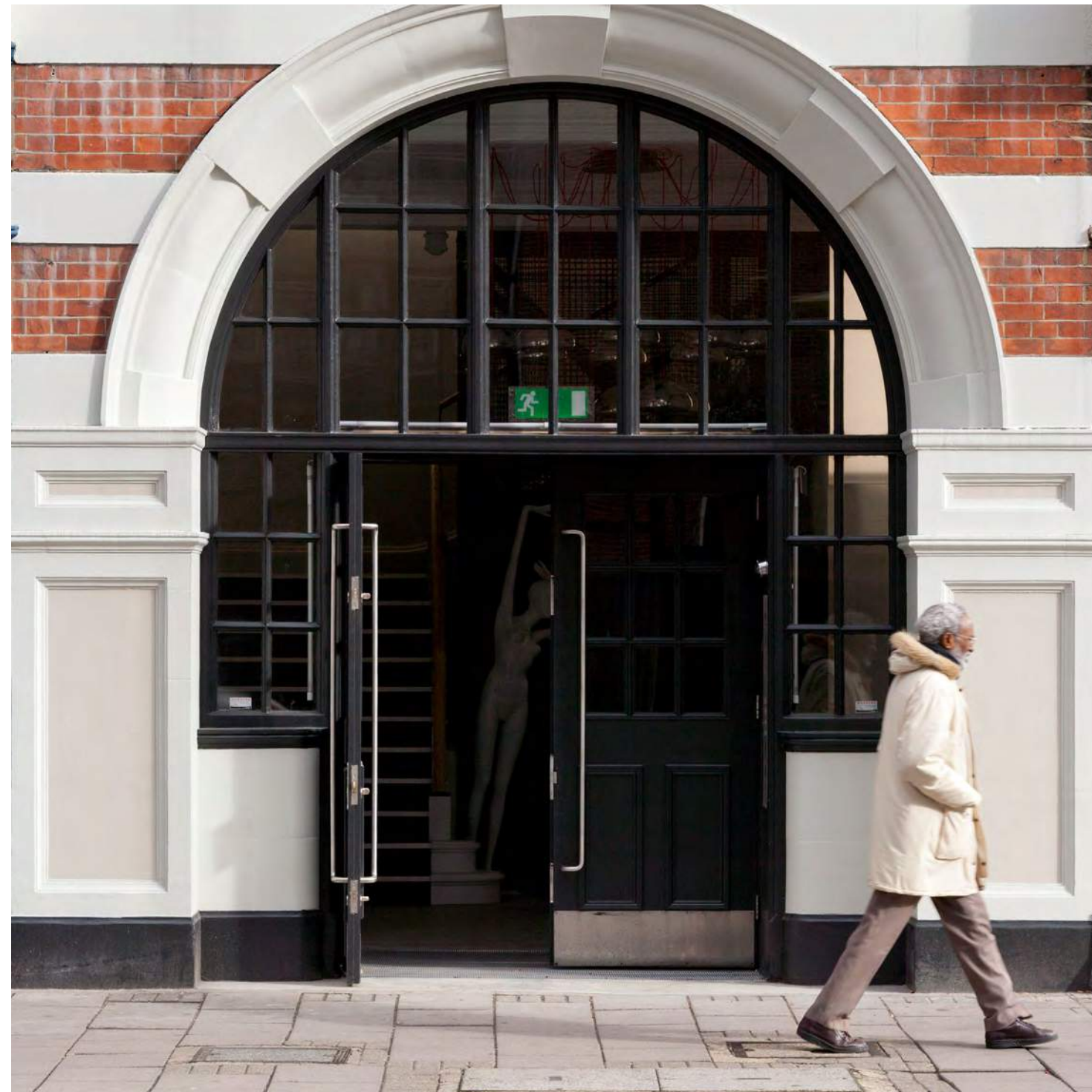
KEY FEATURES

- Self-contained building with access from Goswell Road
- Refurbished common parts with designer light fixtures
- Retained period features and exposed brickwork
- Exposed industrial-style services
- LED lighting
- Refurbished superloos
- Exposed metal caged passenger lift
- Secure bike storage
- Private first floor terrace
- Target PC Q1 2024



80 Goswell Road

at morelands



GREENCOAT HOUSE

SCHEDULE OF AREAS

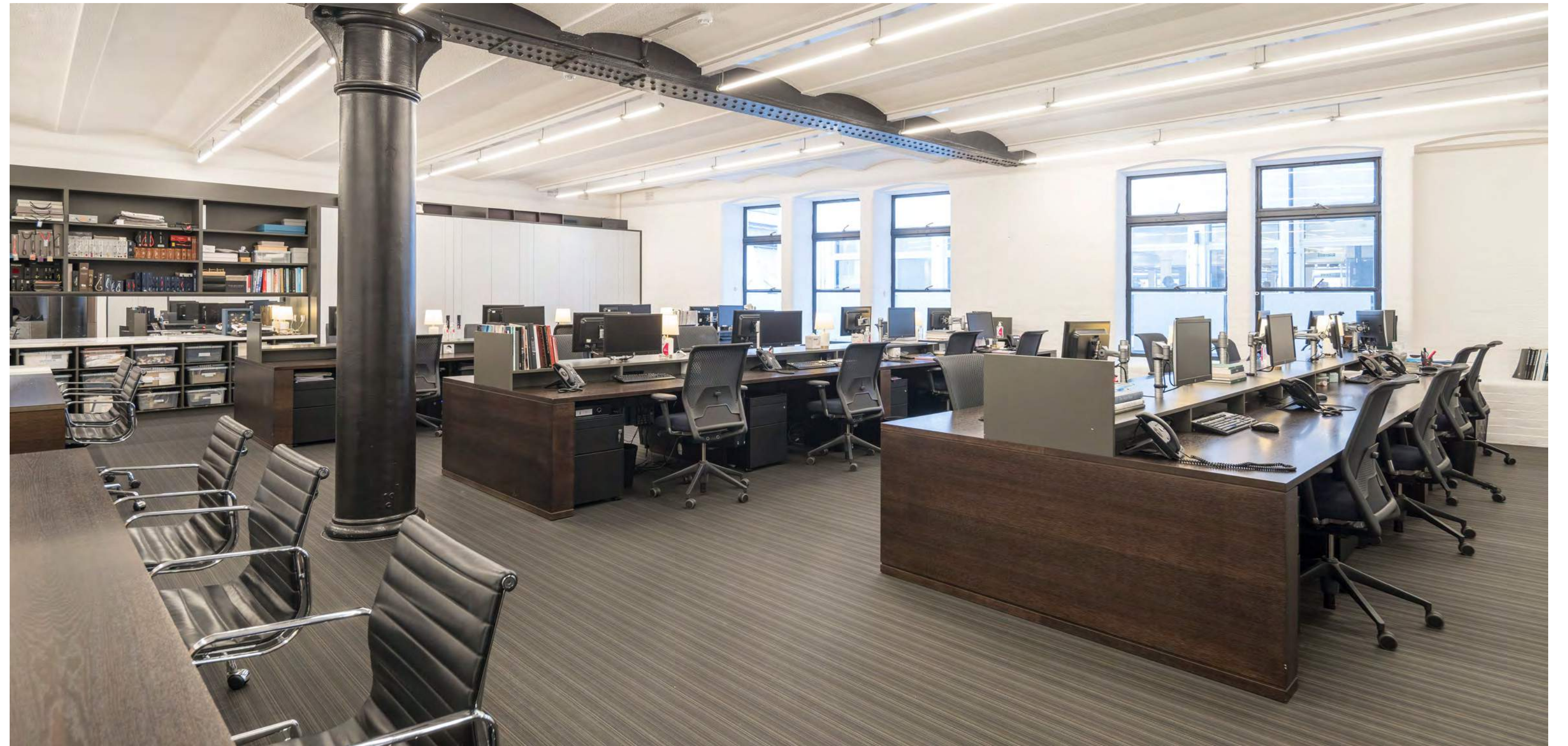
Floor	sq ft	sq m
First	2,480	230

KEY FEATURES

- New lease available with flexibility from September 2025
- Efficient heating and cooling perimeter fan coil units
- Coved vaulted ceiling
- Access to internal lightwell providing a calm breakout space
- Exposed cast iron columns
- Shower facilities and 110 cycle spaces
- EPC Rating 'D'
- Victoria and St James's Park stations both within a seven minute walk



GREENCOAT HOUSE



TEA

SCHEDULE OF AREAS

	sq ft	sq m
Unit 2.01	7,149	664

KEY FEATURES

- Tea Building is an iconic local landmark. It is a robust and striking former warehouse in a prime location on Shoreditch High Street
- Original industrial features retained with white washed brick walls
- Selection of both new and vintage furniture pieces
- Crittall-style steel openable windows
- LED lighting
- Air conditioning
- 188 cycle store
- 11 showers plus demised showers on the second and third floors
- Building contains internal street with coffee shop and ground floor reception
- EPC Rating 'B'



TEA



3 OLD STREET YARD

SCHEDULE OF AREAS

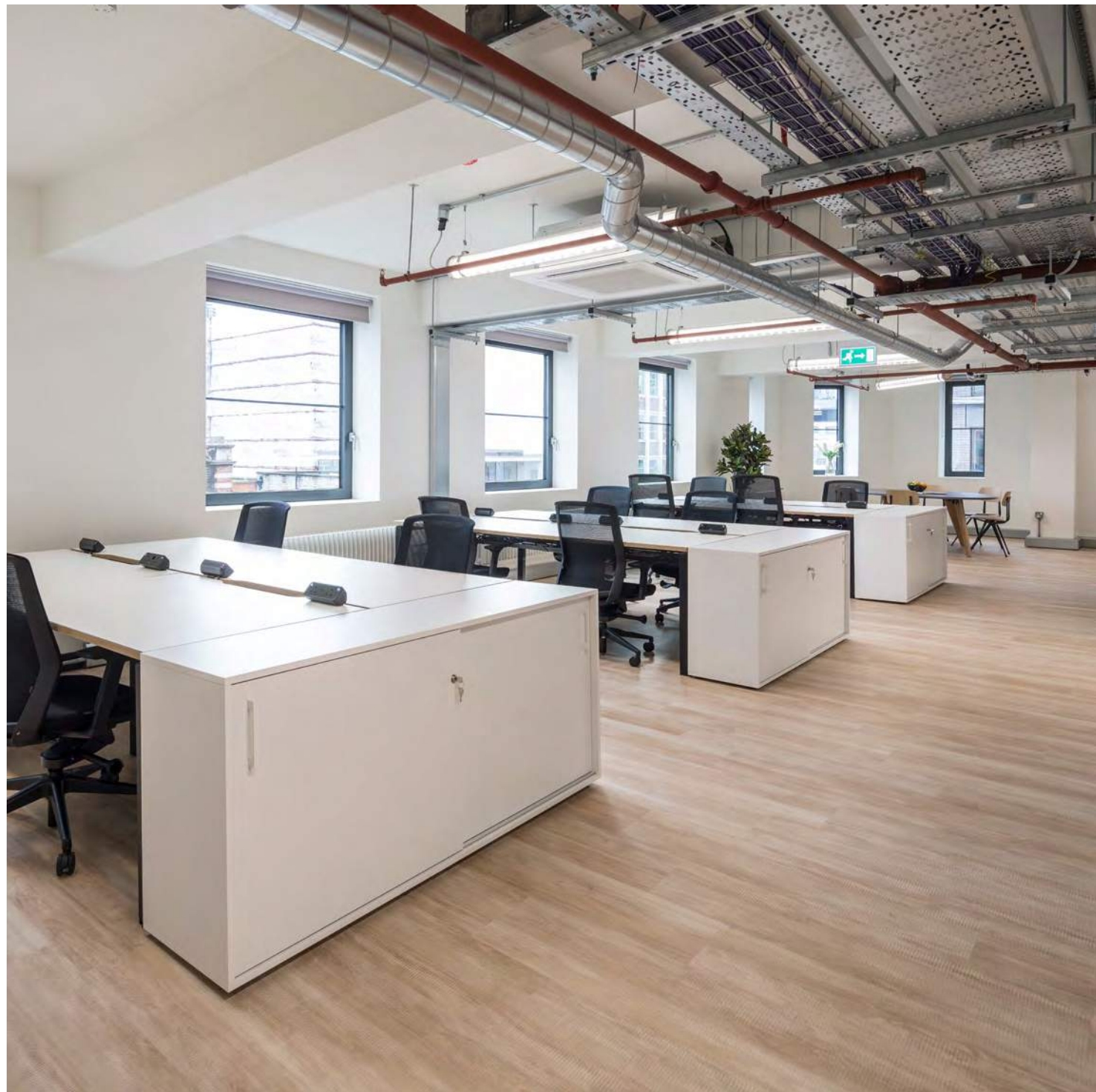
Floor	sq ft	sq m
Fifth	1,775	165
Fourth	1,899	176
Total	3,674	341

KEY FEATURES

- Warehouse style low rise building
- Bright and creative open plan workspace
- Shower facilities and communal bike storage
- Campus courtyard
- Communal roof terrace for 3 Old Street Yard occupiers
- Dedicated reception
- 24-hour access
- EPC Rating 'B'



3 OLD STREET YARD



An architectural rendering of a modern building interior. The scene is split into two levels. The upper level is a mezzanine with a glass railing, showing a bright, open-plan office or lounge area with wooden ceilings, modern furniture, and indoor plants. The lower level is a ground-floor lounge with a large wall of light-colored wood paneling, a grid of square shelves, and a seating area with armchairs and a sofa. A person is sitting on the sofa, and another person is walking in the foreground. The overall aesthetic is clean, minimalist, and warm, with a focus on natural materials and ample light.

DEVELOPMENT
PIPELINE

25 BAKER ST. W1

SCHEDULE OF AREAS

Floor	sq ft	sq m
Fourth floor	24,698	2,295
Third floor	24,698	2,295
Second	24,477	2,274
First	24,277	2,274
Total	101,536	9,434

KEY FEATURES

- Beautifully designed voluminous reception with 4.5m floor to ceiling height
- In-house café facility offering informal collaborative space
- Generous, flexible floorplates with the opportunity to link floors
- Communal Skyroom amenity space and terrace on 10th floor
- Best-in-class end of journey facilities including 314 cycle spaces, 19 showers and 406 lockers
- An Intelligent Building that delivers for the digital future
- An all-electric and net zero carbon (NZC) building on completion
- Over 50% pre-let to PIMCO
- Delivery targeted for Q4 2024



25 BAKER ST. W1



NETWORK

Fitzrovia W1

SCHEDULE OF AREAS

Floor	sq ft	sq m
Eighth	6,448	599
Seventh	16,673	1,549
Sixth	17,782	1,652
Fifth	17,750	1,649
Fourth	17,750	1,649
Third	17,750	1,649
Second	17,750	1,649
First	15,661	1,455
Ground	4,047	376
Lower ground	3,078	286
Total	134,721	12,516
Retail	4,930	458

KEY FEATURES

- Double-height reception with generous amenity provision
- Flexible office floorplates, with opportunities to create new openings between floors
- 259 cycle spaces including cycle racks, folding cycle lockers and adaptable spaces
- High quality male and female changing rooms with a total of 24 showers, 2 unisex shower/changing rooms and 1 accessible shower
- 180 lockers with associated bench seating and dedicated drying room
- Separate vanity units and towel stations
- Targeting on completion:
 - WiredScore Platinum and SmartScore Platinum
 - BREEAM Outstanding
 - LEED Gold
 - WELL “Enabled” preconditions
 - EPC Rating ‘A’
 - NABERS UK 4.5
- Delivery targeted for Q3 2025



NETWORK

Fitzrovia W1



