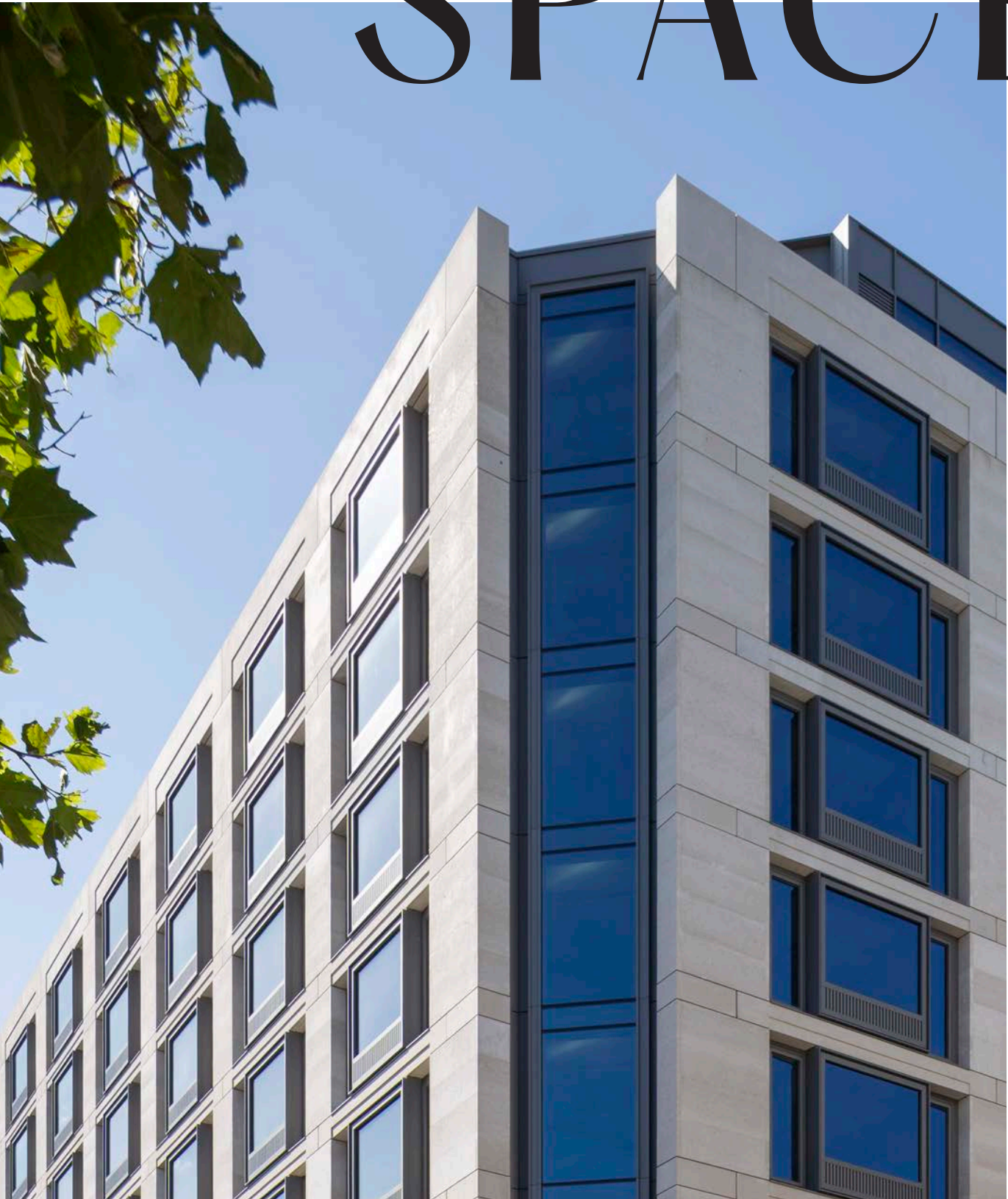


SPACE



SPACE

Welcome to the December 2025 edition of SPACE. This issue takes you inside our newest destinations, design-led collaborations, and the pipeline shaping tomorrow's London.

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A focus on future developments helping shape London's urban evolution.

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25 Baker Street W1

In the Making

At Derwent London, our pipeline of upcoming projects is a testament to our ongoing commitment to thoughtful regeneration and design-led innovation. As we look ahead, we remain dedicated to creating spaces that enrich London's architectural landscape and foster vibrant communities. Each new scheme is approached with the same attention to detail and ambition that defines our portfolio - balancing heritage with forward-thinking solutions. With every development and retrofit, we strive to deliver environments that inspire, support sustainability, and set new standards for excellence in urban office space and living.



↑ NETWORK W1

◆ Architects: Piercy&Company

A building for a bold new era of business. Network will deliver up to 134,000 sq ft of flexible office space across ten floors, and is an intelligently and sustainably designed addition to Derwent London's amenity-rich and well-connected Fitzrovia village. Completing Q4 2025.

← MIDDLESEX HOUSE W1

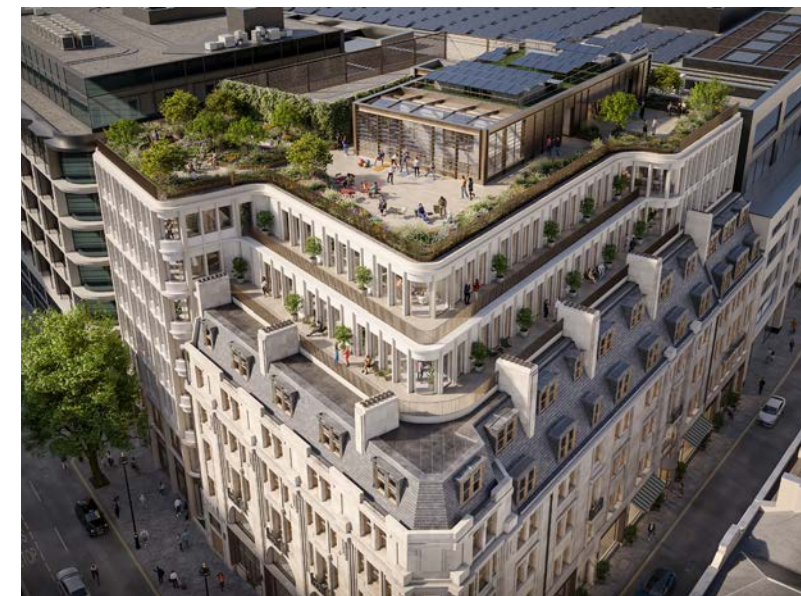
◆ Architects: Fletcher Priest

A bold reimagining of a historic Fitzrovia warehouse. Middlesex House will deliver 50,000 sq ft of characterful office space blending restored industrial features with modern design, including a landscaped rooftop terrace and central atrium. Targeted completion H2 2026.

→ GREENCOAT & GORDON HOUSE SW1

◆ Architects: Squire & Partners

A Victorian warehouse office conversion blending original warehouse features and contemporary facilities. Greencoat & Gordon House will deliver 107,800 sq ft of exceptional volume, space, light, and character across eight floors. Targeted completion H2 2027.



← HOLDEN HOUSE W1

◆ Architects: DSDHA

An industry-leading office space behind a retained Grade II listed façade. Holden House will deliver 133,500 sq ft of office space and retail, featuring a central atrium and rooftop pavilion, located opposite the Elizabeth line. Targeted completion H2 2028.

→ 50 BAKER STREET W1

◆ Architects: AHMM

An island site totalling just over one acre, including a 135m long Baker Street frontage. 50 Baker Street will deliver 203,800 sq ft of office space with large floorplates, a landscaped roof terrace, two internal rooftop amenity spaces and 11 retail units. Targeted completion H2 2029.



25 Baker St. W1

Under the
magnifying glass

You don't have to be Sherlock Holmes to notice that the recently launched 25 Baker St. W1 is an impressive development. But let's take a closer look at what will make it such an attractive home for its occupiers and compelling destination for its public visitors.

Reinventing an entire urban block in central London is a rare opportunity. And we recognised our responsibility to deliver something that would bring value not only to occupiers, but to the local community and the city. Working closely with The Portman Estate, Native Land and an outstanding team of designers and contractors, our vision was to continue the Georgian-era principle of creating places that serve both people and place for the long-term. Consequently, the project is a combination of tradition and innovation.





Office reception

A MULTI-FACETED DEVELOPMENT

The first thing to note is that 25 Baker St. is not a single building; it's an extensive development of several parts: best-in-class office space, luxury residential apartments, high-quality retail and leisure spaces, affordable housing, and a new landscaped courtyard.

Fronting Baker Street at a civic scale, the new office building offers high-quality, design-led office space with flexible floorplates, abundant natural light, and premium finishes. It's also our latest Intelligent Building, where thousands of sensors feed data into a smart platform, where AI optimises energy, comfort, and cost. From accessing the building to calling lifts, everything is cyber-secure and touch-free via the DL/App. Having such advanced features is one of the key contributors that led to the offices being 100% pre-let to five business occupiers. We look forward to welcoming PIMCO, Moelis & Company, Investcorp, Cushman & Wakefield and Sculptor Capital in 2026.

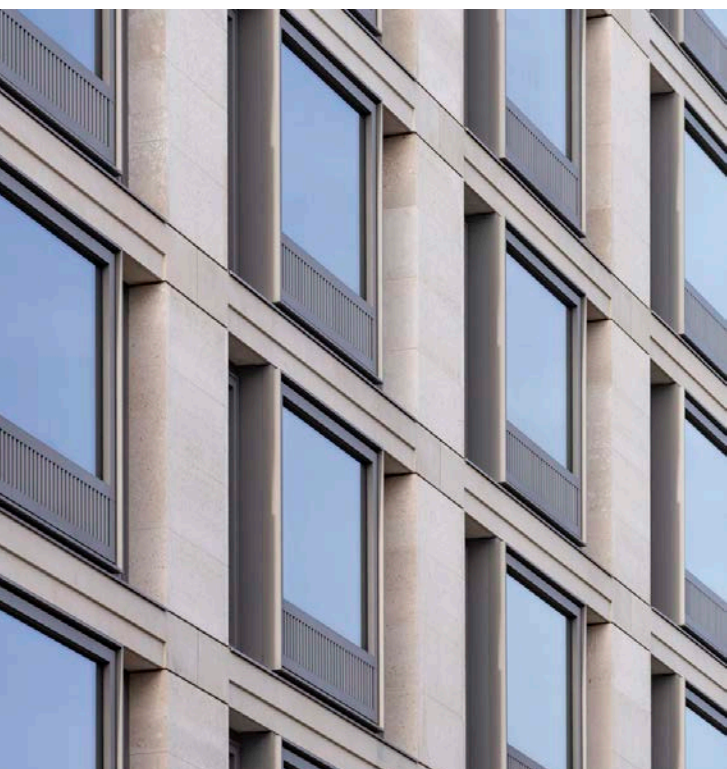
To the west of the offices, the residential apartments at 100 George Street are designed as a contemporary terrace of Georgian townhouses, each home varied in height to allow for roof gardens. Further west, the Grade II listed building on Gloucester Place has been refurbished, with new office and retail spaces and ten affordable apartments.

At the centre of it all, four new avenues lead into Loxton Walk, an open-air retail courtyard, soon to be home to a host of exciting brands. These include popular pasta bar Notto and salad bar Atis. As well as many more occupiers to be accounted shortly across food & beverage, fitness and lifestyle. This amenity will be a lasting asset to the neighbourhood, benefitting residents, office workers, locals, and visitors to the area alike.

To bring a dimension of cultural richness to the human experience, we commissioned French visual artist Noémie Goudal to create a large-scale digital piece in the Baker Street arcade, one of the access routes to the courtyard. Noémie's multi-layered dynamic work explores the themes of ecology and anthropology, through the medium of an illusionary video installation.



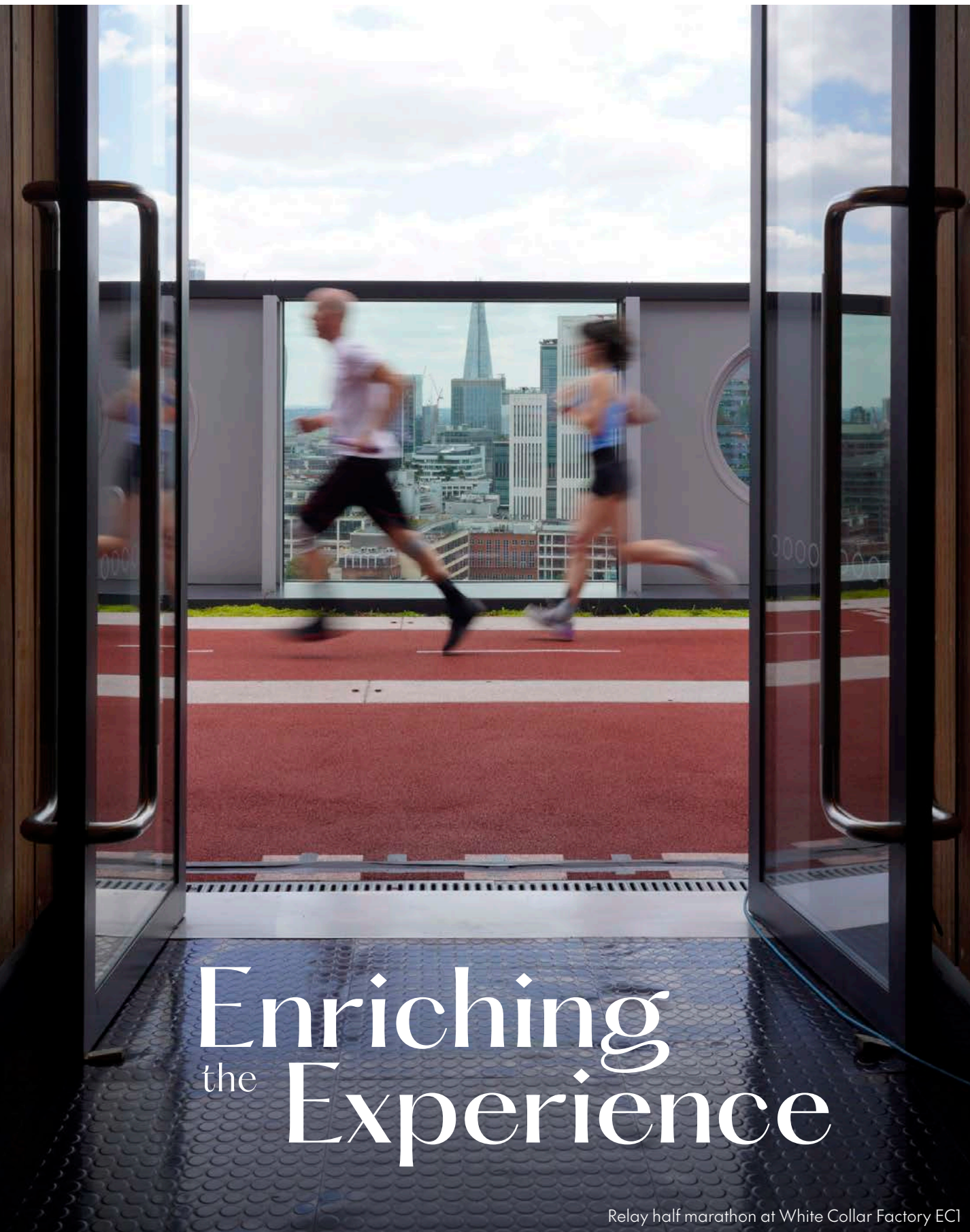
Communal Skyroom



BEAUTY UNDERPINNED BY EFFICIENCY

The façades of the various elements of the building combine thoughtful materiality with pioneering construction techniques that empower sustainable efficiency. Inspired by the Georgian use of proportion and light, the architecture is calm and ordered. Hopkins Architects selected a palette of Portland Stone, pre-cast concrete, handmade brick, and bronze to give the buildings character and allow them to sit beautifully and age well in the Marylebone landscape. But behind this crafted exterior sits a highly-efficient construction strategy. The frame, façade, and core components were manufactured and assembled off-site, which allowed for greater quality control, faster delivery, and reduced environmental impact. With the invaluable input of Laing O'Rourke, AKT II and Arup, 25 Baker St. is our first fully pre-cast concrete component, a feature that helped make it a net zero carbon development and will be our first NABERS-accredited building. ♦





Enriching the Experience

Relay half marathon at White Collar Factory EC1



Gusbourne wine tasting at DL/28 in Old Street EC1

Our DL/Member Experience team curates a calendar of events and initiatives that fosters genuine community spirit.

Anyone who starts working in one of our buildings may be surprised to find themselves part of an incredibly active and supported community. Automatically receiving DL/Membership, they simply sign up to the DL/App, and they'll discover a rich collection of benefits and amenities waiting for them. One such benefit is access to a full programme of Member events, carefully chosen and expertly organised by our dedicated DL/Member Experience team.



Pilates class on the rooftop at 80 Charlotte Street W1

It all started in 2021. We'd just opened DL/78 on Charlotte Street, our first Member's Lounge, and we suddenly had this brilliant space with so much potential. Because we are committed to fostering genuine connections, it has long been our aim to build stronger relationships with our Members, and hosting events was the perfect way to do it.

It was important that we created a very broad and inclusive offering that reflects the diverse interests of our members. By actively incorporating feedback and monitoring emerging trends, we ensure our event strategy remains relevant and engaging. Above all, we make sure events are largely experience-led, with a learning and creative element. Otherwise, they're activities with social value, enabling Members to get involved with volunteering, donation drives, and other charity initiatives.



Rooftop at White Collar Factory EC1



"An Evening With" event at DL/78 in Fitzrovia W1

It brings people together, they feel a sense of belonging

Over the past four years, we've run popular events as diverse as our rooftop relay half marathon, Supper Clubs with leading chef's and our annual photography competition. There's always something in the diary, bookable with a click on the DL/App. Members could enjoy a crystal bowl sound bath or an artisan cheeseboard class. They might equally fancy attending an urban growing workshop, rooftop yoga class or celebrity talk. And the venues vary, too. We now use both Lounges as well as buildings right across our portfolio.

Whatever the event, the result is the same: it brings people together, they feel a sense of belonging, and they leave, in one way or another, enriched. ♦



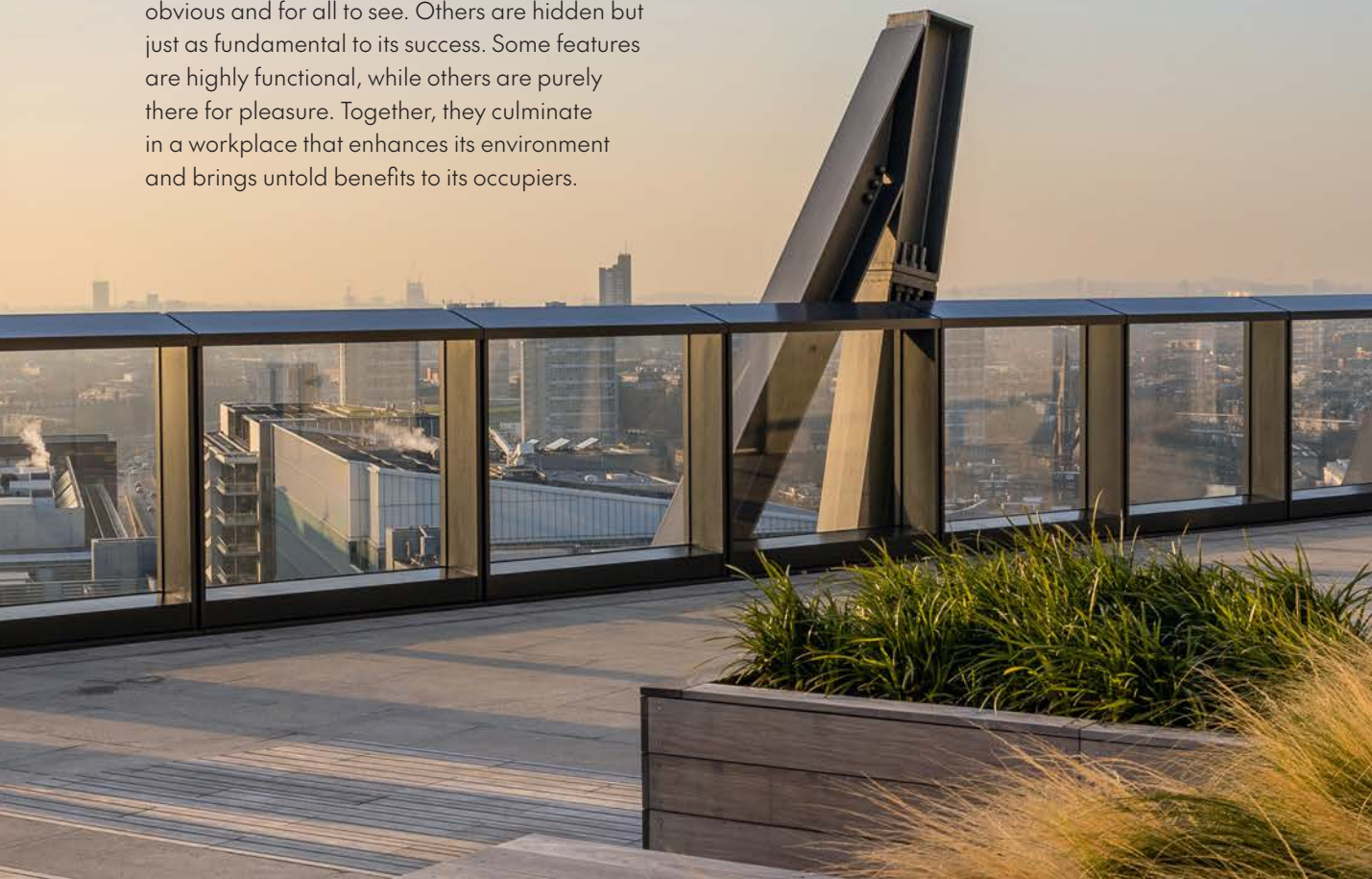
Wreath-making workshop at DL/28 in Old Street EC1

— THE FINER DETAILS OF

Brunel Building

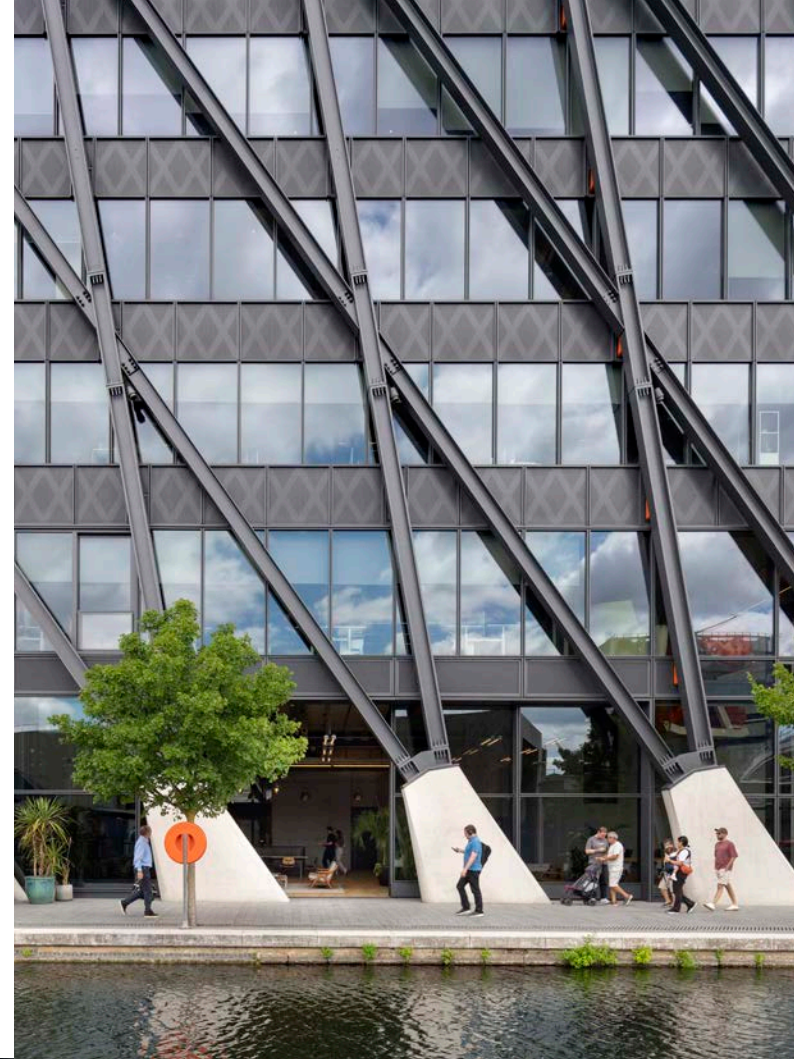
The extraordinary features of a Paddington landmark.

This is a story of triumphs in design, engineering, and art. Designed by Fletcher Priest Architects and completed in 2019, Brunel Building is, in many ways, atypical of buildings in its class. Some differences are obvious and for all to see. Others are hidden but just as fundamental to its success. Some features are highly functional, while others are purely there for pleasure. Together, they culminate in a workplace that enhances its environment and brings untold benefits to its occupiers.



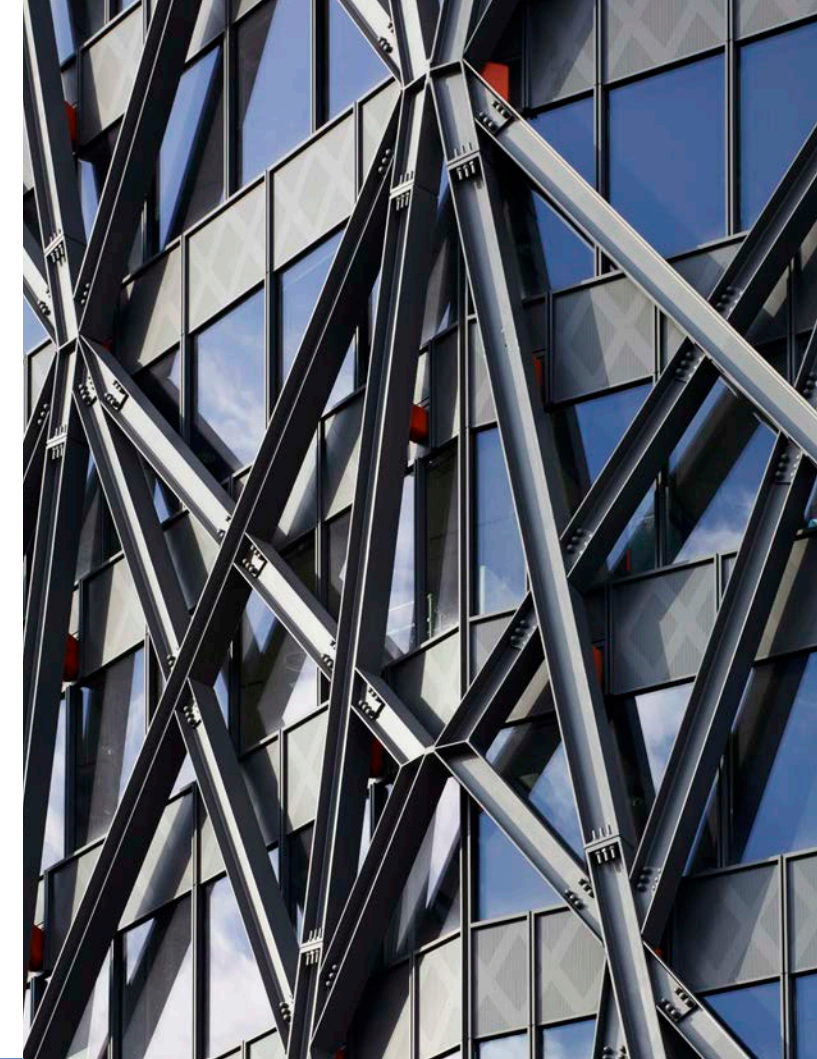
→ LOCATION

One of the design priorities was to make the most of the canal-side location. Reversing the orientation of the existing building to face the water was one way to do this. And setting it back by six metres to create a new canal path was another. We also added immense, hanger-style sliding doors - so large that they had to be custom-made by a specialist Belgian manufacturer. They're more like sliding walls, and when they're opened wide, you can be standing in reception and feel like you're right on the canal, and the space is suddenly so much more expansive and bright.



→ FAÇADE

Undeniably, the most conspicuous feature is the exoskeleton. It's like the building's wearing its bones on the outside. While this dynamic, industrial look is stunning and a clear nod to the engineering marvel of the nearby Great Western Railway (it is the 'Brunel' Building after all), this design wasn't driven purely by aesthetics. One practical driver was the constraints of the site, including the two Bakerloo Line tunnels running beneath the building. And the benefits of this external structure are many and wide-ranging. For occupiers, it allows a column-free interior, offering totally flexible floorplates. And by providing 25% shading to the façade, it helps to reduce energy demand.



← BOREHOLE

Invisible to the eye are the pair of 180m-deep boreholes that provide low-carbon heating and cooling to the building. Depending on the time of year, hot water is pumped down and cooled, while cold water can be heated, utilising the stable temperatures underground. It's called an Aquifer Thermal Energy Storage system, if you're interested. To create a cover for the pumping equipment at street level, we commissioned artist Gavin Turk. Noting the Paddington 'Basin' location, his solution was to make a two-tonne bronze plug, a sculpture he named 'Axis Mundi'.



← ROOF TERRACE

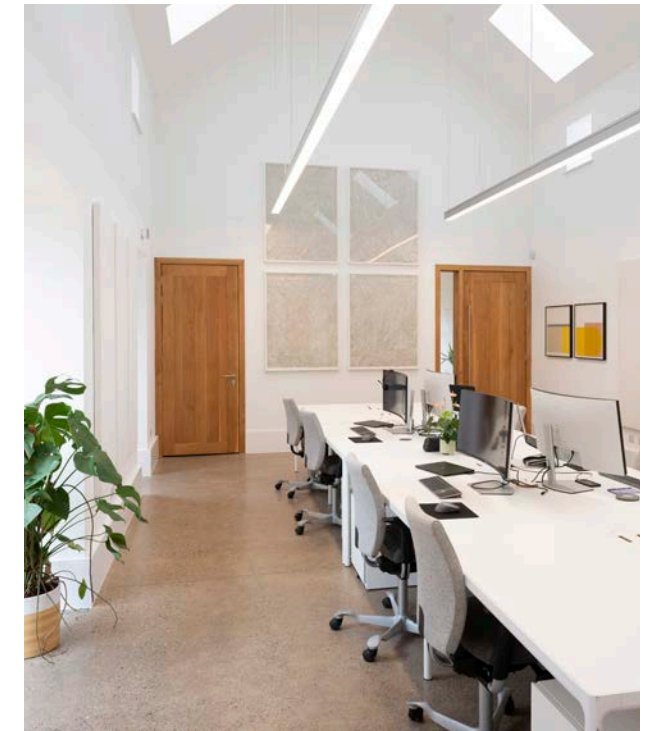
Another standout feature unseen by passersby, but very much enjoyed by the building's 2,000 occupiers, is the canal-facing roof terrace on the 17th floor. It's a wind-sheltered suntrap 65 metres up, offering incredible vistas across London. It's also a wellbeing-enhancing amenity space, used for workouts, socialising and relaxation. The indoor element, Fyles Pavilion, un by Daisy Green who operate Bondi Green on the ground floor, is playfully surrounded by Julian Opie's unmistakable art. ♦

This is a story of
triumphs in design,
engineering, and art

A New Chapter at

Easter Cadder

 Where Heritage Meets Innovation



Introducing our newly redeveloped Scottish office at Easter Cadder.

Caledonian Properties, based just outside Glasgow, is a part of our business that has been doing great work for many years. As we've recently completed works on a barn conversion to create our flagship Scottish office at Easter Cadder, we felt it was a good time to tell the full story.

In Space, two years ago, we announced our plan to build a 110-acre solar farm in Scotland. It's a bold endeavour, that's progressing well, but it's actually just one part of a much broader Scottish enterprise.

But, before we delve into that, we should explain what a self-proclaimed London-centric business is doing up in Scotland. To cut a long story short, a past merger resulted in us owning the Caledonian Estate, comprising around 5,500 acres of mixed rural land and commercial property to the north of Glasgow. That was almost two decades ago and, since then, the Caledonian team have been doing outstanding work running and developing it into what it is today. The land has multiple uses: as well as the solar farm site, there's arable farmland, 200 acres of native woodland, many rural-commercial ventures, and even a 325,000 sq ft retail park. The benefit it brings to the area is manifold, supporting local business, the community, and the environment.



Aerial of Easter Cadder Farm



Where heritage meets innovation

Historically, the team there have been based in disparate locations, but that's all changed with the recent renovation of Easter Cadder farm, which has become the new HQ of the operation. In true Derwent London style, the development is sensitive to its local context but advanced in design and functionality. We've turned what was a dilapidated farm steading on a former pig farm into a welcoming and sustainable workplace with an open-plan office and meeting space, state of the art Estate workshop, and large modern farm sheds.

Much of the office building is a celebration of local materials and skills. The roofs are reclaimed Scottish slate, painstakingly prepared and hung in the traditional

method by a local company. Scottish larch was used for the timber cladding. And the original solid stone walls were carefully cleaned, repaired, and repointed. Of the modern elements, a highlight is the massive single-pane window in the contemporary extension, which overlooks the rolling farmland around Easter Cadder. The building's sustainability features include triple-glazed windows and an air-tight envelope, air source heat pumps to serve underfloor heating and hot water, and electric car charging points. Outside, a 200-panel photovoltaic field generates enough electricity to power the property as well as supplying surplus to the National Grid, even on a dull day. All this has led to the property being rated carbon-negative and achieving the rare EPC rating of A+.

Comprising a community garden, farm, residential properties, and the solar element, the site will act as a showcase for the wider operation. While those who work there are now enjoying the perfect base, Easter Cadder will also regularly host colleagues and visitors, becoming a central hub for the entire Estate. ♦

— A FEATURE ON

Rawside

How a sustainable furniture business dovetails beautifully with The Featherstone Building.



“This location is absolutely perfect – one of London’s most exciting areas. And Derwent were extremely supportive in our move. We’ve since collaborated on plenty of projects, including providing furniture for fellow tenants.”

- Liz Close, Rawside

We consistently find that our occupiers share our values. They see something in our buildings and our ethos that resonates with their personal outlook and business vision. Rawside is one of those companies.

Rawside is a fantastic British furniture brand that crafts beautiful and functional pieces that are built to last using sustainable materials. They have a great manufacturing facility in Hampshire, but in 2022, the expanding business found itself in need of showcase space in the capital to exhibit its new and prototype products. While pounding the streets of Shoreditch, they found The Featherstone Building, our newly launched workplace, just off Old Street roundabout. They told us it was love at first viewing.

It was the brick façade, exposed concrete ceilings, and large windows, echoing the architecture of Victorian warehouses, that immediately won them over.

Aesthetically and spatially, the building provided the ideal environment for their highly-crafted work. They chose a ground floor space on City Road that would act as a high-profile shopfront. And they took it with a basic ‘shell and core’ fit-out, which gave them the completely blank canvas they wanted. They were even keen to keep the raw bones of the building visible, wishing to create a gallery-like space rather than a traditional retail unit.

But it was more than the physical space that inspired their sense of affinity with the building. It was the outstanding environmental credentials that also spoke to the Rawside team, who, at the time, were working towards B Corp certification (which they’ve since achieved).

Now settled in, Rawside couldn’t be happier with their new home. If you’re in the area, why not drop by and admire their work? And afterwards, you could pay a visit to DL/Service next door for a coffee. ♦

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Walk the Room

OUR VISION, PURPOSE & VALUES

We craft inspiring and distinctive space where people thrive.

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

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

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