

FURNISHED * FLEXIBLE *

80 Goswell
Road
at morelands

Clerkenwell EC1

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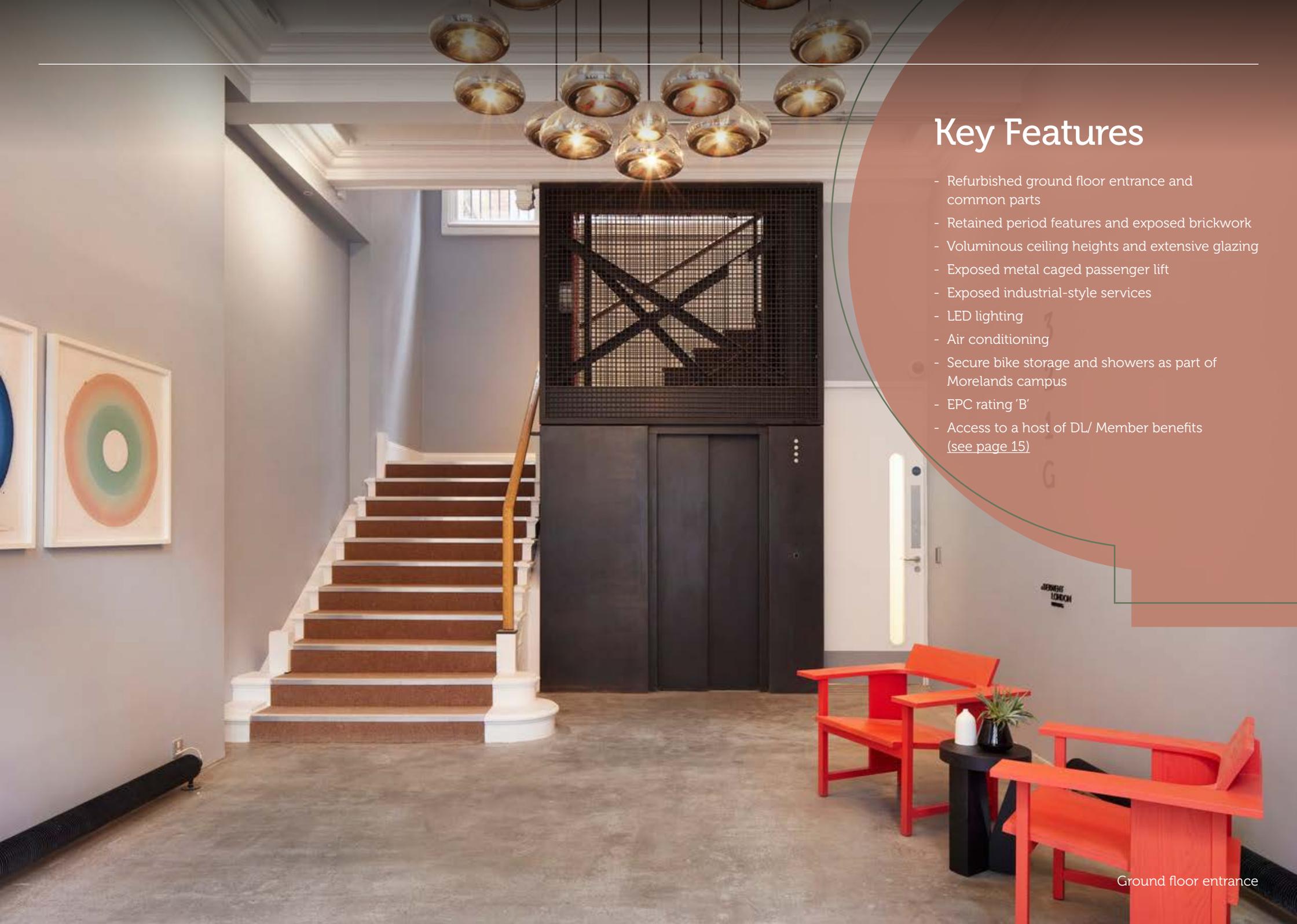
at morelands

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

Bright and thoughtfully designed, the third floor provides private fully-fitted 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 third floor offers fully-fitted Furnished + Flexible office space, ready to occupy. Boasting spacious floor plates, an abundance of natural light and exposed brick walls. The interior spaces are defined using AHMM's 'Jack' system where fabric-covered panels create partitioned meeting rooms, phone booths and a kitchenette. Allowing free-flowing work zones and breakout areas.

Floor	sq ft	sq m
Third	1,957	181



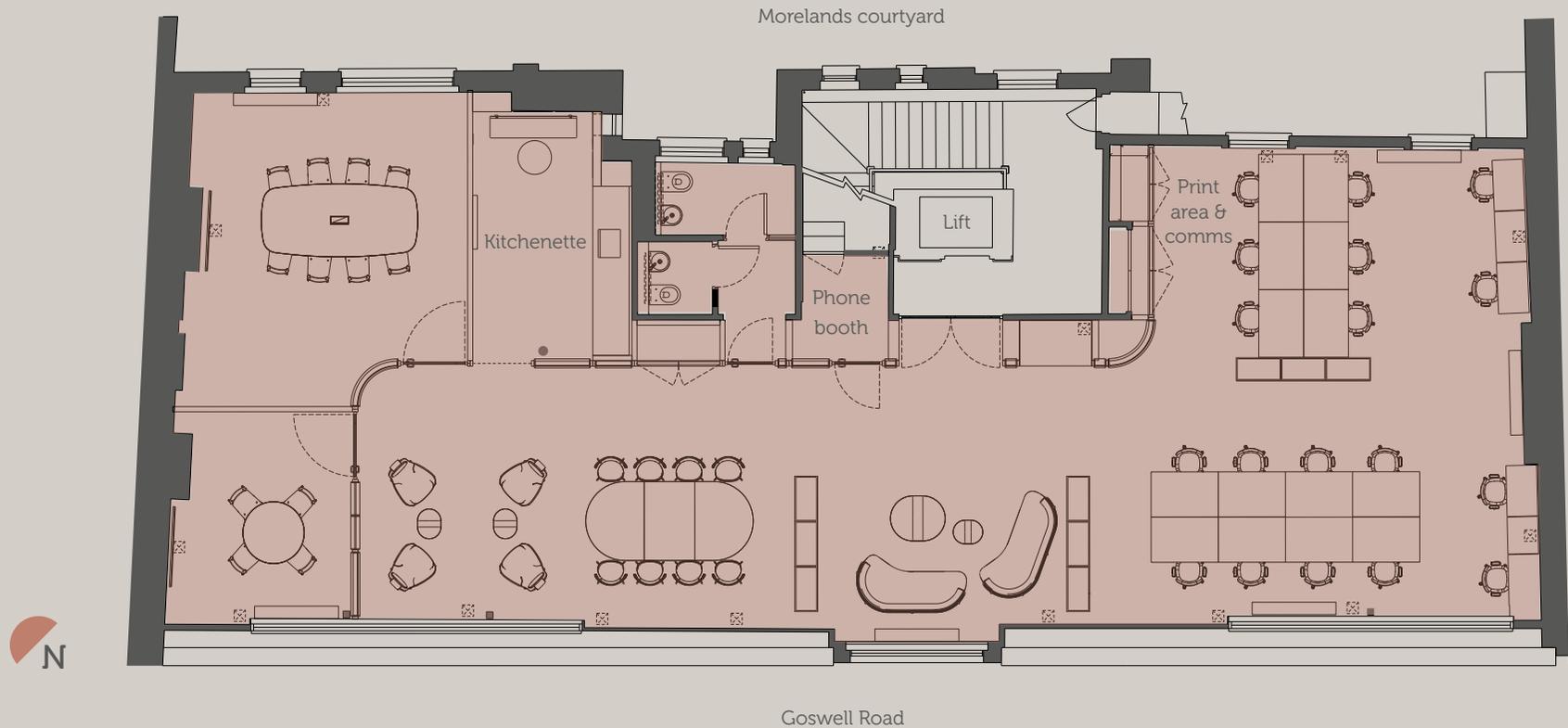
Third floor

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



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.



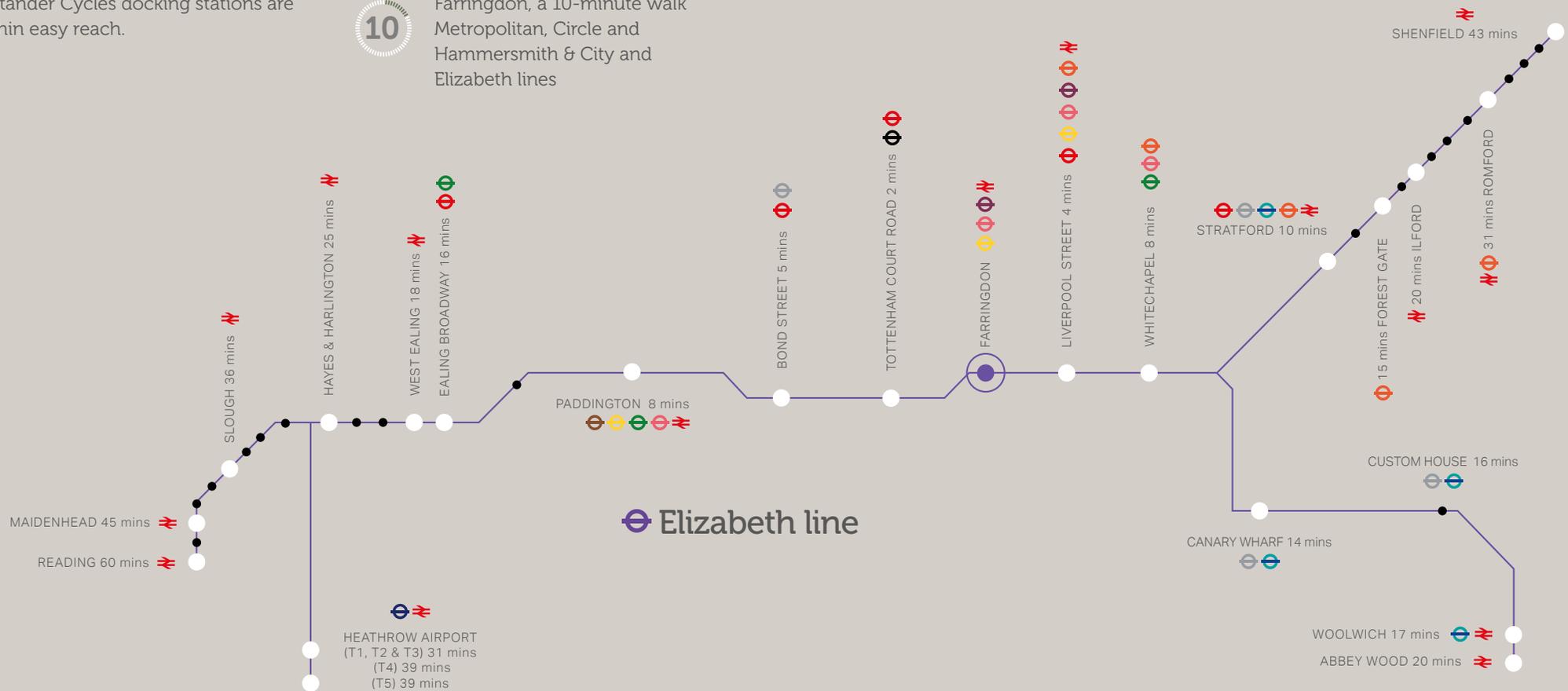
Barbican, a 5-minute walk
Elizabeth line, Metropolitan, Circle and Hammersmith & City lines



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)

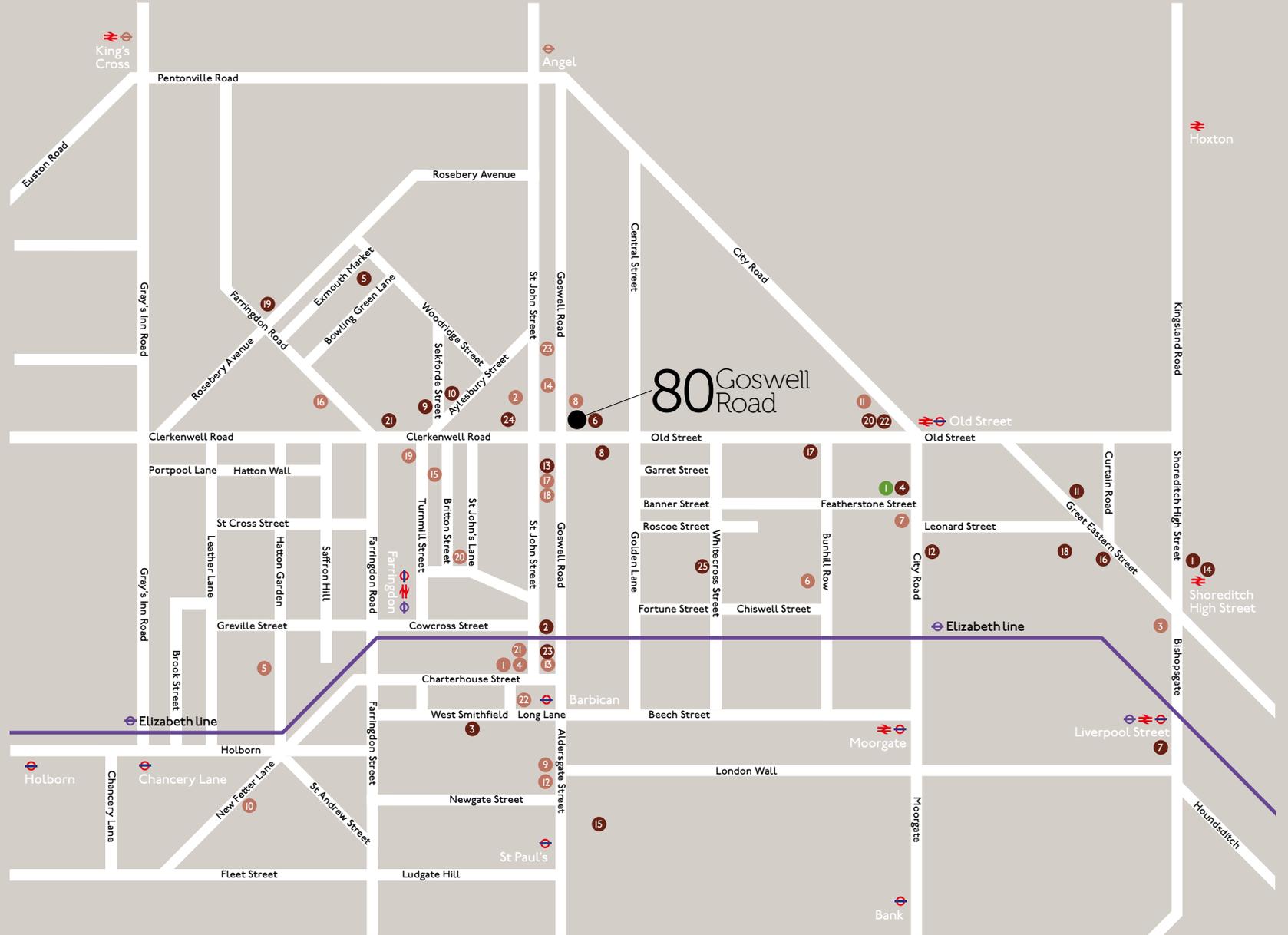
1. DL/28 at The Featherstone Building EC1

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

We design and innovate...

We are experts in our industry, delivering transformative, design-led spaces that become thriving places.

...to build and connect our communities

We invest in our communities and provide best-in-class service, offering all office tenants complimentary DL/ Membership with exceptional amenity, service and benefits.

...with an unrivalled brand and expertise.

We take pride in our track-record as London's leading design-led developer of world-class commercial buildings. Our buildings are, and always will be, our brand.

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 your 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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