



M

YO

New Street Square

3 New Street Square, London EC4A 3BF

Contents



Let's work around you

Myo workspaces are thoughtfully designed private offices with access to comfortable shared spaces and enriching events. Professionally managed by an on-site concierge team and backed by Landsec expertise, Myo makes your working life as seamless and productive as possible.

A short stroll from Chancery Lane and Farringdon stations, Myo New Street Square occupies an entire six-floor building with extensive meeting and event space. Full of carefully considered planting, plus green roofs and terraces, here we bring the outside, inside.



What you can expect at Myo

As a Myo member you will benefit from:

Flexibility

- Simple 1-5 year leases
- Access to a variety of shared space, adaptable to your needs
- Help choosing the ideal office for your business
- Flexible event space and a choice of high-spec meeting rooms with plug-and-play video conferencing
- Use of meeting rooms and event space at all other Myo locations

Simplicity

- Simplified leases and an all-inclusive price plan
- 24/7 building access for your team
- A dedicated, on-site concierge team, always there when you need them
- Resilient and super-fast internet connectivity

Personalisation

- Collaborate with us to create an office that reflects your business needs, culture and brand
- Your business name displayed throughout your office and the building reception
- Personal client greeting by front of house, with no tablets

Partnership

- Backed by Landsec expertise, which owns all Myo buildings
- Landsec means consistency, stability, and every detail taken care of from the moment you walk through the door
- As your business evolves, together we can plot your next move within Myo or other Landsec buildings



An inspirational environment

Over five floors of high-performance, flexible workspace, dMFK's distinctive transformation of New Street Square strikes a balance between individual and shared experiences. Generous amenity provision offers customers a choice of working environments from event spaces to focused restorative settings.

Pre-certified WELL Platinum certification, the building has been developed in harmony with the surrounding area, with its calming interior complementing the existing architecture.



Stylish and social

Opening out onto Landsec's flourishing New Street Square are six spacious floors, all dedicated to Myo.

Inside, the decor is calm with a natural palette, while ample lounges, meeting rooms and serene terraces give space for all occasions. Step outside, and you'll discover anything from pop-up markets to popular Wimbledon tennis screenings.

Every day can be an enriching experience with Myo.



Beautiful private offices
tailored to suit your needs



Beyond your office

Reception

A refreshing first impression; accessed through the main entrance on the square, your reception is beautifully designed with an abundance of light and space.

Shared spaces

Whether for focus or collaboration, meetings or break-out chats, there are all kinds of stylish, versatile spots dotted around the six floors, furnished with cosy, soft seating, plants and private booths.

Kitchens & tea points

Each multi-occupier floor comes complete with fridges, microwaves and dishwashers, as well as those all important tea and coffee making facilities.

Private phone booths

Dedicated private spaces for calls can be found on floors 1, 3, 4, and 5.

Facilities

End your trip in convenience and comfort, with 392 cycle racks, 161 lockers and 16 showers with towel service.



Inspiring and versatile shared spaces



Meeting rooms

Myo New Street Square offers a wide range of high-spec, personalisable meeting rooms, all complete with the latest video conferencing equipment. Each room is fitted with textured glass or blinds for privacy and has a range of refreshments supplied. On the ground floor, two eight-person meeting rooms can be combined to create a larger boardroom for 16 people.

- 1 x 16 person conference room
- 2 x 6 person meeting rooms
- 3 x 8 person meeting rooms

Event spaces

As well as regular member events designed to enrich your Myo experience, our elegant shared spaces are available to book for your own events and activities.

The flexible space on the ground floor can accommodate up to 86 people and be configured to suit different types and sizes of events, such as town halls, conferences or wellness activities.

Meanwhile, the terrace and top floor event space can host over 150 people, with a dedicated catering point and sweeping views towards the Thames.



A welcoming reception and lounge area



Work well at Myo

Environmental

Renewable energy

Targeting BREEAM Excellent with 100% of electricity from renewable sources.

Waste

100% of our waste is diverted from landfill. We have a no paper policy, utilising digital screens for communication.

Carbon offsetting

Designed with quality materials, built to last.

Energy efficiency

Utilising rainwater harvesting and LED lighting with additional efforts made to reduce energy. Low-VOC non toxic building materials specified.

Recycling

Myo New Street Square has an 80% recycling rate target.

Wellbeing

WELL pre-certified

The WELL certification is a rating system for the characteristics of built spaces that impact people's health and wellbeing, including lighting, temperature and air quality. Myo New Street Square is proudly WELL pre-certified.

Wellbeing spaces

A range of quiet, private communal areas for confidentiality and tranquillity, as well as sociable eating spaces. Upgraded acoustics to reduce noise stress and support concentration, with high-quality electric lighting to support good eye health.

Biophilic design

Plants integrated with workspace design, while a landscaped top-floor terrace offers mindful relaxation.

Natural light & ventilation

Generous natural lighting throughout with 70% of workstations offering 5m of glazing. Demand-controlled ventilation plus additional filters that remove harmful pollutants and maintain good air quality.

On-site team

On-hand to listen and adapt to feedback, ensuring you get the most out of Myo.

End-of-trip facilities

Provision for a seamless end-of-trip experience, including on-site cycle storage and changing facilities.

Social

Local employability partnerships

Landsec-funded grants to support charity and community initiatives.

Enriching events programme

Using our events to bring light to and assist with local, relevant issues and topics in our community.

Rotating art

Curated exhibitions focused on social and environmental causes.

Inclusivity initiatives

Year round support and recognition of inclusive initiatives including Pride & Black History Month along with a host of other campaigns that focus on creating a fairer, more equal society.

To find out more about sustainability at Myo, please speak to a member of the Myo New Street Square team

If old streets could talk

Myo New Street Square sits within a modern campus at the core of the City. However, its surrounding streets are steeped in history – from the storied Fleet Street and its headline-making heritage to Sir John Soane's extraordinary house museum. There are culinary delights here too, including Cord by Cordon Bleu, Leather Lane market and Ye Olde Cheshire Cheese – one of London's oldest pubs.

For a lunch-time stroll or a post-work tennis match, the River Thames North Bank and Lincoln Inn Fields are close by, while the area is also home to two prestigious educational establishments: The London School of Economics and The University of the Arts.

Exceptional connections

Myo New Street Square
3 New Street Square, London EC4A 3BF

Be at Chancery Lane or City Thameslink in five minutes, while Farringdon is only nine minutes' away - the biggest local transport hub, with the Elizabeth line and three tube lines. Finally, Bank, with its DLR links, is less than a 20-minute stroll away.

From Chancery Lane by Underground

King's Cross St Pancras	7 minutes
London Bridge	8 minutes
Waterloo	9 minutes

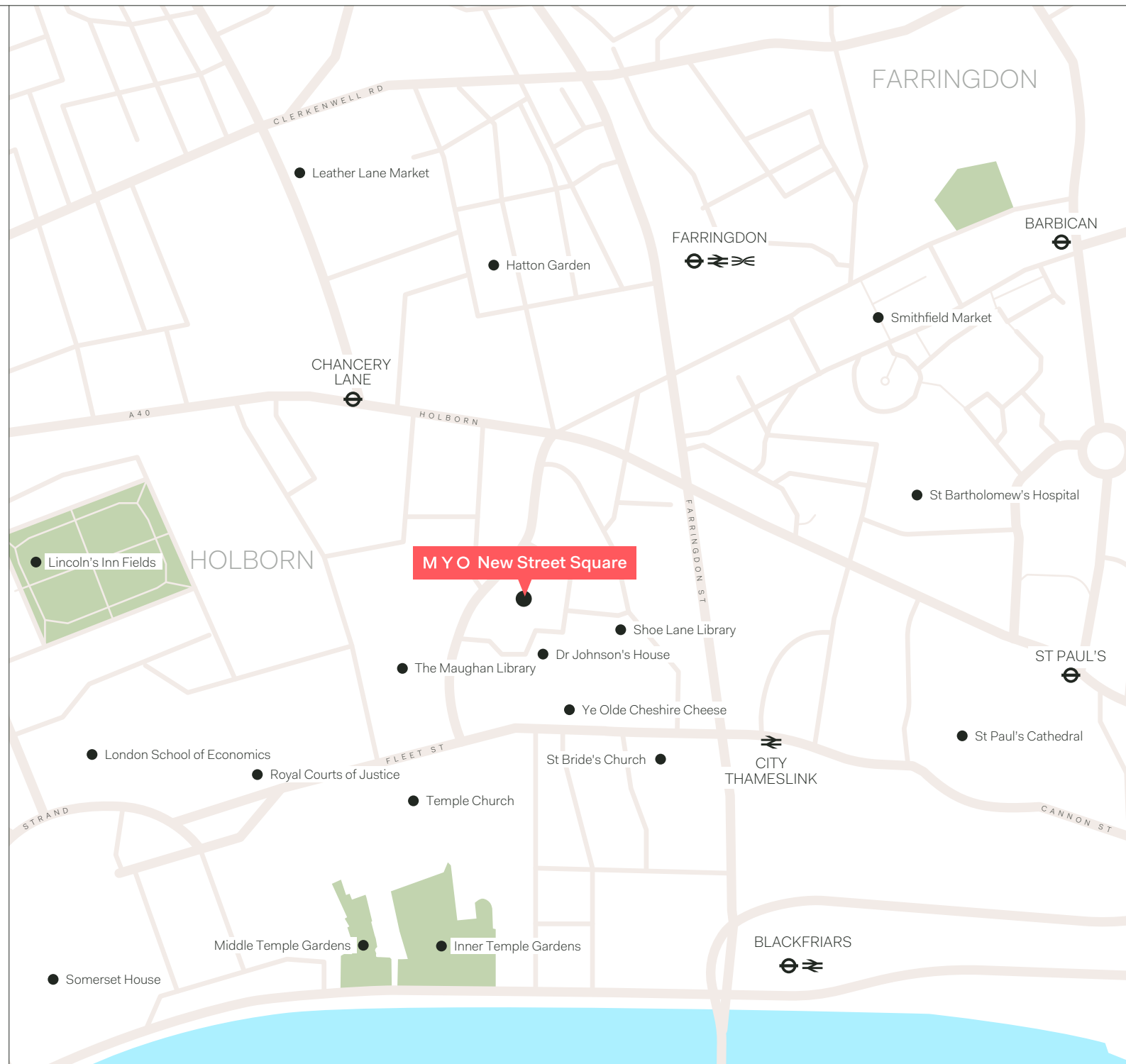
From Farringdon by Elizabeth line

Liverpool Street	2 minutes
Bond Street	5 minutes
Paddington	8 minutes

From Farringdon to London's Airports

London City	30 minutes
Heathrow	36 minutes
Gatwick	40 minutes

Journey time sources: Citymapper



The Old Bank of England



Chancery Lane Station



Leather Lane Market



Garbanzos



Lincoln's Inn Fields



The London School of Economics and Political Science



WatchHouse



Gymbox



An eclectic neighbourhood

This neighbourhood is renowned for being a favourite among the professional services sector, but you'll also find big brands and innovative tech firms nearby.

Here are just a few of our neighbours:



SAATCHI & SAATCHI



Deloitte.



TaylorWessing

Bird & Bird



MYO

myo.co.uk

To book a tour of Myo New Street Square or
ask any other questions, please contact

Lauren Avgousti
+44 (0)7901 514 822
sales@myo.co.uk



All CGIs are for indicative purposes only. Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, agent nor client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. July 2023.