



MYO New Street Square

3 New Street Square, London, EC4A 3BF



MYO

Expect more.

MYO is a leader in the creation of considered, crafted workplaces in exceptional locations.

New Street Square

Personalisation

- › Workspaces aligned to your culture and commercial needs
- › Space that adapts to your changing requirements

Partnership

- › We work with you to create your perfect workspace
- › As your business evolves we grow with you, either in MYO New Street Square, at another MYO or Landsec office building
- › We are trusted and proven, with decades of Landsec expertise

Flexibility

- › Services reflected in simple, all-inclusive leases
- › Access to dynamic event spaces across all MYO locations
- › Choose from a variety of adaptable, shared spaces and meeting rooms

Hospitality

- › We look after every detail to ensure the best possible experience
- › 24h concierge service
- › Members are treated as guests
- › Visiting clients greeted in-person on arrival

For today and tomorrow

- › Intentionally designed to create a premium workspace experience
- › A desirable, prime location
- › WELL Platinum & BREEAM Excellent
- › Biophilic interior design
- › Powered by 100% renewable energy

MYO

New Street Square

MYO New Street Square

Serene workspace, exceptional connections

A short stroll from Chancery Lane and Farringdon stations, MYO New Street Square occupies an entire six-floor building within Landsec's New Street Square campus.

Full of carefully considered planting, green roofs and terraces, here we bring the outside, inside to create a calm and considered environment where you can do your best work.



A photograph of a modern wraparound terrace on a rooftop. The terrace features a long, low wooden planter box filled with green plants and orange flowers. A metal railing runs along the edge. In the foreground, a group of five people are seated at a long, light-colored metal table, holding glasses of wine. To the left, a man in a dark jacket and khaki pants stands near a small service counter. The terrace is bordered by a building with a distinctive facade of vertical wooden slats with circular cutouts. In the background, the London skyline is visible under a blue sky with scattered white clouds, including the London Eye and various city buildings.

Wraparound terrace with
views of the London skyline

MYO

A place for you, whatever your working style

Created by experts, MYO New Street Square is an award-winning workspace that provides you with the perfect choice of working environments, generous amenity space and a terrace with views over London, to help you do your best work.

Natural light fills six spacious floors of workspace, all complete with private offices, soft seating, private phone booths and meeting rooms, ensuring that whether you need space for focus, collaboration, meetings or breakout chats, you can find it here.

On the top floor, the communal terrace has been designed with carefully considered planting making it the ideal space take a break and boost your productivity. Plus, it's the perfect place for client entertaining or team summer drinks.

This is workspace perfected. This is MYO.



New Street Square



Welcoming, light-filled workspace





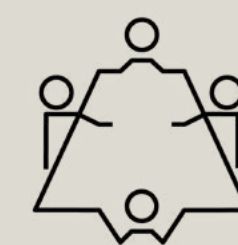
MYO

New Street Square

The customer experience at MYO New Street Square has been considered and curated to provide everything you need to be energised, engaged and productive.

It's an approach that starts with the personalisation of your private workspace, then continues across every touchpoint and service.

Services included in our all-inclusive leases:



Communal lounges



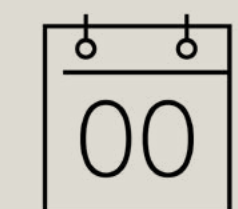
Privacy booths



On-site concierge



Super fast
broadband



Meeting
organisation



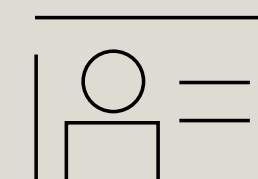
Events



Welcoming team



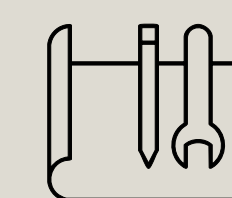
Fully managed



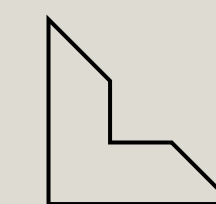
Access to all MYO
locations across
Central London



Three-tiered
security



In-house design
and project
management
teams



Backed by
Landsec
expertise

A five star experience.

MYO



Designed for a better working day.

Created by dMFK, MYO New Street Square is built to the highest standards in workplace design. Natural materials are carried throughout the interiors, creating a sense of harmony between the built environment of the outside campus and the biophilia filled workspace.



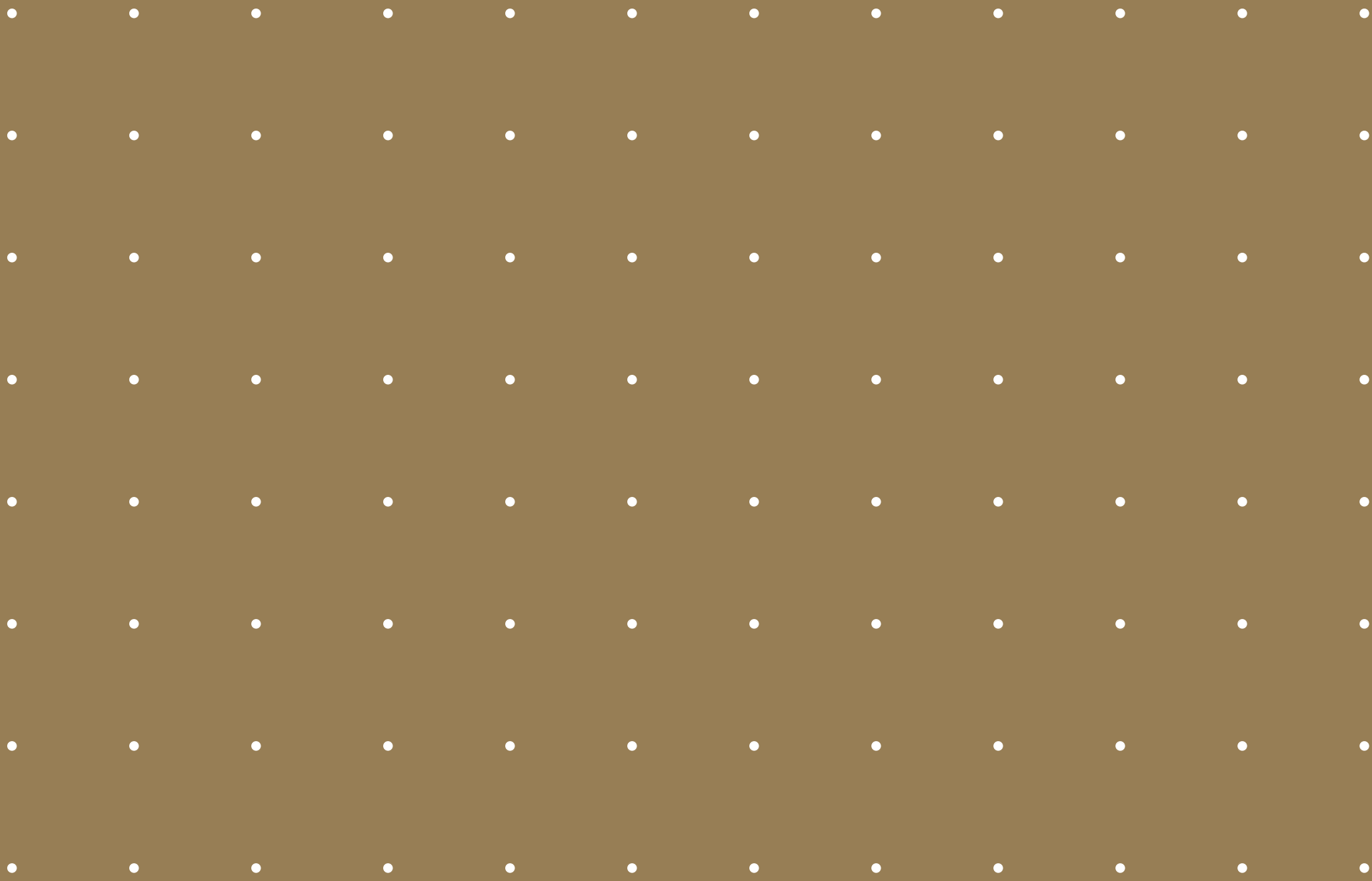
The interior design leans into the building’s original architecture and surrounding environment, with the façade’s geometric gridding reflected with mesh curtaining and panels of cross-reeded glass within the breakout lounges. Green toned terrazzo and porcelain tiling, natural patterns, wooden finishes and joinery with integrated planters, further enforce that cohesion with the natural world, and result in a calming interior designed to help you do your best work.

Covered in a generous perimeter of planting, the landscaped terrace and green roofs have been curated to adapt and thrive in a changing climate, offering year-round micro ecosystems for wildlife.

No MYO space is ever the same, we pride ourselves in making each space unique for our customers.

Workplaces that work WELL.

MYO is dedicated to providing workspaces that prioritise health, wellbeing and sustainability. A recently refurbished building, MYO New Street Square exemplifies our MYO standard. Sustainable from design to operation, this best-in-class building has been curated to enhance your everyday.



WELLNESS

Technical specification

+

SUSTAINABILITY

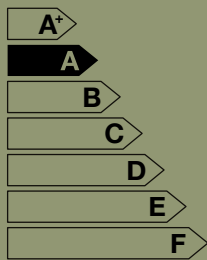
Accreditations



WELL
Platinum

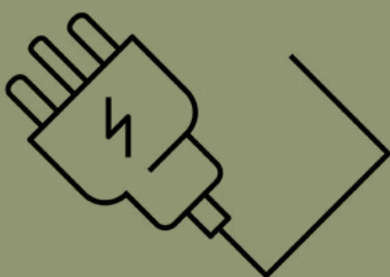


BREEAM
Excellent



EPC A

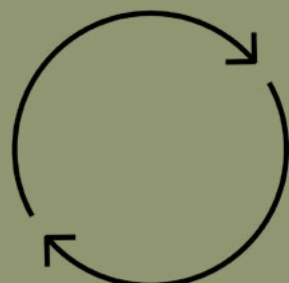
Sustainability



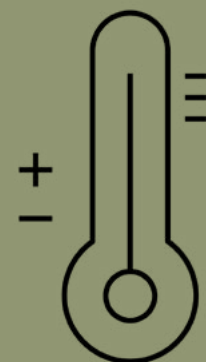
Powered by air
source heat pumps



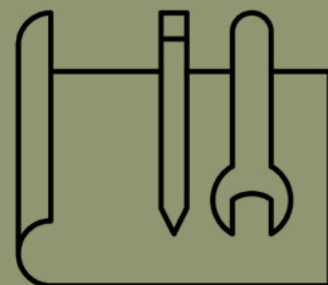
100% of waste
diverted from landfill



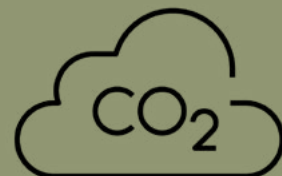
Targeted 80%
recycling rate



LED lighting, solar
control glazing,
above average fresh
air ventilation

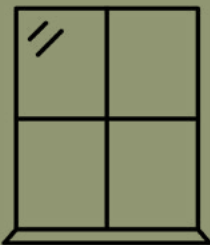


Low-VOC non-toxic
building materials
used

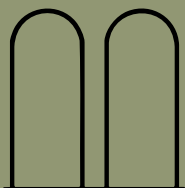


Air is filtered and co2
levels are measured
to maintain good air
quality

Wellness



Floor-to-ceiling
windows to let in
natural light



State-of-the-art end
of trip facilities with
towel service



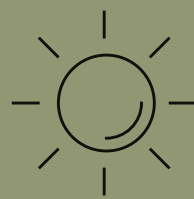
20x showers



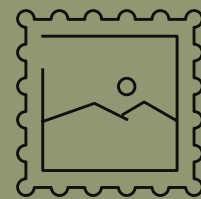
161 lockers



392 cycle racks



Access to
landscaped roof
terrace



Rotating curated art
exhibitions



Biophilic design
throughout

Private offices from 12 to 142+ desks



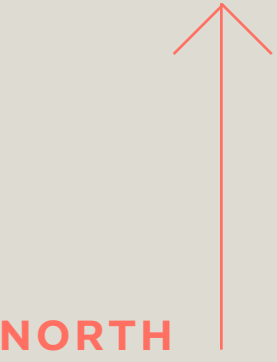
Space plan

FACILITIES

- Entrance lobby
- Breakout lounge
- Teapoint
- 1 x accessible WCs
- 1 x WC
- 2 x 10 person meeting room or
1 x 20 person conference room
- Event space for up to 60 people



- Meeting rooms
- Communal areas



Space plan

FACILITIES

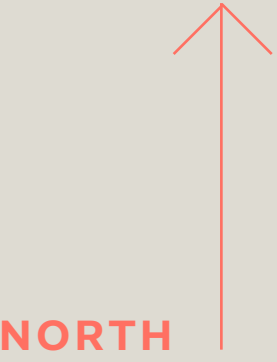
- Breakout lounge
- 2 x phone booths
- 2 x focus booths
- 2 x 4 person seated booth
- Teapoints
- 2 x accessible WCs
- 3 x WC
- 1 x 8 person meeting room

OFFICE	MAX DESKS	SQ FT
1.01	24	969
1.02	24	969
1.03	34 + 1 MR	1,313
1.04	60 + 2 MR	2,303

- Private offices
- Meeting rooms
- Phone booths
- Communal areas



01



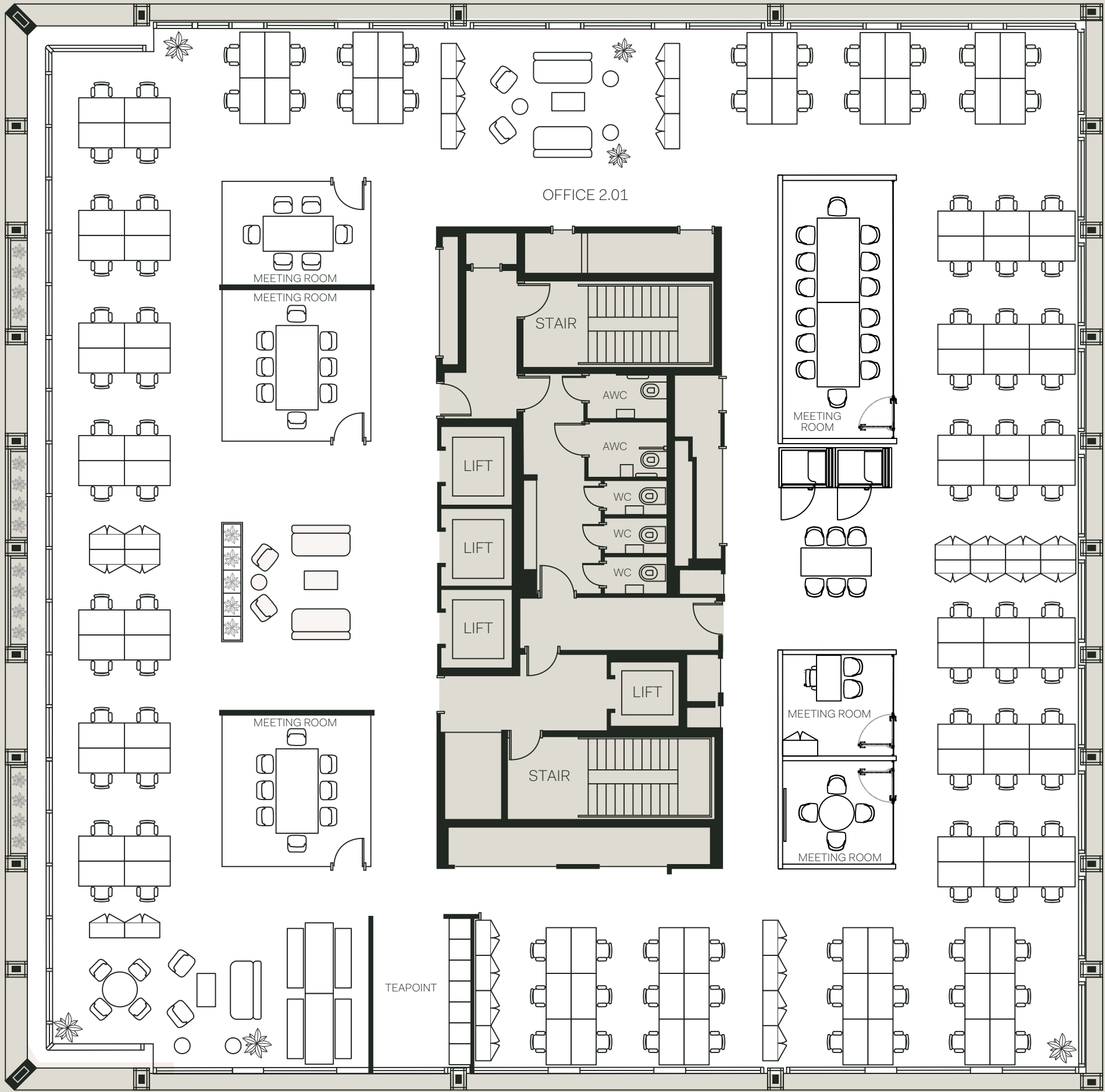
Space plan

FACILITIES

Breakout lounge
Teapoint

2 x accessible WCs
3 x WC

OFFICE	MAX DESKS	SQ FT
2.01	142 + 6 MR	7,361



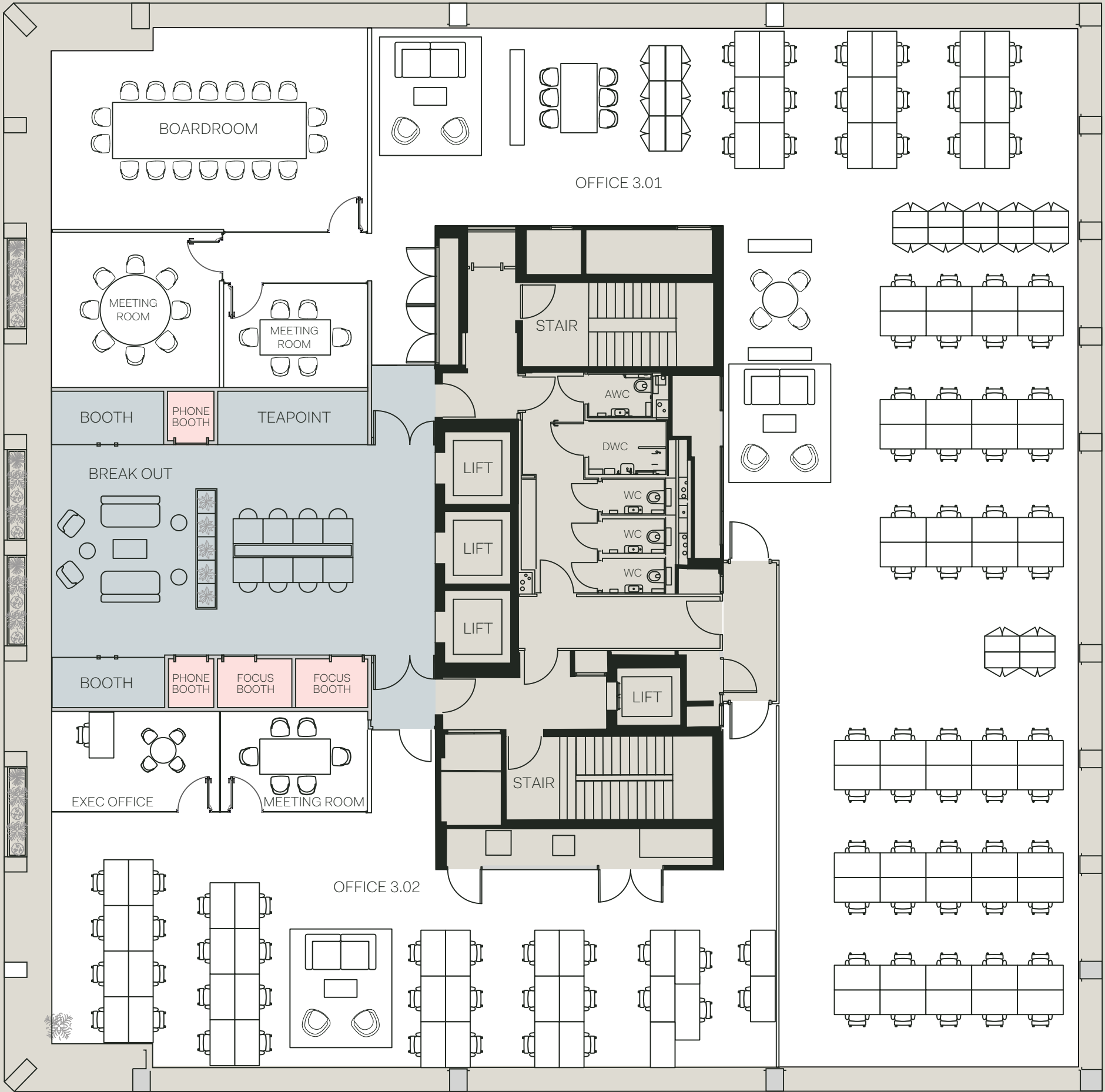
02

Space plan

FACILITIES

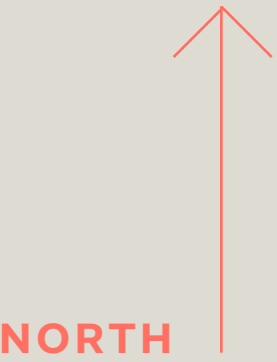
- Breakout lounge
- 2 x phone booths
- 2 x focus booths
- 2 x 4 person seated booth
- Teapoint
- 2 x accessible WCs
- 3 x WC

OFFICE	MAX DESKS	SQ FT
3.01	82	4,608
3.02	50 + 2 MR	1,817



03

- ☐ Private offices
- ☐ Phone booths
- ☐ Communal areas

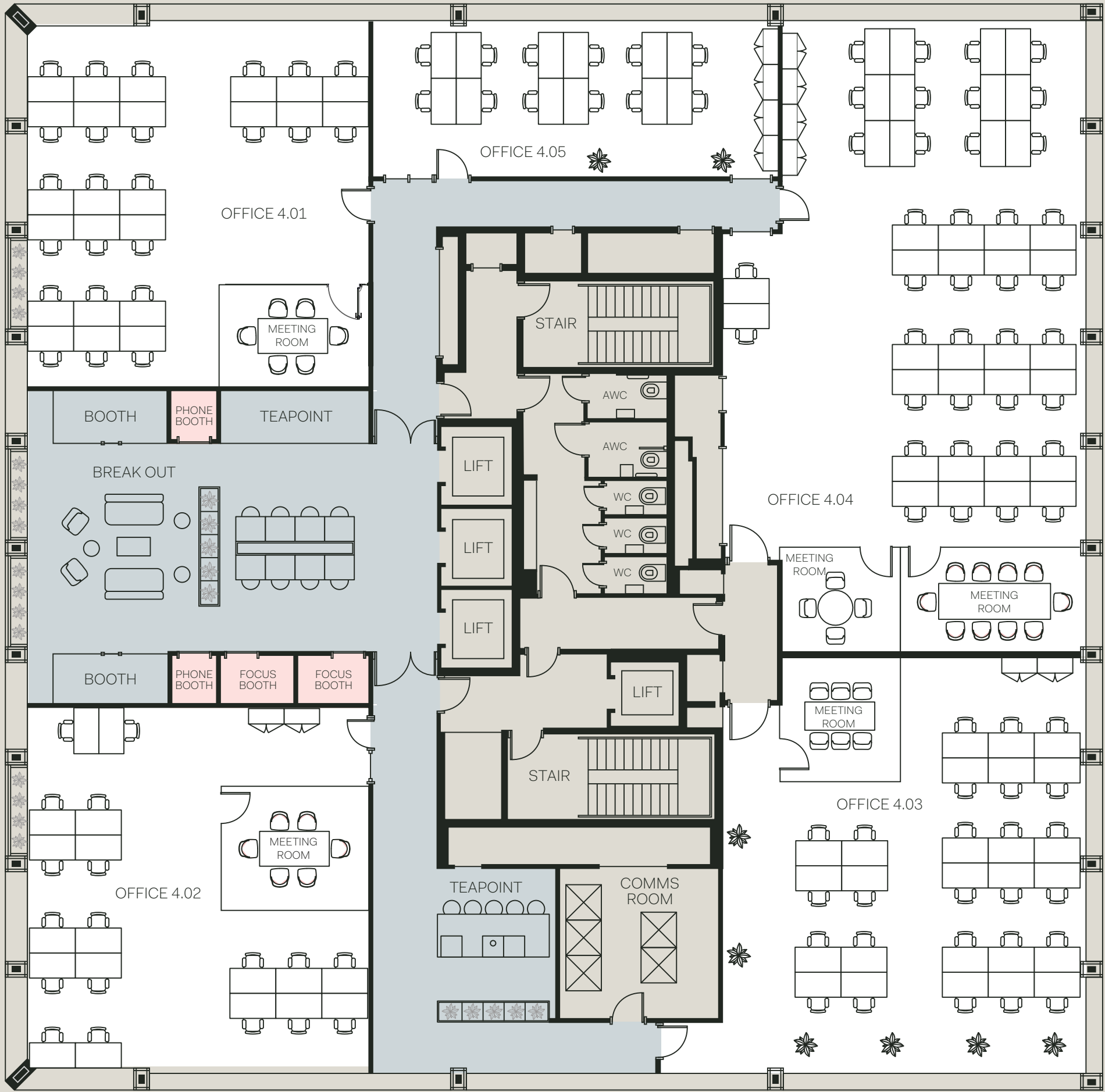


Space plan

FACILITIES

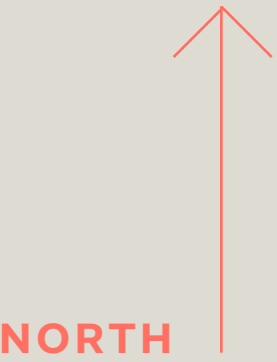
- Breakout lounge
- 2 x phone booths
- 2 x focus booths
- 2 x 4 person seated booth
- Teapoints
- 2 x accessible WCs
- 3 x WC

OFFICE	MAX DESKS	SQ FT
4.01	24 + 1 MR	967
4.02	18 + 1 MR	969
4.03	28 + 1 MR	1,270
4.04	40 + 2 MR	1,765
4.05	12	518



04

- ☐ Private offices
- ☐ Phone booths
- ☐ Communal areas



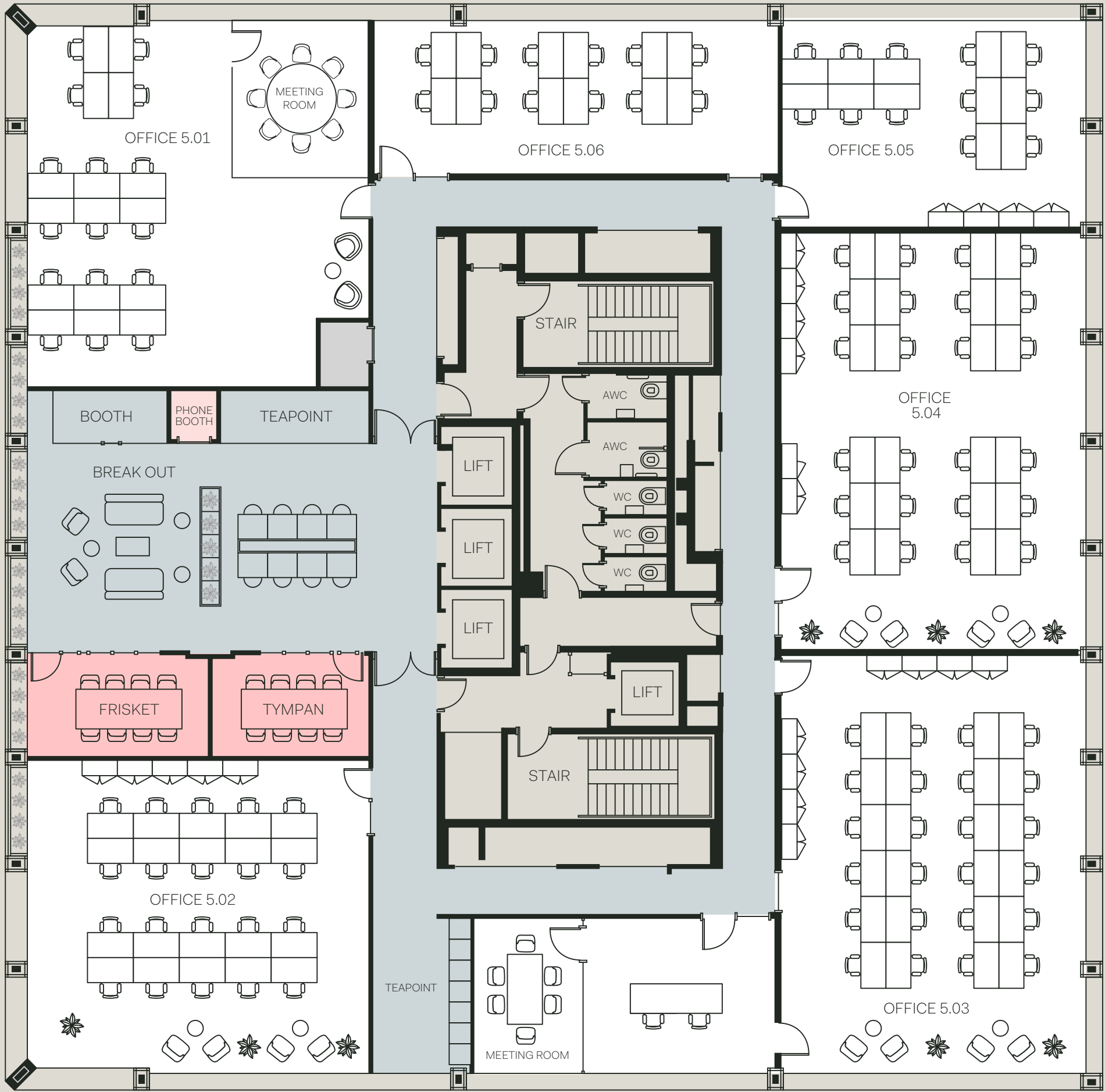
Space plan

FACILITIES

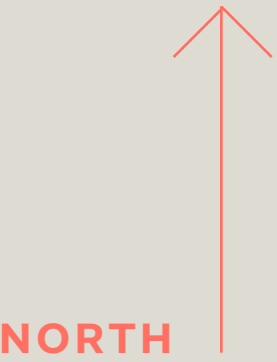
- Breakout lounge
- 1 x phone booth
- 1 x 4 person seated booth
- Teapoints
- 2 x accessible WCs
- 3 x WC
- 2 x 8 person meeting room

OFFICE	MAX DESKS	SQ FT
5.01	18 + 1 MR	969
5.02	24 + 1 MR	786
5.03	24 + 2 MR	1,453
5.04	28	1,076
5.05	12	517
5.06	12	516

- Private offices
- Meeting rooms
- Phone booths
- Communal areas



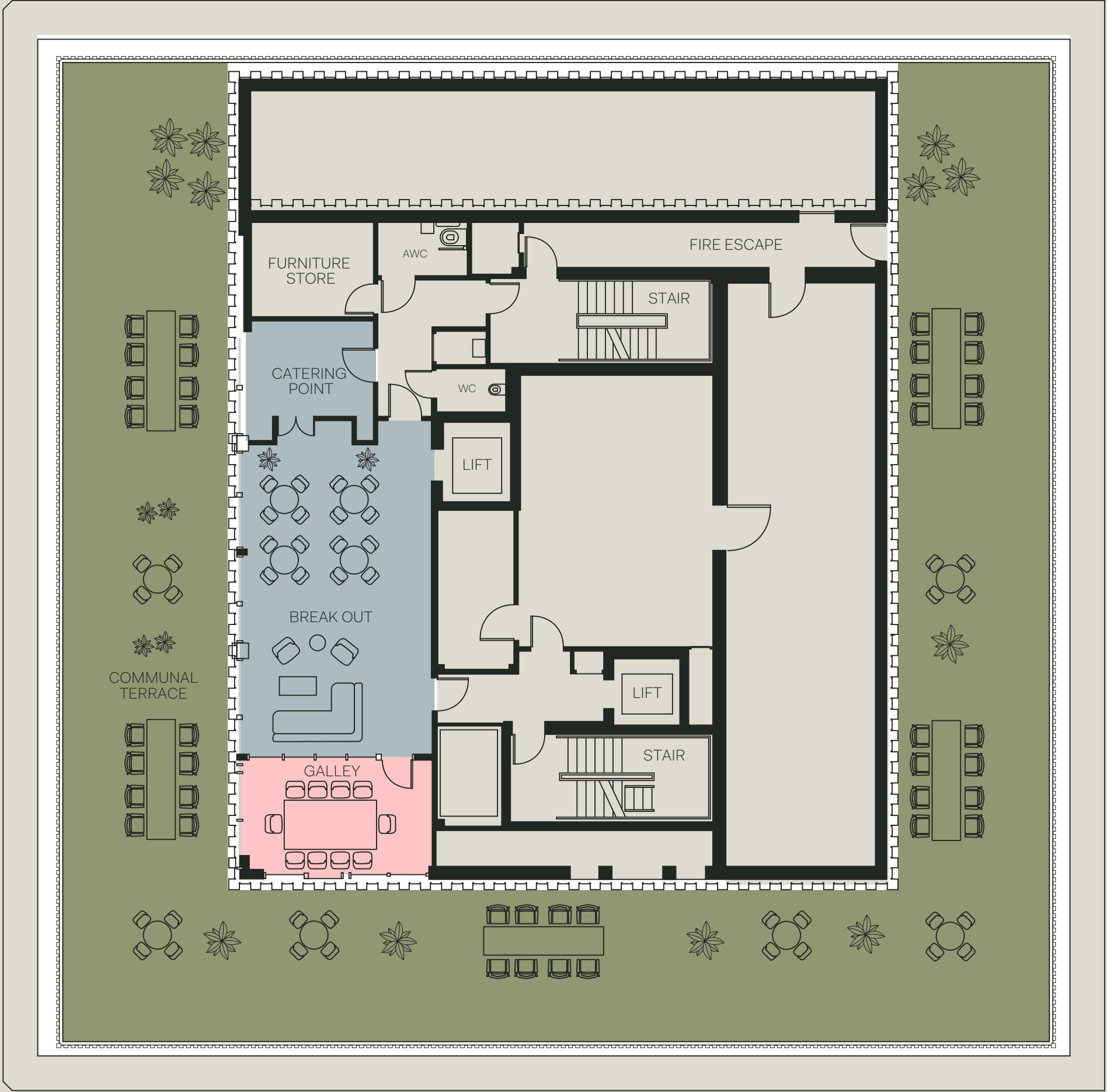
05



Space plan

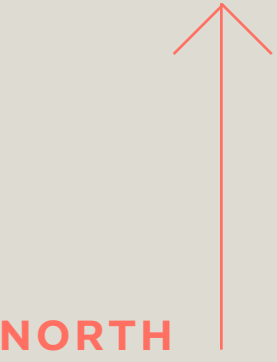
FACILITIES

- Breakout lounge
- Catering point
- 2,196 sq ft wraparound terrace
- 1 x accessible WC
- 1 x WC
- 1x 10 person meeting room



- Meeting rooms
- Communal areas
- Terrace

06



MYO

Event space that helps you achieve your business goals

MYO New Street Square offers one of Central London's best event spaces. The main bright and elegant conference room caters for up to 60 guests for theatre-style presentations, with a lounge directly outside offering a dedicated area for refreshments, lunch service and breakout chats.

Throughout the building high-spec meeting rooms offer functional space for workshops or strategy sessions, whilst the top floor lounge and terrace provides stunning views of Westminster.

At MYO, our event spaces help you create an atmosphere and experience your guests will not forget. Plus, our dedicate Events Manager will support any of your events needs. To find out more about our available spaces and events packages, [click here](#).

New Street Square



Meeting rooms.

MYO New Street Square offers a range of high-spec bookable meeting rooms, complete with the latest conferencing equipment and a selection of refreshments.

	Capacity	Floor	MYO members	External rates
Vellum	8	1	£60/ph	£75/ph
Tympan	8	5	£60/ph	£75/ph
Frisket	8	5	£60/ph	£75/ph
Galley	10	6	£88/ph	£110/ph
Codex	20	G	£480 half day	£600 half day
			£864 full day	£1,080 full day
			£480 evening	£600 evening
Press	120	G	£1,120 half day	£1,400 half day
			£2,016 full day	£2,520 full day
			£1,120 evening	£1,400 evening
6th floor	150	6	£1,920 evening	£2,400 evening

Landsec customers receive 10% discount on external prices
*Half day, Full day or Evening hire only





A vibrant campus community

MYO New Street Square

MYO New Street Square sits within a modern campus at the core of the City, with easy access to multiple transport links including Farringdon and Blackfriars.

Part of the Landsec estate, members benefit from the vibrant street food markets, popular Wimbledon screenings and a curated seasonal events programme that runs year-round, right on your doorstep.

Plus, if you're looking for healthy food and artisan coffee, a place to grab a drink with colleagues, or even somewhere to treat yourself after work, look no further than New Street Square itself, where you can find Yolk, The Refinery and Townhouse Nails, plus lots more. Surrounded by great eateries, cafes and bars, MYO New Street Square provides all that is needed for productive days and enjoyable evenings.





The heart of midtown.

● FOOD & DRINKS

1. Birley Sandwiches Coco
2. Bleeding Heart
3. Bonata
4. Bounce
5. BrewDog
6. Coco Di Mama
7. Cord by Le Cordon Bleu
8. Cord Café
9. Garbanzos
10. Guidos
11. Iris & June
12. Lucky Voice
13. Natural Kitchen
14. Olive + Squash
15. Smiths of Smithfield
16. The Refinery
17. The Salad Kitchen
18. WatchHouse
19. Ye Old Cheshire Cheese
20. Yolk

○ RETAIL & WELLBEING

1. GymBox
2. StacksFit
3. The Gym Group
4. Anytime Fitness
5. Townhouse

● CULTURE

1. Lincoln Inn Fields
2. Leather Lane Market
3. St Paul's Cathedral
4. Sir John Soane's Museum

● OCCUPIERS

1. Amazon
2. Bird & Bird
3. Boles Schiller Flexner LLP
4. Burges Salmon LLP
5. Cassava Technologies
6. Deloitte
7. E.A Gibson
8. Goldman Sachs
9. Hogan Lovells
10. Lego
11. Macfarlanes LLP
12. McGuireWoods
13. OC&C Strategy Consultants
14. Saatchi & Saatchi
15. Stewarts
16. Taylor Wessing
17. TikTok
18. Travers Smith LLP
19. Warner Brothers
20. Weil, Gotshal & Manges LLP

If old streets could talk

MYO New Street Square is surrounded by streets steeped in history – from Fleet Street and its headline-making heritage, to Sir John Soane’s extraordinary house museum.

A short walk from top eateries, including Cord by Cordon Bleu, Leather Lane Market, Smith by Smithfields and Ye Olde Cheshire Cheese one of London’s oldest pubs, there is so much to offer to you and your cleints.

From culture, to great food and bars, to some of the best work out classes, New Street Square is a hidden gem in the heart of the buzzing Midtown.



MYO



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