

A grid of small white dots on a dark background, arranged in a regular pattern across the entire image.

M

YO

St Paul's

One New Change, London EC4M 9AF

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.

Spread over three floors in the financial heart of the City, Myo St Paul's comes with impeccable sustainability credentials. Beyond its flexible office and event space, it also boasts an impressive rooftop terrace, complete with a buzzing bar and stirring views of the iconic cathedral.



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 ground floor
- Personal client greeting by front of house, with no tablets

Partnership

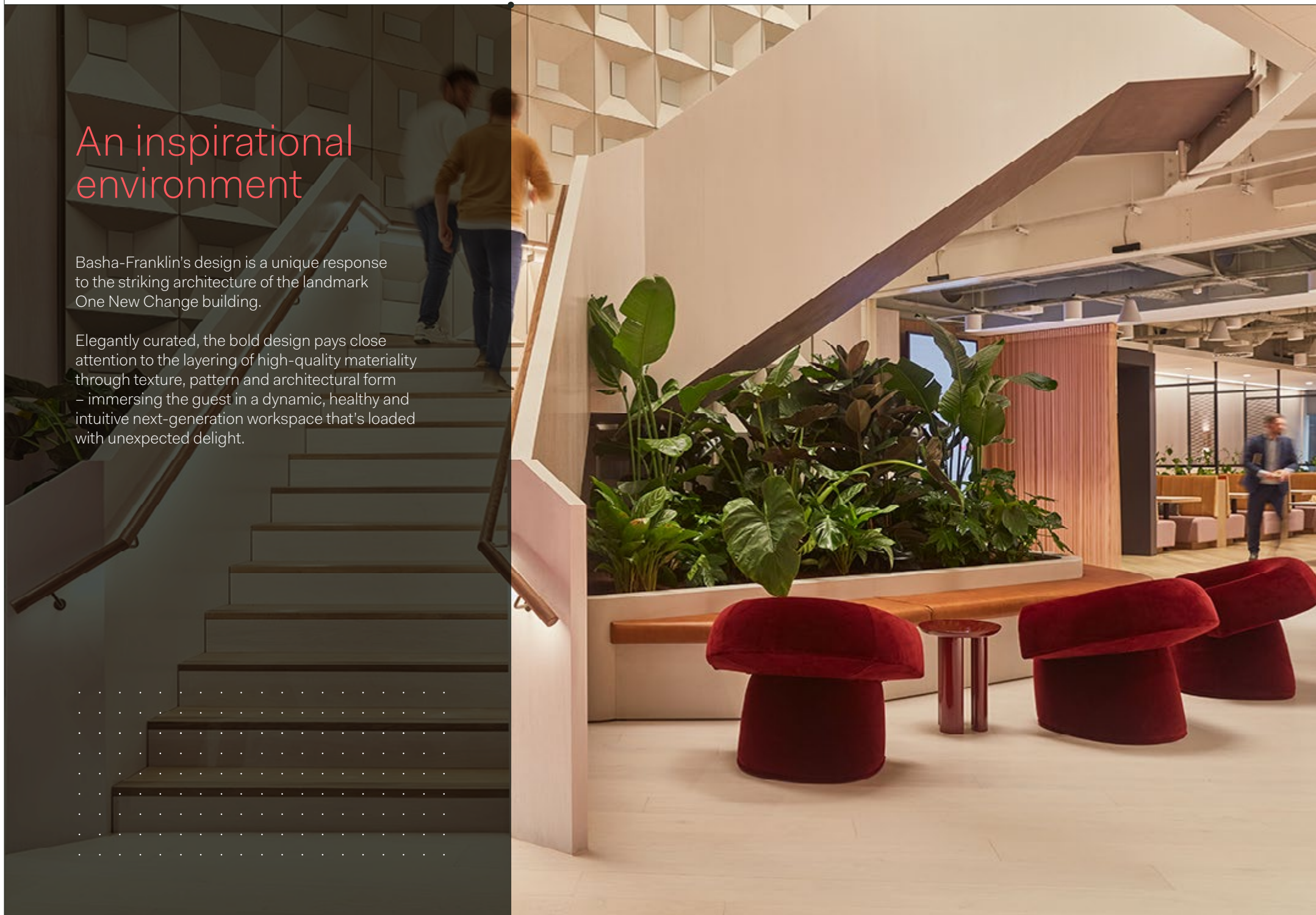
- Backed by Landsec expertise, which owns all Myo buildings
- Landsec means consistency, stability, and every detail taken care of from the moment you walk through the door
- As your business evolves, together we can plot your next move within Myo or other Landsec buildings



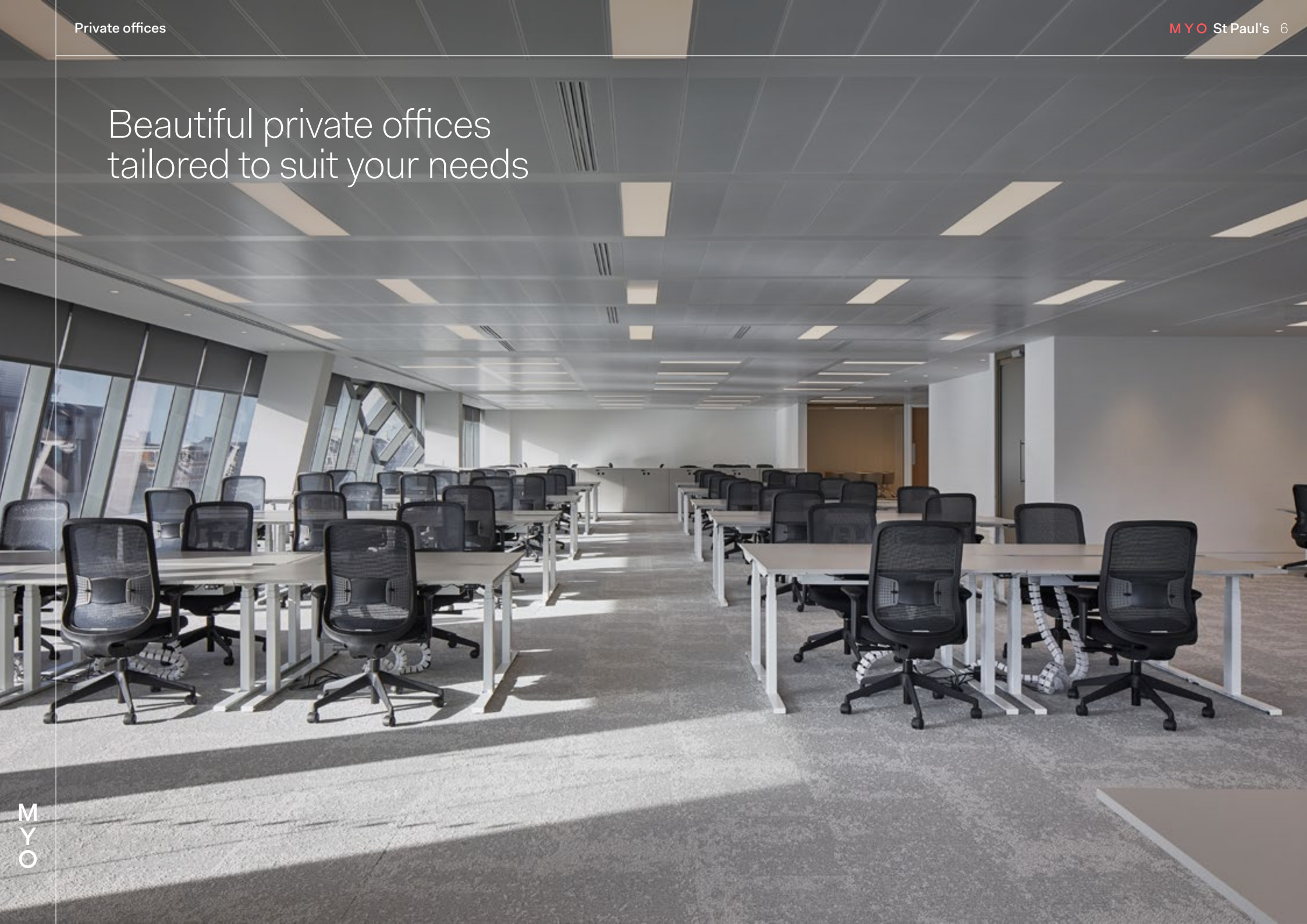
An inspirational environment

Basha-Franklin's design is a unique response to the striking architecture of the landmark One New Change building.

Elegantly curated, the bold design pays close attention to the layering of high-quality materiality through texture, pattern and architectural form – immersing the guest in a dynamic, healthy and intuitive next-generation workspace that's loaded with unexpected delight.



Beautiful private offices
tailored to suit your needs



Panoramic Perfection

Myo St Paul's is located between the second and fourth floors of Landsec's One New Change development, meaning your team will be spoilt for choice when it comes to restaurants, bars, amenities and shopping.

The building also offers a show-stopping public roof terrace with memorable views of St Paul's and this famous slice of London.

Beyond your office

Reception

Upon arrival on the second floor, the Myo reception opens up before you, with a welcoming lounge giving way to the central staircase. It's an inspiring way to start your day.

Shared spaces

Whether for focus or collaboration, meetings or break-out chats, there's a multitude of stylish, versatile shared spaces on all three floors, as well as the rooftop terrace and its panoramic views.

Kitchens & tea points

The Lounge Café is located on the second floor of One New Change and is the perfect spot for refueling during productive days. Each Myo floor also contains fridges, microwaves and dishwashers, as well as tea and coffee making facilities.

Private phone booths

There are three video conference booths on the third floor, as well as a wide variety of agile workpoints.

Facilities

Brand new cycle storage facilities, with 210 racks, 25 folding bike lockers and 44 showers with towel service.



Inspiring and versatile shared spaces



Meeting rooms

Myo St Paul's offers a selection of high-spec, flexible meeting rooms, all complete with the latest conferencing equipment, privacy options and a selection of refreshments.

- 1 x 4 person video conferencing room
- 1 x 6 person meeting room
- 2 x 12 person meeting rooms
- 2 x 20 person meeting rooms

Event spaces

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

The two largest meeting rooms on the second floor can be combined to create a huge space for over 120 people. The impressive rooftop terrace is also ideal for events, featuring Madison bar and restaurant, and unrivaled views of St Paul's Cathedral.



Meeting rooms

Booking cost per hour:

	Capacity	Floor	Cost per hour	Landsec customers	Myo members
Lutyens	4	3	£50	£45	£40
Herbert	6	3	£65	£58	£52
Creighton	12	2	£85	£76	£68
Fleming	12	4	£85	£76	£68
Turner	20	2	£120	£108	£96
Wren	20	2	£120	£108	£96



A welcoming reception and lounge area



Work well at Myo

Environmental

Renewable energy

BREEAM Excellent with 100% of electricity from renewable sources.

Waste

100% of waste is diverted from landfill. A no-paper policy, utilising digital screens for communication.

Recycling

An 80% recycling rate target.

Energy efficiency

Utilising rainwater harvesting and LED lighting. Low-VOC non-toxic building materials specified.

Carbon offsetting

Designed to achieve Net Zero Carbon in Operation.

Wellbeing

Targetting WELL Platinum

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.

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. High-quality electric lighting to support good eye health.

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.

End-of-trip facilities

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

Fitness classes

Fitness classes on site.

Biophilic design

Plants integrated with workspace design, while a landscaped roof terrace offers mindful relaxation.

On-site team

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

Social

Local school partnerships

Enduring partnership with a number of local schools with opportunities for member participation. Landsec-funded grants to support charity and community initiatives.

Enriching events programme

Using our events to spotlight and assist with local issues in our community.

Rotating art

Curated exhibitions focused on social and environmental causes.

Inclusivity initiatives

Year round support 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 St Paul's team

A corner of contrasts

Myo St Paul's is as close to the iconic cathedral as you can get, making its arresting architecture part of your everyday commute. With its abundant green spaces, this leafy corner of central London offers tranquil moments balanced with the buzz of nearby Bank. Close to the City's financial centre, the streets are lively with London's professionals enjoying the riches of St Paul's.

This location offers the best of both worlds: the modern convenience of a shopping centre coupled with winding lanes full of history, ancient pubs and independent shops. It's not short on culture either, with a short walk taking you to Guildhall Art Gallery and The Barbican.

Central connections

Myo St Paul's

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The Central line stops at St Paul's station, which is just next door. Meanwhile, Bank is a six-minute walk away – serving five underground lines and the DLR. Mansion House and Cannon Street are close by, while Farringdon and its new Elizabeth line connection is a 10-minute stroll north.

From St Paul's by Underground

London Bridge	6 minutes
Waterloo	7 minutes
King's Cross St Pancras	10 minutes

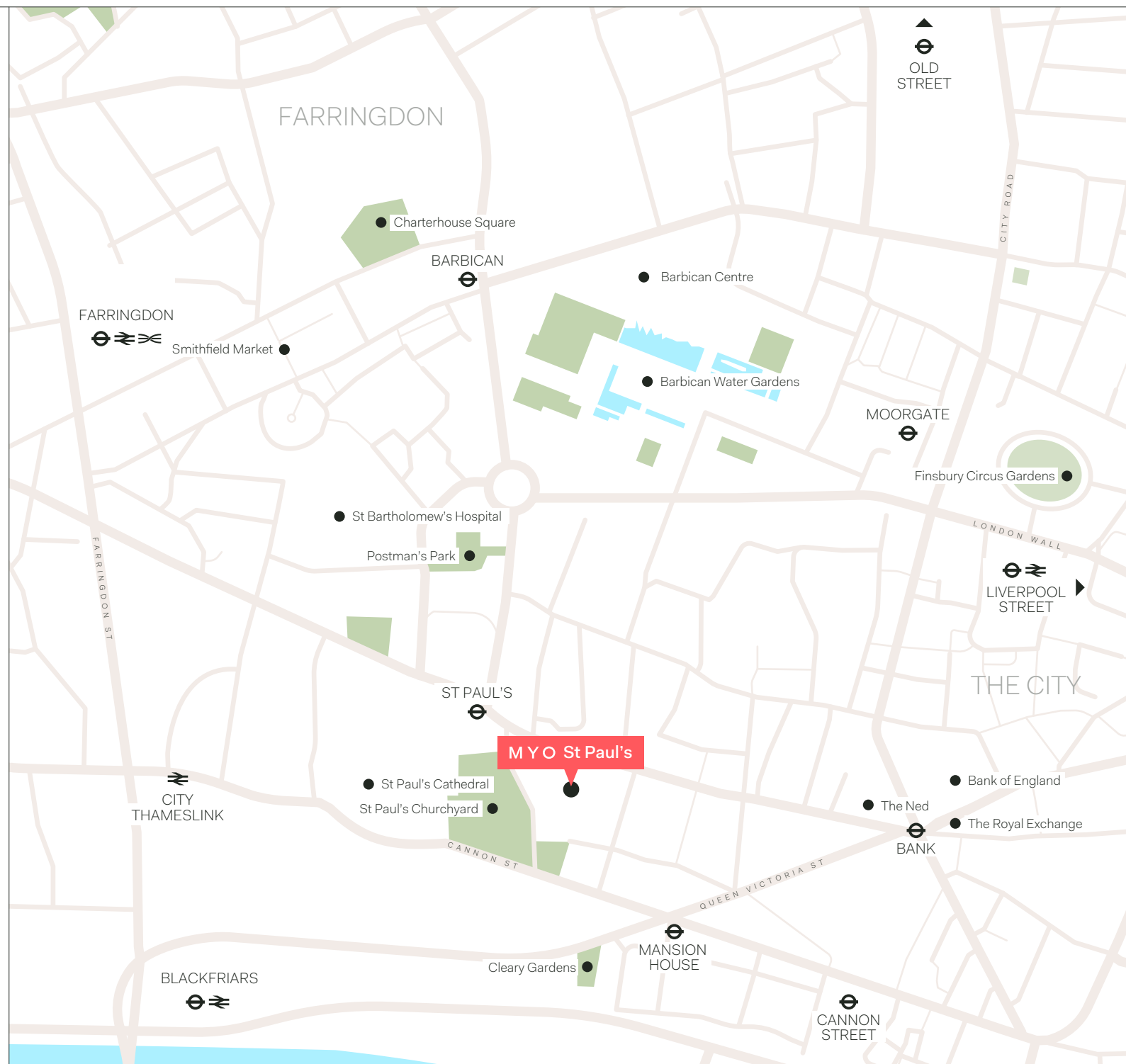
From Farringdon by Elizabeth line

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



St Paul's Cathedral



Farmer J



The Ned



Urban Greens



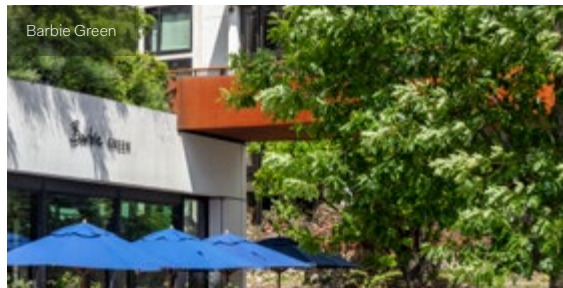
St Paul's Churchyard



Bank Station



Barbie Green



Artigiano



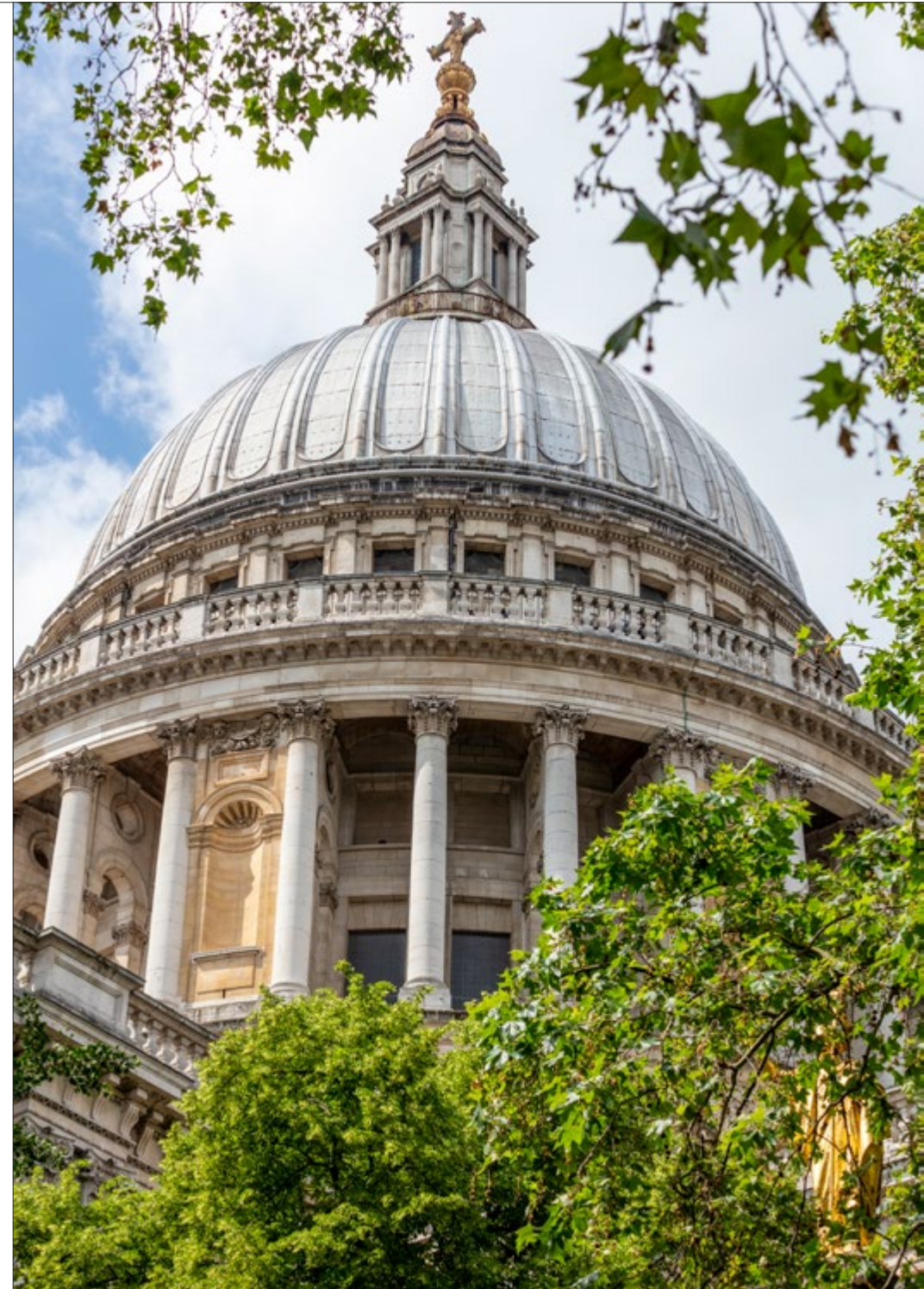
Barry's



A history of commerce

This famed neighbourhood is home to a compelling mix of centuries-old banks and cutting-edge startups, as well as the London bases of numerous global players.

Here are just a few of our neighbours:



Second floor

Private Office	Desks	Sq Ft
2.01	50	2,024
2.02	46	2,196
2.03	28	1,259
2.04	95	4,176

Facilities

- Reception
- Breakout lounge
- Kitchen
- 1x 12 person meeting room
- 2x 20 person meeting rooms
- 2x accessible WC
- 6x male WC
- 8x female WC
- 2x unisex WC

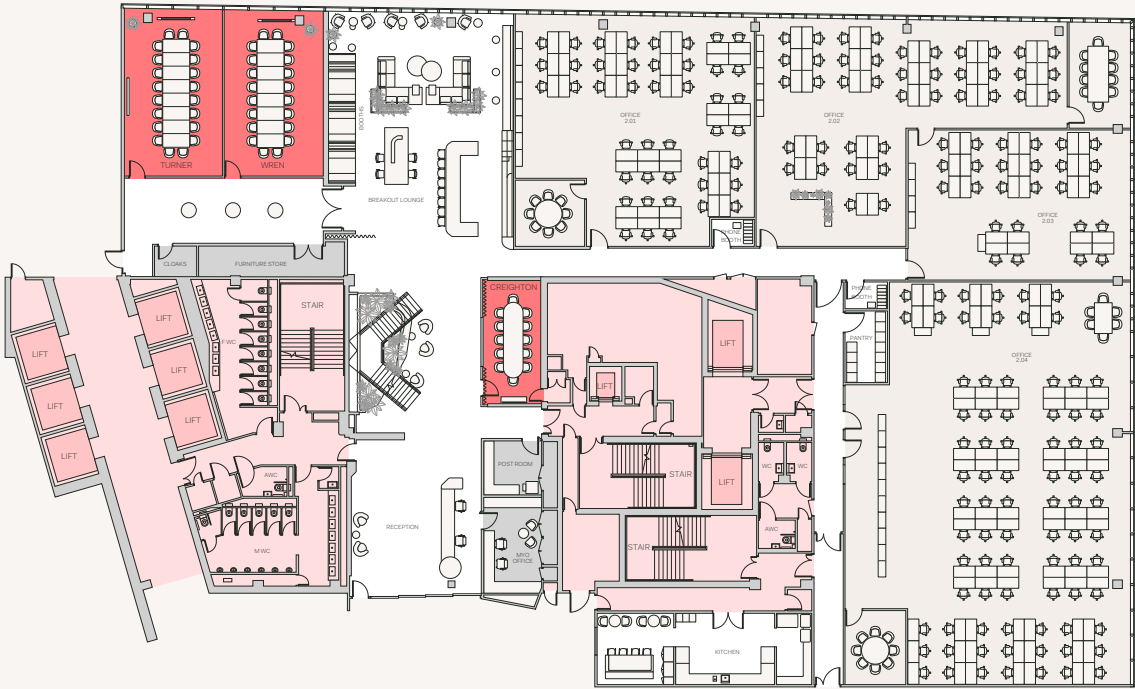
Core

Private offices

Meeting rooms

Communal spaces

BOH spaces



Third floor

Private Office	Desks	Sq Ft
3.01	35	1,625
3.02	46	2,067
3.03	32	1,313
3.04	43	2,045
3.05	60	2,906

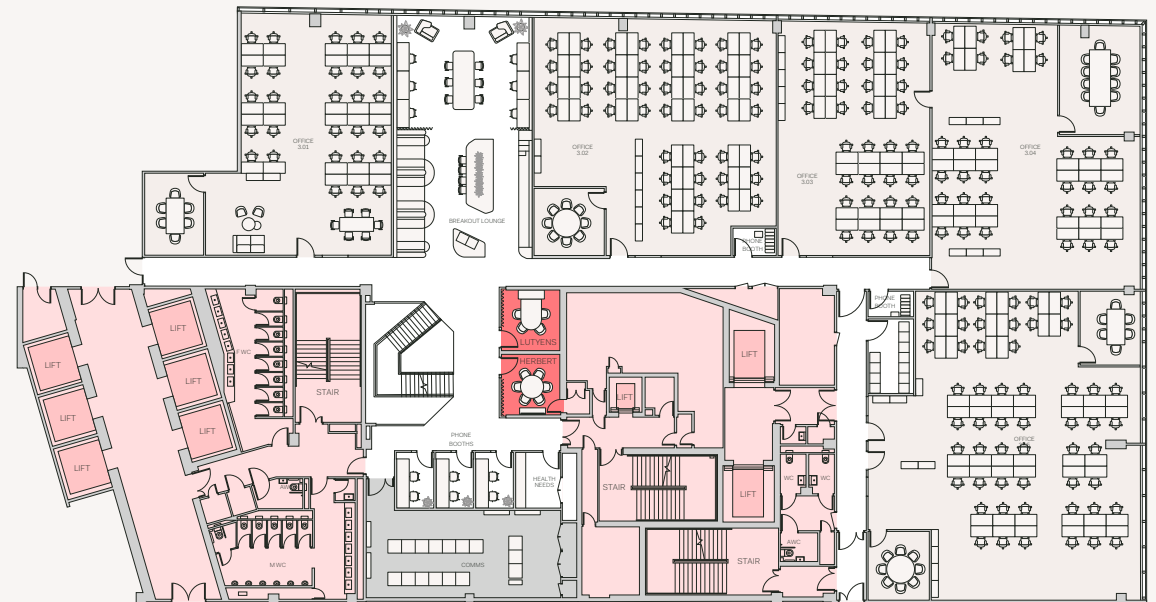
Facilities

Breakout lounge
Kitchen
Welfare space

3x 2 person private booths
3x 4 person booths
1x 4 person video conference room
1x 6 person meeting room

2x accessible WC
6x male WC
8x female WC
2x unisex WC

	Core
	Private offices
	Meeting rooms
	Communal spaces
	BOH spaces



Fourth floor

Private Office	Desks	Sq Ft
4.01	134	6,351
4.02	128	5,952

Facilities

- Breakout space
- Teapoint
- 1x 12 person meeting room
- 2x accessible WC
- 6x male WC
- 8x female WC
- 2x unisex WC

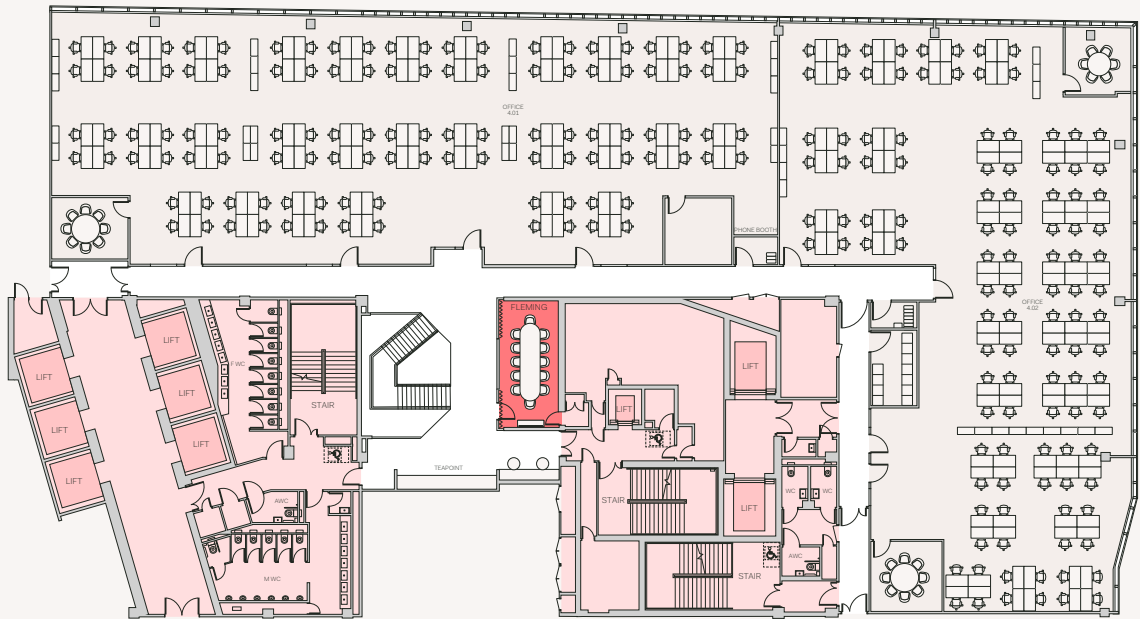
Core

Private offices

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myo.co.uk

To book a tour of Myo St Paul's or ask
any other questions, please contact:

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